

CITY COUNCIL MEETING MINUTES

JUNE 02, 2025, 6:00 PM

CITY COUNCIL REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 6:01 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Josh Burrus
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4	Allen Chick
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, Marketing and Civic Engagement Director Donna Green, Library Director Laura Klenke, and Police Officer Trevino.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding the variances listed on the regular agenda. Director Hammonds addressed questions.

Director Klenke addressed questions regarding Items 10-12 listed on the regular agenda.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:56 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:02 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Josh Burrus
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4 Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, Library Director Laura Klenke, and Lt. Justin Leiws.

INVOCATION AND PLEDGE

Councilmember Bilyeu gave the Invocation. The Pledge of Allegiance was led by Councilmember Barrett.

CITIZENS COMMENTS

No one addressed the Council.

PUBLIC HEARING ITEMS

1. Conduct a public hearing on a request for a Replat of Sanger South Subdivision being approximately 0.662 acres of land described as A0071A BURLESON, TR 8 and Sanger South, BLK 3, Lot 15 within the City of Sanger, generally on the west side of Cowling Road and across from the Cowling Road and Quail Crossing intersection.

Mayor Muir opened the public hearing at 7:05 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:07 p.m.

2. Conduct a public hearing on a request for a variance from Chapter 10 Subdivision, 10.106.b.4.D General Plat Requirements to allow a variance from the maximum longitudinal slopes of 2% within 100 feet of an intersection and to allow for maximum 2% within 60 feet of an intersection for a residential development, generally located on the east side of Marion Road, approximately 1180 north of the intersection of FM 455 and Marion Road.

Mayor Muir opened the public hearing at 7:07 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:08 p.m.

3. Conduct a public hearing on a request for a variance from Chapter 10 Subdivision, 10.105.3.A General Plat Requirements to allow for a Gated Community in a R-1 Residential 1 District for a residential development, generally located on the east side of Marion Road, approximately 1180 north of the intersection of FM 455 and Marion Road.

Mayor Muir opened the public hearing at 7:09 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:10 p.m.

4. Conduct a public hearing on a request for a variance from Chapter 10 Subdivision, 10.106.d.9.v General Plat Requirements to allow a variance from the detention pond slope of 0.50% and to allow for minimum slope of 0.25% and a channel slope of 2% for a residential development, generally located on the east side of Marion Road, approximately 1180 north of the intersection of FM 455 and Marion Road.

Mayor Muir opened the public hearing at 7:10 p.m.

Director Hammonds provided an overview of the item.

Jack Leonard, Developer, commented on a typo on the side.

Mayor Muir closed the public hearing at 7:12 p.m.

5. Conduct a public hearing on a request for a variance from Chapter 10 Subdivision, 10.106.b.3.A.i General Plat Requirements to allow a variance from the 31' street width and allow for 28' street width for a residential development, generally located on the east side of Marion Road, approximately 1180 north of the intersection of FM 455 and Marion Road.

Mayor Muir opened the public hearing at 7:13 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:14 p.m.

CONSENT AGENDA

6. Consideration and possible action on a request for a variance from Chapter 10 Subdivision, 10.105.3.A General Plat Requirements to allow for a Gated Community in a R-1 Residential 1 District for a residential development, generally located on the east side of Marion Road, approximately 1180 north of the intersection of FM 455 and Marion Road.
7. Consideration and possible action on a request for a variance from Chapter 10 Subdivision, 10.106.b.4.D General Plat Requirements to allow a variance from the maximum longitudinal slopes of 2% within 100 feet of an intersection and to allow for maximum 2% within 60 feet of an intersection for a residential development, generally located on the east side of Marion Road, approximately 1180 north of the intersection of FM 455 and Marion Road.
8. Consideration and possible action on a request for a variance from Chapter 10 Subdivision, 10.106.d.9.v General Plat Requirements to allow a variance from the detention pond slope of 0.50% and to allow for minimum slope of 0.25% and a channel slope of 2% for a residential development, generally located on the east side of Marion Road, approximately 1180 north of the intersection of FM 455 and Marion Road.
9. Consideration and possible action on a request for a variance from Chapter 10 Subdivision, 10.106.b.3.A.i General Plat Requirements to allow a variance from the 31' street width and allow for 28' street width for a residential development, generally located on the east side of Marion Road, approximately 1180 north of the intersection of FM 455 and Marion Road.
10. Consideration and possible action on adopting a new library study room policy.
11. Consideration and possible action on adopting a new library notary services policy.

12. Consideration and possible action on adopting a revised library collection development policy.
13. Consideration and possible action on the minutes from the May 13, 2025, meeting.
14. Consideration and possible action on the minutes from the May 19, 2025, meeting.

Councilmember Bilyeu removed Item 9 for additional discussion.

Motion to approve Items 6-8 and Items 10-14 of the consent agenda as presented.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, and Gann.

Nays: None

Motion passed unanimously.

Motion to approve Item 9 of the consent agenda as presented.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, and Gann.

Nays: None

Motion passed unanimously.

ACTION ITEMS

15. Consideration and possible action on a Replat of Sanger South Subdivision being approximately 0.662 acres of land described as A0071A BURLESON, TR 8 and Sanger South, BLK 3, Lot 15 within the City of Sanger, generally on the west side of Cowling Road and across from the Cowling Road and Quail Crossing intersection.

Motion to deny due to comments that have not been satisfied.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, and Gann.

Nays: None

Motion passed unanimously.

16. Consideration and possible action on a Final Plat of Sanger 91 Addition being approximately 90.367 acres of land with 1.996 in Denton County and Sanger ETJ described as A0367C F FITZGERALD, TR 2, within the City of Sanger, generally on the east side I-35 North and approximately 2335 feet north of the intersection of Chisam Rd and I-35 Frontage Rd North.

Motion to deny due to comments that have not been satisfied.

Motion: Bilyeu

Second: Barrett

Ayes: Barrett, Bilyeu, Burrus, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Bilyeu inquired about how residents were informed of the fireworks ban within city limits and requested that staff provide a copy of the ordinance.

Councilmember Bilyeu requested a work session regarding policy and procedures, as discussed in the email received by Councilmembers.

Councilmember Bilyeu requested copies of materials before the special meeting. He will email a list of items to the Mayor and City Manager.

INFORMATIONAL ITEMS

17. Financial Statement April 30, 2025

18. Disbursements Report April 2025

19. Rider GCR - Rate Filing under Docket No. 10170 - May 27, 2025

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 7:33 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary