

# **CITY COUNCIL MEETING MINUTES**

**APRIL 07, 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 6:00 p.m.

## **COUNCILMEMBERS PRESENT**

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

## **COUNCILMEMBERS ABSENT**

None

## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, and Police Chief Tyson Cheek.

## **DISCUSSION ITEMS**

1. Discussion on the process for arranging items on the agenda to ensure a well-organized and efficient flow of the meeting.

City Manager Noblitt provided an overview of the revisions to the agenda's organization regarding development items and an effort to streamline the meeting.

Discussion ensued regarding items recommended by boards of staff for approval and denial.

## **OVERVIEW OF ITEMS ON THE REGULAR AGENDA**

Discussion ensued regarding Item 10, the reason for the request to change the setbacks.

Discussion ensued regarding Item 11, the reason for the revisions to the hours, and feedback.

Discussion ensued regarding Item 15, the reason for the increases to the budget line item.

## **ADJOURN THE WORK SESSION**

There being no further business, Mayor Muir adjourned the work session at 6:22 p.m.

## **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

Mayor Muir called the regular meeting to order at 7:00 p.m.

## **COUNCILMEMBERS PRESENT**

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

## **COUNCILMEMBERS ABSENT**

None

## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, Finance Controller Danielle Stanford, and Police Chief Tyson Cheek.

## **INVOCATION AND PLEDGE**

Councilmember Dillon gave the Invocation. The Pledge of Allegiance was led by Councilmember Chick.

## **CITIZENS COMMENTS**

No one addressed the Council.

## **PUBLIC HEARING ITEMS**

2. Conduct a public hearing on a request for a Replat of Lot 13, Blk A of Corrida Estates, within the City of Sanger's ETJ, generally located on the east side of Corrida Lane, and approximately 1336 feet north of the intersection of Melton Rd and Corrida Ln.

Mayor Muir opened the public hearing at 7:03 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:04 p.m.

3. Conduct a public hearing on a zoning change from Industrial I-1 to Business B-2 for 1.426 acres of land described as A0029A R. BEEBE, TR 133, within the City of Sanger, and generally located east of I-35 and south of 5th St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5th St.

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

Director Hammonds provided an overview of the item, stating that changing the zoning to Business B-2 is consistent with the Comprehensive Plan.

Mayor Muir closed the public hearing at 7:06 p.m.

4. Conduct a public hearing on an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

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.

5. Conduct a public hearing on an amendment to the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed.

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

Director Hammonds provided an overview of the item.

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

## **CONSENT AGENDA**

6. Consideration and possible action on the minutes from the March 17, 2025, meeting.
7. Consideration and possible action on Resolution 2025-04, authorizing membership and participation in the Omnia Partners National Purchasing Cooperative.
8. Consideration and possible action on the remount of the Rescue Bed not to exceed \$70,000.00.
9. Consideration and possible action on Ordinance No. 04-05-25 for a zoning change from Industrial I-1 to Business B-2 for 1.426 acres of land described as A0029A R. BEEBE, TR 133, within the City of Sanger, and generally located east of I-35 and south of 5th St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5th St.
10. Consideration and possible action on Ordinance No. 04-06-25 an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
11. Consideration and possible action on Ordinance No. 04-08-25 an amendment to the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed.
12. Consideration and possible action on a Final Plat of Lane Ranch Phase 5, being approximately 26.105 acres of land described as REUBEN BEBEE SURVEY, ABST. NO. 29, within the City of Sanger, generally located north of McReynolds Road and approximately 1230 feet east of Lake Ridge Dr.
13. Consideration and possible action on a request for a Replat of Lot 13, Blk A of Corrida Estates, within the City of Sanger's ETJ, generally located on the east side of Corrida

Lane, and approximately 1336 feet north of the intersection of Melton Rd and Corrida Ln.

14. Consideration and possible action on the Final Plat of Oasis at Sanger Addition, being approximately 4.135 acres of land described as A0029A R. BEEBE, OLD DCAD SHT 2, TR 5, within the City of Sanger, generally located north of McReynolds Road, and approximately 790 feet east of Lake Ridge Drive.
15. Consideration and possible action on Ordinance 04-09-25, amending the budget for the 2024-2025 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.

Mayor Muir removed Item 12 for additional discussion.

Motion to approve Items 6-11 and Items 13-15 made by Councilmember Dillon,  
Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

Discussion ensued regarding the HOA lots in Lane Ranch, and the engineering comments were resolved. Staff recommended approval of the Final Plat.

Motion to approve Item 12 made by Councilmember Bilyeu, Seconded by  
Councilmember Dillon.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

## **ACTION ITEMS**

16. Consideration and possible action on a Preliminary Plat of Lois Road Estates, being approximately 202.69 acres of land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Director Hammonds provided an overview of the item, stating that the Planned Development meets the requirements and that the outstanding comments have been resolved.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember  
Dillon.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: Chick

Motion passed 4-1-0.

17. Consideration and possible action on a Final Plat of B & A Roberts Addition, being approximately 5.108 acres of land described as A0801A WM Mason, TR 24, within the City of Sanger's ETJ, generally located along Lois Road and approximately 1526 feet west of N Stemmons Frwy.

Director Hammonds provided an overview of the item, stating that all the drainage comments had not been satisfied.

Motion to deny due to comments not being satisfied made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

18. Consideration and possible action on a Minor Plat of Guay Addition, being approximately 2.855 acres of land described as A0029A R. BEBEE, TR 99 within the City of Sanger's ETJ, generally located on the west side of Marion Rd approximately 236 feet south of the intersection of Lois Road and Marion Road.

Director Hammonds provided an overview of the item, stating that the outstanding comments were satisfied and that the staff recommended approval of the plat.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

19. Consideration and possible action on a Minor Plat of Rising Star Corner Addition, being approximately 1.466 acres of land described as A1241A TIERWESTER, TR 71 within the City of Sanger, generally located on the north west corner of Duck Creek Rd and Rising Star Ln.

Director Hammonds provided an overview of the item, stating that the lot was in the floodplain, the comments were not satisfied, and they had not received the drainage analysis.

Erika Dewast, property owner, stated that the process has been challenging, the Surveyor and the City's Engineer not agreeing on the requirements, the FEMA CLOMR, and the cost of the drainage analysis and fill necessary to elevate the homesite.

Motion to deny due to comments not being satisfied made by Councilmember Bilyeu,  
Seconded by Councilmember Barrett.  
Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.  
Nays: None  
Motion passed unanimously.

### **FUTURE AGENDA ITEMS**

No future agenda items were provided.

### **INFORMATIONAL ITEMS**

20. Atmos Rider GCR - Rate Filing under Docket No. 10170 - March 24, 2025
21. Financial Statement February 2025
22. Disbursements Report March 2025

### **ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 7:51 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary