



ACTION MINUTES

The City Council of the City of Sherman held a regular meeting on Monday, March 2, 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 00:06:16

Mayor Teamann called the meeting to order at 5:01pm

Council Member Present:

- Mayor Shawn Teamann**
- Deputy Mayor Henry Marroquin**
- Council Member Juston Dobbs**
- Council Member Pam Howeth**
- Council Member Daron Holland**
- Council Member Clay Barnett**
- Council Member Josh Stevenson**

Council Members Absent:

None

A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY DEPUTY MAYOR HENRY MARROQUIN.

Bookmarked at 00:06:24

A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 16, 2026.

Bookmarked at 00:07:42

The City Council reviewed the minutes of Regular City Council Meeting of February 16, 2026. Motion by Council Member Holland to approve the Minutes. Second by Council Member Barnett. 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 at 00:07:54

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 00:08:08

Council Member Barnett made a motion to approve items G. 3 and G. 4. Second made by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

Proclamations

D.1. PROCLAMATION

"Library of Excellence Award" – 2025

Bookmarked at 00:08:42

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

Reading - Bookmarked at 00:12:12

Introduction – Bookmarked at 00:12:38

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

Reading - Bookmarked at 00:13:08

Introduction – Bookmarked at 00:13:13

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

Reading - Bookmarked at 00:13:54

Introduction – Bookmarked at 00:14:07

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

Reading - Bookmarked at 00:14:35

Introduction (1) – Bookmarked at 00:14:07

Introduction (2) – Bookmarked at 00:14:53

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

Reading - Bookmarked at 00:15:28

Introduction – Bookmarked at 00:15:40

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 Mcglothin 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

Reading - Bookmarked at 00:16:26

Introduction – Bookmarked at 00:16:38

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

Reading - Bookmarked at 00:17:08

Introduction – Bookmarked at 00:17:22

Close Public Hearing and Consider Adoption of Ordinances

F.1. CLOSE PUBLIC HEARING

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

Bookmarked at 00:18:04

E. 3. Ordinance 6922 & E. 4. Ordinance 6923

Discussion and Vote - Bookmarked at 00:18:41

Council Member Stevenson made a motion to approve Ordinances 6922 & 6923. Second made by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

E. 7. Ordinance 6926

Discussion and Vote - Bookmarked at 00:22:07

Council Member Stevenson made a motion to approve Ordinance 6926. Second made by Council Member Howeth.

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

VOTING NAY: NONE.

MOTION CARRIED.

E. 5. Ordinance 6924

Discussion and Vote - Bookmarked at 00:25:51

Council Member Barnett made a motion to approve Ordinance 6924. Second made by Council Member Dobbs.

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

VOTING NAY: STEVENSON AND HOLLAND

MOTION CARRIED.

E. 6. Ordinance 6925

Vote - Bookmarked at 00:34:26

Council Member Howeth made a motion to approve Ordinance 6925. Second made by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

E. 2. Ordinance 6921

Vote - Bookmarked at 00:34:42

Council Member Stevenson made a motion to approve Ordinances 6922 & 6923. Second made by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

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
Bookmarked at 00:35:24

Council Member Stevenson made a motion to approve Resolution 7626. Second made by Council Member Dobbs.

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

VOTING NAY: NONE.

MOTION CARRIED.

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.
Bookmarked at 00:35:51

Council Member Stevenson made a motion to approve Resolution 7627. Second made by Council Member Dobbs.

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

VOTING NAY: NONE.

MOTION CARRIED.

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)
Bookmarked at 00:08:08

Council Member Barnett made a motion to approve items G. 3 and G. 4. Second made by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

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.
Bookmarked at 00:08:08

Council Member Barnett made a motion to approve items G. 3 and G. 4. Second made by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

COUNCIL COMMENTS

Bookmarked at 00:45:10

EXECUTIVE SESSION

Bookmarked at 00:47:33

Mayor Teamann adjourned to Executive session at 5:42PM.

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

Bookmarked at 01:25:29

Mayor Teamann reconvened into General Session at 6:20pm

Adjournment

Bookmarked at 01:25:42

Council Member Stevenson made a motion to adjourn the meeting. Second made by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

Mayor Teamann adjourned the meeting at 6:20pm.

COUNCIL CALENDAR

Signed by:



MAYOR

Signed by:



CITY CLERK OR DESIGNEE