

CITY COUNCIL MEETING MINUTES

JULY 01, 2024, 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 Pro Tem Bilyeu called the work session to order at 6:00 p.m.

COUNCILMEMBERS PRESENT

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

Mayor	Thomas Muir
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Fire Chief David Pennington, Assistant Fire Chief Casey Welborn, Municipal Court Administrator Christy Dyer, Library Director Laura Klenke, and Police Lt. Justin Lewis.

DISCUSSION ITEMS

1. Presentation and discussion regarding the City of Sanger's 2024-2025 Annual Budget.

Director Gray provided a presentation and overview of the proposed budget and forthcoming revisions to the fee schedule.

Discussion ensued regarding funding for joint County construction on Marion Road and Jennifer Circle, Property Tax and Sale Tax estimates, and grant funding for the Police and Fire departments.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No additional discussion.

ADJOURN THE WORK SESSION

There being no further business, Mayor Pro Tem Bilyeu adjourned the work session at 6:50 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Pro Tem Bilyeu called the regular meeting to order at 7:00 p.m.

COUNCILMEMBERS PRESENT

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

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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Fire Chief David Pennington, Assistant Fire Chief Casey Welborn, Municipal Court Administrator Christy Dyer, Library Director Laura Klenke, and Police Lt. Justin Lewis.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one addressed the City Council.

CONSENT AGENDA

2. Consideration and possible action on the minutes from the June 6, 2024, meeting.
3. Consideration and possible action on the minutes from the June 17, 2024, meeting.
4. Consideration and possible action on Resolution 2024-07, Amending Resolution 2024-05 Exhibit B Emergency services Police pay scale.
5. Consideration and possible action on Resolution 2024-08, Appointing Jim Bolz as the City's representative to the Upper Trinity Regional Water District Board of Directors, to fill a term ending May 31, 2027.
6. Consideration and possible action on the Preliminary Plat of Sanger Circle Phase 7, being approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.
7. Consideration and possible action on the Minor Plat of Real Sanger Park No. 2 Addition, being approximately 2.99 acres of land described as A0029A R. BEEBE, TR 18, OLD DCAD SHT 1, TR 39D, within the ETJ of the City of Sanger, generally located North of FM 455 W, and approximately 972 feet east of Union Hill Road.
8. Consideration and possible action on the Preliminary Plat of Lane Ranch, being approximately 303.412 acres of land described as A0029A R. BEEBE, TR 65(PT), OLD DCAD SHT 2, TR 4, A0029A R. BEEBE, TR 57, OLD DCAD SHT 2, TR 5, A0029A R. BEEBE, TR 60, OLD DCAD SHT 2, TR 7, A0029A R. BEEBE, TR 61, OLD DCAD SHT 2, TR 8, A0029A R. BEEBE, TR 56B, OLD DCAD SHT 2, TR 3, A0029A R. BEEBE, TR 56, OLD DCAD SHT 2, TR 3 within the City of Sanger, and generally located south of FM 455, east of Indian Lane, and north of McReynolds Rd.
9. Consideration and possible action on the Final Plat of Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

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

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

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

10. Conduct a public hearing on a request for a variance from Chapter 3 Building Regulations – Article 3.1407.a.3.B to allow a letter logo to exceed the maximum of 45 inches in height, and to allow for a logo height of 52 inches. The proposed sign will be located at 6100 N. Stemmons.

Mayor Pro Tem Bilyeu opened the public hearing at 7:04 p.m.

Director Hammonds provided an overview of the request.

Mayor Pro Tem Bilyeu closed the public hearing at 7:05 p.m.

11. Conduct a public hearing on adopting Ordinance No. 07-01-24 to make changes to the current Planned Development (PD-09-25-23), approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

Mayor Pro Tem Bilyeu opened the public hearing at 7:06 p.m.

Director Hammonds provided an overview of the requested amendments.

Casey McGinnis, Developer, stated that these amendments are the same as those that were requested and approved for the Lane Ranch development.

Mayor Pro Tem Bilyeu closed the public hearing at 7:13 p.m.

12. Conduct a public hearing on a request for the Replat of Blk 18 Lot 32, of the Hampton Addition, being .3213 acres located in the City of Sanger, generally located on the south side of Marshall Street and west of the intersection of Marshall and 5th Street.

Mayor Pro Tem Bilyeu opened the public hearing at 7:14 p.m.

Director Hammonds provided an overview of the item.

Molli Dearing spoke in opposition of the item allowing for two homes.

Susan Huckaby spoke in opposition and stated there are flooding issues on the street.

Mayor Pro Tem Bilyeu closed the public hearing at 7:19 p.m.

ACTION ITEMS

13. Consideration and possible action on a request for a variance from Chapter 3 Building Regulations – Article 3.1407.a.3.B to allow a letter logo to exceed the maximum of 45 inches in height, and to allow for a logo height of 52 inches. The proposed sign will be located at 6100 N. Stemmons.

Discussion ensued regarding warehousing signage updates to the Sign Ordinance and calculating the square footage of signs.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Gann.
Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously

14. Consideration and possible action on adopting Ordinance No. 07-01-24 to make changes to the current Planned Development (PD-09-25-23), approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

Director Hammonds stated that the amendments are for approximately 14 acres in Phase 7 of the development.

Discussion ensued regarding the architectural requirements, a review of the façade requirements, and the location of meters for homes.

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

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

Nays: None

Motion passed unanimously

15. Consideration and possible action on a request for the Replat of Blk 18 Lot 32, of the Hampton Addition, being .3213 acres located in the City of Sanger, generally located on the south side of Marshall Street and west of the intersection of Marshall and 5th Street.

Director Hammonds provided an overview of the lot size required for residential, stating that the plat meets the requirements.

Discussion ensued regarding addressing the flooding concerns.

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

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

Nays: None

Motion passed unanimously

16. Consideration and possible action on the Preliminary 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.

Director Hammonds provided an overview of the multi-family dwelling and stated that staff recommends denial due to the comments not being satisfied.

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

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

Nays: None

Motion passed unanimously

17. Consideration and possible action on the Preliminary Plat of Sanger Industrial 2, being 93.159 acres of land described as A0029A R. BEEBE, TR 110, OLD DCAD SHT 3, TR 13, A0029A R. BEEBE, TR 111 TR 15, and A0029A R. BEEBE, TR 112, OLD DCAD SHT 3, TR 14, located in the City of Sanger, generally located east of Stemmons Freeway and approximately 938.8 feet south of Lois Road.

Director Hammonds provided an overview of the item and that staff recommends denial due to the comments not being satisfied.

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

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

Nays: None

Motion passed unanimously

18. Consideration and possible action on the Final Plat of the Belz Road Retail Addition Phase 1, being 27.18 acres described as A1241A TIERWESTER, TR 56, and A1241A TIERWESTER, TR 57(PT), OLD DCAD SHT 5, TR 6, located in the City of Sanger, and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr and North Stemmons Frwy.

Director Hammonds provided an overview of the item and that staff recommends denial due to the comments not being satisfied.

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

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

Nays: None

Motion passed unanimously

19. Consideration and possible action on Resolution 2024-06, adopting the Housing Study conducted by Antero Group, authorizing its execution, and providing an effective date.

Director Hammonds introduced the Antero Group.

Sean Norton provided a presentation and overview of the Housing Study.

Discussion ensued regarding the utilization of the matrix tool for new developments, showing the impact on the city and the timeframe for updating the study.

Motion to approve the study with the adjustment of reducing the multi-family housing component from 17% to 15% and increasing the Single Family 2000+ square foot home component from 25% to 27% made by Councilmember Chick, Seconded by Councilmember Gann.

Ayes: Bilyeu, Chick, Dillon, and Gann.

Nays: Barrett

Motion passed 4-1-0

Councilmember Barrett stated, for the record, that she appreciated the study and everything about it but disagrees with the change of numbers included in the motion.

FUTURE AGENDA ITEMS

City Manager Noblitt stated that the Governance Retreat would be held in August. And that SGR would be contacting Council regarding the training.

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:

Section 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.

- North Central Denton County Municipal Utility District No. 1

Council convened into executive session at 8:55 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 9:35 p.m.

No action taken.

ADJOURN

There being no further business, Mayor Pro Tem Bilyeu adjourned the meeting at 9:35 p.m.

Gary Bilyeu, Mayor Pro Tem

Kelly Edwards, City Secretary