

CITY COUNCIL

MEETING MINUTES

OCTOBER 02, 2023, 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
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Mayor Pro Tem, Place 2 Gary Bilyeu

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, and Finance Director Clayton Gray.

DISCUSSION ITEMS

1. Presentation of Stormwater Fee Study

Director Gray introduced Chris Ekrut, NewGen Strategies & Solutions.

Mr. Ekrut presented and provided an overview of the Storm Water Fee Study.

Discussion ensued regarding the fees set by other municipalities, the calculation of a fee, how the revenue is designated explicitly for projects to improve and maintain the City's drainage systems, and mandatory and discretionary exemptions.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

The ISD platting items need to satisfy Engineering comments and permits issued being compliant with the Civil plans.

The Zoning case items being congruent with the Comprehensive Plan.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:42 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
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Mayor Pro Tem, Place 2 Gary Bilyeu

STAFF MEMBERS PRESENT:

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

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one addressed the Council.

CONSENT AGENDA

2. Consideration and possible action on the minutes from the September 18, 2023, meeting.

Motion to approve made by Councilmember Barrett, Seconded by Councilmember Dillon Voting Yea: Councilmember Chick and Councilmember Gann.
Motion passed unanimously.

PUBLIC HEARING ITEMS

3. Conduct a public hearing on a rezoning from "A" Agricultural to "I-1" Industrial 1 of approximately 3 acres of land, described as A0029A R BEEBE, 112, within the City of Sanger, and generally located on the east side of the I -35 Frontage Road, approximately 512 feet north of the intersection of the I-35 Frontage Road and Utility Road.

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

Director Hammonds provided an overview of the item, stating this zoning will be congruent with the surrounding properties.

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

4. Conduct a Public Hearing on a rezoning from "A" Agricultural to "SF-10" Single-Family 10 of approximately 1.01 acres of land, described as A1241A TIERWESTER, 206, within the City of Sanger, and generally located on the southwest corner of Duck Creek Road and Mesa Drive.

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

Director Hammonds provided an overview of the item, stating the applicant plans to subdivide the property and this zoning will be congruent with the surrounding properties.

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

ACTION ITEMS

5. Consideration and possible action on Ordinance No. 10-27-23 a rezoning from "A" Agricultural to "I-1" Industrial 1 of approximately 3 acres of land, described as A0029A R BEEBE, 112, within the City of Sanger, and generally located on the east side of the I -35 Frontage Road, approximately 512 feet north of the intersection of the I-35 Frontage Road and Utility Road.

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

Voting Yea: Councilmember Chick and Councilmember Dillon.

Motion passed unanimously.

6. Consideration and possible action on Ordinance No. 10-28-23 a rezoning from "A" Agricultural to "SF-10" Single-Family 10 of approximately 1.01 acres of land, described as A1241A TIERWESTER, 206, within the City of Sanger, and generally located on the southwest corner of Duck Creek Road and Mesa Drive.

Discussion ensued regarding the proposed plan to subdivide the property.

Motion to approve made by Councilmember Barrett Seconded by Councilmember Dillon.

Voting Yea: Councilmember Chick and Councilmember Gann.

Motion passed unanimously.

7. Consideration and possible action on the Preliminary Plat of the Church Street Addition, being 1.01 acres, located in the City of Sanger, and generally located on the east side of South Stemmons Frwy at the intersection of I-35 Frontage Road and Church Street.

Director Hammonds stated that the building would be a medical care facility and staff recommends denial due to the applicant not satisfying all the comments.

Motion to deny made by Councilmember Barrett, Seconded by Councilmember Gann.

Voting Yea: Councilmember Dillon and Councilmember Chick.

Motion passed unanimously.

8. Consideration and possible action on the Final Plat of Clear Creek Intermediate School, Block A, Lot 1, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.

Director Hammonds stated staff recommends denial due to the applicant not satisfying all the comments.

Motion to deny made by Councilmember Barrett, Seconded by Councilmember Gann.

Voting Yea: Councilmember Chick and Councilmember Dillon.

Motion passed unanimously.

9. Consideration and possible action on the Final Plat of Sanger Middle School, Block A, Lot 1, being 28.791 acres, located in the City of Sanger, and located at 105 Berry Street approximately 205 feet southwest of the intersection of Acker Street and Bolivar Street.

Director Hammonds stated staff recommends denial due to the applicant not satisfying all the comments.

Motion to deny made by Councilmember Barrett, Seconded by Councilmember Gann.
Voting Yea: Councilmember Chick and Councilmember Dillon.
Motion passed unanimously.

10. Consideration and possible action on the Final Plat of Sanger High School, Block A, Lot 1 being 55.886 acres of land, located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.

Director Hammonds stated staff recommends denial due to the applicant not satisfying all the comments.

Motion to deny made by Councilmember Barrett, Seconded by Councilmember Dillon.
Voting Yea: Councilmember Chick and Councilmember Gann.
Motion passed unanimously.

11. Consideration and possible action on the Preliminary Plat of Marley Meadows, being 19.653 acres, located in the City of Sanger's ETJ, and generally located on the west side of Sam Bass Road and approximately 1307 feet north of the intersection of FM 455 and Sam Bass Road.

Director Hammonds stated the one acre lots meet the subdivision requirements.

Discussion ensued regarding any possible variances.

Motion to approve made by Councilmember Barrett, Seconded by Councilmember Dillon.
Voting Yea: Councilmember Chick and Councilmember Gann.
Motion passed unanimously.

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council will meet in a Closed Executive Session in Accordance with the Texas Government Code:

551.071 CONSULTATION WITH ATTORNEY

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- Municipal Utility District No. 12 (MUD 12)

Council convened into executive session at 7:32 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 8:02 p.m.

No action taken.

FUTURE AGENDA ITEMS

None requested.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:04 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary