



**MINUTES
CITY COUNCIL REGULAR MEETING
MONDAY, APRIL 4, 2022
7:00 PM
HISTORIC CHURCH BUILDING
403 N 7TH STREET SANGER, TEXAS**

COUNCIL MEMBERS PRESENT:

Mayor Thomas Muir and Councilmembers: Gary Bilyeu, Marissa Barrett, Allen Chick, Dennis Dillon, and Victor Gann.

COUNCIL MEMBERS ABSENT:

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Parks & Recreation Superintendent Ryan Nolting, Director of Development Ramie Hammonds, Director of Economic Development Shani Bradshaw, Finance Director Clayton Gray, Marketing and Civic Engagement Director Donna Green, and Chief of Police Waylan Rhodes.

1. CALL THE REGULAR MEETING TO ORDER, ESTABLISH A QUORUM, INVOCATION, AND PLEDGE

Mayor Muir called the Regular Session to order at 7:01 p.m.

The invocation given by Councilmember Chick the Pledge of Allegiance was led by Councilmember Bilyeu.

2. CITIZEN INPUT:

Dannie Cockrell, 1002 Hunter Court, stated that the Zoning enforcement issue he spoke about last month had not been addressed regarding the debris piles and long-term parking of trailers on the street and in the grass.

3. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

A. BATTLE OF THE BADGE BLOOD DRIVE AWARD

Carter BloodCare will present an award to Sanger PD for winning the Battle of the Badge Blood Drive. (Green)

Yolanda Alsides, Carter Blood, presented an award to the Police Department winning the Battle of the Badge blood drive.

4. CONSENT AGENDA:

A. MINUTES REGULAR SESSION

Consider the regular session minutes from the March 21, 2022, meeting.

B. ANNUAL MOWING CONTRACT

Consider utilization of the Interlocal Purchasing Agreement with the City of Denton for a contract with D&D Commercial Landscape Management for mowing, landscaping, chemical application, and irrigation repairs within Sanger City limits for an amount not to exceed \$135,085, and authorize the City Manager to execute the agreement. (Nolting)

C. AGREEMENT POWER-D UTILITY SERVICES LLC IH-35 REIMBURSABLE

Consider an agreement with Power-D Utility Services LLC, for IH-35 Reimbursable Project, for an amount not to exceed \$78,050.00, and authorize the City Manager to execute the agreement. (Prater)

D. AGREEMENT POWER-D UTILITY SERVICES LLC, IH-35 BETTERMENT

Consider an agreement with Power-D Utility Services LLC, for IH-35 Betterment Project, for an amount not to exceed \$66,000.00, and authorize the City Manager to execute the agreement. (Prater)

E. RESOLUTION FOR SANGER CITYWIDE GARAGE SALE

Consider Resolution No. 2022-3 designating April 23, 2022 as the day of the 2022 Sanger Citywide Garage Sale. (Green)

Motion made by Councilmember Dillon to approve the consent agenda.
Councilmember Gann seconded the motion. Motion passed unanimously.

5. REGULAR AGENDA

A. BLUE STAR - ZONING CHANGE -PH

Conduct a Public Hearing on a request for a zoning change from A (Agricultural District) to I- 1 (Industrial 1 District) for approximately 15.69 acres of land described as A0725A S.F. Lynch, TR 13A within the city of Sanger and generally located on the east side of I-35 and approximately 2150 feet south of the intersection of Chisam Road and I-35. (Hammonds)

Mayor Muir opened the public hearing at 7:20 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:21 p.m.

B. BLUE STAR - ZONING CHANGE

Consider Ordinance No. 04-07-22 regarding a zoning change from A (Agricultural District) to I-1 (Industrial 1 District) for approximately 15.69 acres of land described as A0725A S.F. Lynch, TR 13A and generally located on the east side of I-35 and approximately 2150 feet south of the intersection of Chisam Road and I-35. (Hammonds)

Motion made by Councilmember Barrett to approve Ordinance No. 04-07-22 regarding a zoning change from A (Agricultural District) to I 1 (Industrial 1 District) for approximately 15.69 acres of land described as A0725A S.F. Lynch, TR 13A and generally located on the east side of I 35 and approximately 2150 feet south of the intersection of Chisam Road and I 35. Councilmember Bilyeu seconded the motion. Motion passed unanimously.

C. SPECIAL EVENT VENDOR FEES

Consider Ordinance 04-12-22 amending the fee schedule, Appendix A, Fee Schedule, Section 7.700 Vendor Fees and adding Section 7.071 Special Event Vendor Fees.

Director Green provided an overview of the new vendor fees.

Motion made by Councilmember Gann to approve Ordinance No. 04-12-22 amending the fee schedule, Appendix A, Fee Schedule, Section 7.700 Vendor Fees, and adding Section 7.071 Special Event Vendor Fees. Councilmember Dillon seconded the motion. Motion passed unanimously.

D. PARKBROOK - ZONING CHANGE - PH

Conduct a Public Hearing for a zoning change and conceptual plan from R-1 (Residential 1) to PD (Planned Development) of approximately 19.1 acres land described as Marion Point Acres Block A, Lot 1A, 2A, 3A, 4A, 5A, 6A, 7A, and 8A within the city of Sanger and generally located on the east side of Marion Rd and approximately 1181 feet north of the intersection of Marion Rd and FM 455.. (Hammonds)

Mayor Muir stated that no action would be taken on the items regarding Parkbrook as the applicant withdrew their request.

E. PARKBROOK - ZONING CHANGE

Consider Ordinance No. 04-08-22 regarding a zoning change from R-1 (Residential 1) to PD (Planned Development) of approximately 19.1 acres land described as Marion Point Acres Block A, Lot 1A, 2A, 3A, 4A, 5A, 6A, 7A, and 8A within the city of Sanger and generally located on the east side of Marion Rd and approximately 1181 feet north of the intersection of Marion Rd and FM 455. (Hammonds)

F. US CONCRETE - SUP - PH

Conduct a Public Hearing on a request for a Specific Use Permit (SUP) for a Concrete Batching Plant use on approximately 5 acres of land described as A00290A R. BEEBE, TR 122, within the city of Sanger and generally located on the south side of Utility Rd and approximately 1560 feet east I-35. (Hammonds)

Mayor Muir stated that no action would be taken on the items regarding the Special Use Permit for US Concrete as the applicant requested to postpone their request.

G. US CONCRETE - SUP

Consider Ordinance No. 04-09-22 for a Specific Use Permit (SUP) for a Concrete Batching Plant use on approximately 5 acres of land described as A00290A R. BEEBE, TR 122, within the city of Sanger and generally located on the south side of Utility Rd and approximately 1560 feet east I-35. (Hammonds)

H. 700 ACKER ST - SIGN VARIANCE -PH

Conduct a Public Hearing on a request for a variance from Chapter 3 Building Regulations - Article 3.1400 Sign Regulations Section 3.1407.b.2.F to allow a variance from the maximum height of 20 feet for one of the two allowed pole signs and to allow for a height of 50 feet. The proposed sign will be located at 700 N Acker St. (Hammonds)

Mayor Muir opened the public hearing at 7:27 p.m.

Director Hammonds provided an overview of the item.

Caleb Jones, Kimley Horn – applicant, spoke in favor of the variance.

Mayor Muir closed the public hearing at 7:28 p.m.

I. 700 ACKER ST - SIGN VARIANCE

Consider a request for a variance from Chapter 3 Building Regulations - Article 3.1400 Sign Regulations Section 3.1407.b.2.F to allow a variance from the maximum height of 20 feet for one of the two allowed pole signs and to allow for a height of 50 feet. The proposed sign will be located at 700 N Acker St. (Hammonds)

Discussion ensued regarding the visibility of the sign from IH-35, the grade of the property and the location of the sign, and signage heights based on location using the Thoroughfare Plan.

Motion made by Councilmember Barrett to approve a variance from Chapter 3 Building Regulations Article 3.1400 Sign Regulations Section 3.1407.b.2.F to allow a variance from the maximum height of 20 feet for one of the two allowed pole signs and to allow for a height of 50 feet. Councilmember Dillon seconded the motion. Motion passed 3-2. Councilmembers Bilyeu and Gann voted in opposition.

J. 701 N STEMMONS - SIGN VARIANCE SETBACK -PH

Conduct a Public Hearing on a Variance from Chapter 3 Building Regulations - Article 3.1400 Sign Regulations, Section 3.1407 Section b.2.F. to allow a variance from the minimum setback of 15 feet and to allow for a setback of 1 foot. The proposed sign will be located at 701 N Stemmons. (Hammonds)

Mayor Muir opened the public hearing at 7:52 p.m.

Director Hammonds provided an overview of the item.

Corey Vaughan, QuikTrip, spoke in favor of the variance.

Mayor Muir closed the public hearing at 7:55 p.m.

K. 701 N STEMMONS - SIGN VARIANCE SETBACK

Consider a Variance from Chapter 3 Building Regulations - Article 3.1400 Sign Regulations, Section 3.1407 Section b.2.F. to allow a variance from the minimum setback of 15 feet and to allow for a setback of 1 foot. The proposed sign will be located at 701 N Stemmons. (Hammonds)

Discussion ensued regarding the location of the pole sign and the distance from the roadway.

Motion made by Councilmember Barrett to approve a variance from Chapter 3 Building Regulations Article 3.1400 Sign Regulations, Section 3.1407 Section b.2.F. to allow a variance from the minimum setback of 15 feet and to allow for a setback of 1 foot. Councilmember Bilyeu seconded the motion. Motion passed unanimously.

L. 701 N STEMMONS - SIGN VARIANCE HEIGHT & SETBACK - PH

Conduct a Public Hearing on a Variance from Chapter 3 Building Regulations - Article 3.1400 Sign Regulations, Section 3.1407 Section b.2.A. to allow a variance from the maximum height of 50 feet for a pole sign and to allow for a height of 95 feet for a pole sign and from the maximum 150 square feet per side and to allow for 292.9 square feet per side and from the minimum setback of 15 feet and to allow for a setback of 5 feet. The proposed sign will be located at 701 N Stemmons. (Hammonds)

Mayor Muir opened the public hearing at 8:00 p.m.

Director Hammonds provided an overview of the item stating that the applicant had conducted a sign study for the location.

Mayor Muir closed the public hearing at 8:02 p.m.

M. 701 N STEMMONS - SIGN VARIANCE HEIGHT & SETBACK

Consider a Variance from Chapter 3 Building Regulations - Article 3.1400 Sign Regulations, Section 3.1407 Section b.2.A. to allow a variance from the maximum height of 50 feet for a pole sign and to allow for a height of 95 feet for a pole sign and from the maximum 150 square feet per side and to allow for 292.9 square feet per side and from the minimum setback of 15 feet and to allow for a setback of 5 feet. The proposed sign will be located at 701 N Stemmons. (Hammonds)

Discussion ensued acknowledging that the sign would be within the same height of surrounding signage.

Motion made by Councilmember Bilyeu to approve a variance from Chapter 3 Building Regulations Article 3.1400 Sign Regulations, Section 3.1407 Section b.2.A. to allow a variance from the maximum height of 50 feet for a pole sign and to allow for a height of 95 feet for a pole sign and from the maximum 150 square feet per side and to allow for 292.9 square feet per side and from the minimum setback of 15 feet and to allow for a setback of 5 feet. Councilmember Barrett seconded the motion. Motion passed unanimously.

N. SANGER 2040 COMPREHENSIVE PLAN - PH

Conduct a public hearing on the adoption of the Sanger 2040 Comprehensive Plan to include updated Future Land Use Map, and updated Thoroughfare Plan. (Hammonds)

Mayor Muir opened the public hearing at 8:07 p.m.

Director Hammonds provided an overview of the item with revisions as discussed during the work session.

Mayor Muir closed the public hearing at 8:08 p.m.

O. 2040 SANGER COMPREHENSIVE PLAN

Consider Ordinance No. 04-10-22 adopting the Sanger 2040 Comprehensive Plan to include updated Future Land Use Map, and updated Thoroughfare Plan. (Hammonds)

Discussion ensued regarding the revisions on pages 20 and 29 as discussed and correcting any minor typographical errors.

Motion made by Councilmember Gann to approve Ordinance No. 04-10-22, adopting the Sanger 2040 Comprehensive Plan to include updated Future Land Use Map, and updated Thoroughfare Plan. Councilmember Barrett seconded the motion. Motion passed unanimously.

6. INFORMATION ITEMS:

None

7. FUTURE AGENDA ITEMS:

City Manager Noblitt stated staff would provide a Code Enforcement update during the April 18, 2022, meeting.

8. ADJOURN.

There being no further business, Mayor Muir adjourned the meeting at 8:13 p.m.



Kelly Edwards, City Secretary



Thomas Muir, Mayor

