

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, MARCH 2, 2026
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY DEPUTY MAYOR HENRY MARROQUIN.**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 16, 2026.**

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Consent Agenda

C.1. CONSENT AGENDA

Asterisk (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Proclamations

D.1. PROCLAMATION

"Library of Excellence Award" - 2025

Public Hearing

E.1. PUBLIC HEARING

Public Hearing and action on the Reauthorization for the Industrial and Commercial Tax Abatement Program to Promote Development/Redevelopment in Certain Areas of the City

E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6921

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 1.369 Acres Being A Replat Of Lot 1R, Block 4 Chaffin's First Addition, And Lots 8-12, Block 4 Chaffin's First Addition, City Of Sherman, Grayson County, Texas, Located At 609 East Pecan Street, Heretofore Zoned M-2 (Heavy Manufacturing) District; Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Commissary Express (Owner), And Copley Land Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6922

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.51 Acres Being Lot 8R, Replat Lots 1 And 8, Sherman Commons Addition, City Of Sherman, Grayson County, Texas, Located At 3806 North Loy Lake Road, Heretofore Zoned C-1 (Retail Business) District/75 & 82 Overlay District; Rezoning And Placing The Tract In The C-2 (General Commercial) District/75 & 82 Overlay District Zoning Classification, Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant) And CDS Commercial Due Diligence Services (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6923

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow An Automobile Repair, Body Work, Or Painting, On A Tract Of Land Zoned C-2 (General Commercial) District/75 & 82 Overlay District Located At 3806 North Loy Lake Road, Lot 8R, Block C, Replat Lots 1 And 8, Block 8, Sherman Commons Addition, City Of Sherman, Grayson County, Texas; Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant), And CDS Commercial Due Diligence Services (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

E.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6924

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6806 And Granting A Specific Use Permit To Allow A Hotel Or Motel In A C-1 (Retail Business) District Located At 1831 Texoma Parkway, Consisting Of 2.820 Acres, Being In The J.B. Mcanair Survey, Abstract No 763, City Of Sherman, Grayson County, Texas Matcha Residence Group (Owner), And Blue Star Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6925

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow A Massage Establishment, On A Tract Of Land Zoned C-1 (Retail Business) District Located At 1800 Teague Drive Suite 220, Being In The J.B. Mcanair Survey, Abstract No. 763, And In The Smith Mcglothlin Survey, Abstract No. 808 City Of Sherman, Grayson County, Texas One Grand Centre, LLC (Owner), Julie Carelock (Applicant), And Underwood Drafting & Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

E.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6926

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 1 (General Provisions), Article 1.13 (Unclaimed And Surplus Property); Modifying Certain Existing Regulations And Establishing New Regulations On Surplus, Abandoned, Seized Or Recovered Property; Providing A Penalty Clause With A Maximum Fine Of \$500, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof

Close Public Hearing and Consider Adoption of Ordinances

F.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6921, 6922, 6923, 6924, 6925 & 6926

Resolutions

G.1. RESOLUTION NO. 7626

Reauthorizing Guidelines and Criteria for the City of Sherman's Industrial and Commercial Tax Abatement Program to Promote Development/Redevelopment in Certain Areas of the City

G.2. RESOLUTION NO. 7627

Approving Execution of an Agreement for Fire and Ambulance Services with Grayson County for the Period of October 1, 2025, through September 20, 2026

G.3. * RESOLUTION NO. 7628

Authorizing Execution of an Agreement with Clairiss Jenkins for the Abatement of AD Valorem Property Taxes for the Construction of a New Single-Family Residence at 208 North Harrison Avenue within the City of Sherman Reinvestment Zone, Number 10 (#10)

G.4. * RESOLUTION NO. 7629

Authorizing The Purchase And Installation Of Filters And Main Drain At The Splash Family Aquatics Center From Mountjoy Aquatics, LLC Through The Purchasing Cooperative Buy Board.

COUNCIL COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

I.1. TEX. GOV'T CODE § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

- a) Receive legal advice regarding the Sherman Housing Authority

I.2. TEX. GOV.'T CODE § 551.072

Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

I.3. TEX. GOV'T CODE § 551.073

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

I.4. TEX. GOV'T CODE § 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

I.5. TEX. GOV'T CODE § 551.076

Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

I.6. TEX. GOV'T CODE § 551.087

Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect.

I.7. TEX. GOV'T CODE § 551.089

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session

Adjournment

COUNCIL CALENDAR

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on February 24, 2026 at or before 11:59p.m., and said time of posting was three business days before said meeting was convened or called to order.

Dated this 24th day of February 2026. City of Sherman, Texas



Teri Fine, City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of "Citizens Requests", "Media Questions", and "Council Concerns" may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT THE CLERKS OFFICE AT (903) 892-7206, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

Shawn C. Teamann

Deputy Mayor

Henry Marroquin

Council Members

Henry Marroquin, Council-At-Large, PL #1

Juston Dobbs, Council-At-Large, PL #2

Clay Barnett, Council – District #1

Josh Stevenson, Council – District #2

Pamela L. Howeth, Council – District #3

Daron Holland, Council – District #4

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code