



ACTION MINUTES

The City Council of the City of Sherman held a regular meeting on Monday, January 5, 2026 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry Street to consider the following:

The City Council meetings are Video and Audio recorded and can be viewed at:

<https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Bookmarked at 00:04:20

Mayor Teamann called the meeting to order at 5:00pm

Council Member Present:

Mayor Shawn Teamann

Deputy Mayor Henry Marroquin

Council Member Juston Dobbs

Council Member Pam Howeth

Council Member Josh Stevenson

Council Member Daron Holland

Council Member Clay Barnett

A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER CLAY BARNETT

Bookmarked at 00:04:30

A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 15, 2025.

Bookmarked at 00:05:44

The City Council reviewed the minutes of Regular City Council Meeting of December 15, 2025. Motion by Council Member Barnett to approve the Minutes as written. Second by Council Member Holland. All present voted AYE.

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.

Bookmarked 00:06:08

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

Bookmarked at 00:06:29

Council Member Howeth made a motion to approve items F.3, F. 4, F. 5, G.1 and H.1 on the consent agenda. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Public Hearing

D.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6903 (TABLED AT THE DECEMBER 1, 2025 REGULAR CITY COUNCIL MEETING)

Extending the Corporate Limits of Said City so as to Annex an Area of Land Consisting of Approximately 234.484 acres of Land Located Near the Corner of FM 697 and SH 11 Adjacent to the Sherman City Limits and in the City of Sherman's Extraterritorial Jurisdiction, on Application of the Landowner; Providing that the Owners and Inhabitants of the Subject Area of Land shall be Entitled to the Rights and Privileges of Other Citizens of the City of Sherman and Shall be Bound by the Acts and Ordinances now in Effect and hereinafter Adopted; Authorizing Execution of the Annexation Service Plan Agreement; Providing for a Penalty for a Violation of this Ordinance and Sherman's General Zoning Ordinance, Ordinance No. 2280; Providing a Savings/Repealing Clause, Severability Clause and an Effective Date; and Providing for the Publication of the Caption hereof

Bookmarked at 00:07:24 - Reading

Council Member Barnett made a motion to remove items D.1 and D. 2 from the table. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN, DOBBS, AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Bookmarked at 00:07:59 - Discussion

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6904 (TABLED AT THE DECEMBER 1, 2025 REGULAR CITY COUNCIL MEETING)

Amending Sherman's Zoning Ordinance/Code of Ordinances Chapter 14, to Rezone a Tract of Land Consisting of 212.1 acres being a part of John Kitchen Survey, Abstract No.673 and a part of the Robert Thompson Survey, Abstract No. 1200, City of Sherman, Grayson County, Texas, Located in the 2000 Block East Ida Road and 3501-3701 Block South Dewey Avenue, Heretofore Zoned R-A (Residential Agriculture) District; Rezoning and Placing the Tract in the PD (Planned Development) of Post Oak Village Zoning Classification, Austin College (Owner), Robert E. Tesch (Applicant), Pape Dawson (Engineer) 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; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Bookmarked at 00:07:43 - Reading

Council Member Barnett made a motion to remove items D.1 and D. 2 from the table. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN, DOBBS, AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Bookmarked at 00:7:59 – Discussion

Close Public Hearing and Consider Adoption of Ordinances

Bookmarked at 00:11:09

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6903 and 6904.

Bookmarked at 00:11:19

Council Member Barnett made a motion to approve Ordinances 6903 and 6904 with the staff recommendations listed in the use chart. Second made by Council Member Stevenson.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN AND BARNETT

VOTING NAY: DOBBS

MOTION CARRIED.

Resolutions

F.1. RESOLUTION NO. 7609

Awarding a Bid to and Authorizing Execution of a Contract Between Landmark Structures I, LP and the Greater Texoma Utility Authority Based on an Invitation to Bid for the Shepherd 2.0 Million Gallon Elevated Storage Tank

Bookmarked at 00:16:22

Council Member Stevenson made a motion to approve Resolution 7609. Second made by Council Member Barnett.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE

MOTION CARRIED.

F.2. RESOLUTION NO. 7610

Authorizing The City Manager Or His Designee To Execute A Gift Deed For The Acquisition Of 10.67 Acres Of Land In The Preston Kitchens Survey, Abstract 667, Sherman, Texas; For The Dedication Of Land For A Detention Pond And Drainage Purposes In The Sherman Crossroads Development.

Bookmarked at 00:20:39

Council Member Stevenson made a motion to approve Resolution 7610. Second made by Council Member Barnett.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN AND DOBBS.

VOTING NAY: NONE

ABSTENTION: BARNETT

MOTION CARRIED.

F.3. * RESOLUTION NO. 7611

Authorizing The City Manager Or His Designee To Execute A Purchase And Sale Agreement With Aria Esmaili And 3 Nat LLC For The Purpose Of Purchasing 2 Lots In Sherman, Texas For The Future Site Of The Fleet Service Center.

Bookmarked at 00:06:29

Council Member Howeth made a motion to approve items F.3, F. 4, F. 5, G.1 and H.1 on the consent agenda. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

F.4. *RESOLUTION NO. 7612

Authorizing the Execution of an Encroachment Agreement with Grow Sherman Realty, LLC for the Encroachment of an Existing One-Story Structure within the to-be-platted 10' Utility Easement along Texoma Drive in the proposed Grow Sherman Realty Addition

Bookmarked at 00:06:29

Council Member Howeth made a motion to approve items F.3, F. 4, F. 5, G.1 and H.1 on the consent agenda. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

F.5. * RESOLUTION NO. 7613

Authorizing Execution of an Agreement with Willdan Financial Services to Provide the FY2026 Water/Wastewater Rate Update

Bookmarked at 00:06:29

Council Member Howeth made a motion to approve items F.3, F. 4, F. 5, G.1 and H.1 on the consent agenda. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Payment Authorization

G.1. * PAYMENT AUTHORIZATION

Authorizing the purchase of new fiscal year desktop and laptop computers from CDWG through Texas DIR contracts (Texas Misc IT HW Peri and Components DIR-CPO-5093, Dell Held Texas DIR Agreement DIR-CPO-5792, TXDIR - Panasonic DIR-CPO-5225)

Bookmarked at 00:06:29

Council Member Howeth made a motion to approve items F.3, F. 4, F. 5, G.1 and H.1 on the consent agenda. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Other Business

H.1. * OTHER BUSINESS

Approval of the 2025 Ad Valorem Tax Roll Value and Tax Levy

Bookmarked at 00:06:29

Council Member Howeth made a motion to approve items F.3, F. 4, F. 5, G.1 and H.1 on the consent agenda. Second made by Council Member Holland.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

COUNCIL COMMENTS

Bookmarked at 00:21:48

EXECUTIVE SESSION

Bookmarked at 00:23:57

Mayor Teamann adjourned to executive session at 5:20p.m.

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:

J.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.

J.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.

J.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.

J.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

- a) Sherman Housing Authority (2)
- b) Texoma Community Center Board of Trustees (1)

J.5. TEX. GOV'T CODE § 551.076

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

J.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.

- a) Bel Air Planned Development

J.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

Bookmarked at 01:58:30

Sherman Housing Authority (2)

Bookmarked at 01:58:38

Council Member Stevenson made a motion to appoint Racheal Williams and Ophelia Bell to the Sherman Housing Authority Board. Second made by Council Member Barnett.

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Texoma Community Center Board of Trustees (1)

Bookmarked at 01:58:52

Council Member Barnett made a motion to appoint Lt. Brandon Toney to the Texoma Community Center Board of Trustees. Second made by Council Member Stevenson

VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Adjournment

Bookmarked at 01:59:09

Mayor Teamann adjourned the meeting at 6:49p.m.

Signed by:



94D5858B75EE44B

MAYOR



Teri Fine, City Clerk

Use Chart – Staff Recommendation

Use Chart:

The use of land or buildings within this Planned Development shall be in accordance with those listed in the article 14.10 (use chart) of the zoning ordinance as determined by the base zoning district, C-2 (General Commercial) District, unless specified below:

Use Type	Post Oak Village PD	Zoning Ordinance	Staff Recommendation
Farm equipment sales, service, repairs, feed store	P	SUP (C-2)	P
Church or other place of worship	P	SUP (C-2)	SUP (C-2)
Civic club, fraternal organization, or lodge	P	SUP (C-2)	P
Bus station	P	SUP (C-2)	SUP (C-2)
Electric power substation or generating including ground-mounted solar and wind	P	SUP (C-2)	P
Garage or maintenance yard, government	P	SUP (C-2)	SUP (C-2)
Telephone exchange, garage, shop, or service	P	SUP (C-2)	SUP (C-2)
Institution for alcoholic, narcotic, or psychiatric patients	P	SUP (C-2)	SUP (C-2)
Rehabilitation facility, inpatient or outpatient	P	SUP (C-2)	SUP (C-2)
Schools; elementary, high, college and universities, public, private, or denominational	P	SUP (C-2)	SUP (C-2)
School district bus yard	P	SUP (C-2)	SUP (C-2)
Auditorium, arena, coliseum, theater, or amphitheater	P	SUP (C-2)	P
Commercial amusement centers, indoor only	P	SUP (C-2)	P

Commercial amusement centers, indoor or outdoor	P	SUP (C-2)	SUP (C-2)
Dance hall, commercial	P	SUP (C-2)	SUP (C-2)
Private clubs when required to obtain a permit from the Texas Alcoholic Beverage Commission	P	SUP (C-2)	SUP (C-2)
Alcoholic beverage establishments	P	SUP (C-2)	SUP (C-2)
Automobile laundry, carwash	P	SUP (C-2)	SUP (C-2)
Automobile, motorcycle, boat, or trailer sales, new or used	P	SUP (C-2)	SUP (C-2)
Automobile repair, body work, or painting	P	SUP (C-2)	SUP (C-2)
Automobile service station	P	[9]	[9]
Boat/recreational vehicle (RV) rental, storage, and repair	P	SUP (C-2)	SUP (C-2)
Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage	P	SUP (C-2)	P
Credit access business (loan office)	P	SUP (C-2)	SUP (C-2)
Meeting halls	P	SUP (C-2)	P
Mini-warehouse	P	SUP (C-2)	SUP (C-2)
Mobile home/manufactured home sales with distribution	P	SUP (C-2)	P
Psychic/paranormal readings	P	SUP (C-2)	SUP (C-2)
Secondhand store or rummage shop	P	SUP (C-2)	P

Tattoo studio	P	SUP (C-2)	SUP (C-2)
Taxidermist	P	SUP (C-2)	P
Transit vehicle, bus and truck storage, servicing repairs, and sales	P	SUP (C-2)	SUP (C-2)
Travel trailer park	P	SUP (C-2)	SUP (C-2)
Veterinarian, animal hospital, pound or shelter, indoor or outdoor kennels	P	SUP (C-2)	P
Wholesale establishment including storage	P	SUP (C-2)	P
Batching plant, concrete, temporary	P	[11]	[11]
Outdoor Storage	P [5]	[5]	[5]
Portable storage containers	P [6]	[6]	[6]
Trucking, carting, crating, express handling, and storage	P	SUP (C-2)	P
Warehousing	P	SUP (C-2)	P

Legend for Use Chart

P — Use is permitted by right in district indicated

SUP — Use is permitted in district only upon approval of a specific use permit