

**MINUTES  
GENERAL WORK SESSION,  
PUBLIC HEARINGS  
and  
SPECIAL MEETINGS  
of  
THE KRUGERVILLE CITY COUNCIL  
conducted jointly with  
THE ECONOMIC DEVELOPMENT CORPORATION  
and  
THE COMMUNITY DEVELOPMENT CORPORATION  
5097 HIGHWAY 377, S – CITY COUNCIL CHAMBERS  
April 16, 2019  
5:00 p.m. – Work Session  
5:30 pm – Joint Meeting Between City Council, EDC & CDC  
6:00 pm – Public Hearings and Special Meeting of the City Council**

**STATE OF TEXAS §  
COUNTY OF DENTON §  
CITY OF KRUGERVILLE §**

**CITY COUNCIL MEMBERS PRESENT:**

<b>Jeff Parrent</b>	<b>Mayor</b>
<b>Kristen Kromer</b>	<b>Mayor Pro Tem</b>
<b>John Nipe</b>	<b>Council Member</b>
<b>Thurman Bridges</b>	<b>Council Member</b>
<b>George Wilthers</b>	<b>Council Member</b>
<b>Grant Wills</b>	<b>Council Member</b>

**ECONOMIC DEVELOPMENT MEMBERS PRESENT:**

<b>Kristen Kromer</b>	<b>Vice President</b>
<b>George Wilthers</b>	<b>Director</b>
<b>James McWhirter</b>	<b>Director</b>

**COMMUNITY DEVELOPMENT MEMBERS PRESENT:**

<b>Audrey Shipley</b>	<b>President</b>
<b>Kymm Johnson</b>	<b>Secretary</b>
<b>Thurman Bridges</b>	<b>Director</b>
<b>Grant Wills</b>	<b>Director</b>
<b>John Nipe</b>	<b>Director</b>

**MEMBERS ABSENT:**

**City Council: None**  
**EDC: Rodney Cagle**  
**CDC: Sheva McDonald**

**STAFF AND OTHERS PRESENT:**

<b>Sandy Frantz</b>	<b>City Secretary</b>
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1. **GENERAL WORK SESSION CALLED TO ORDER** by Jeff Parrent at 5:01 pm.
2. **ROLL CALL OF THE KRUGERVILLE CITY COUNCIL AND DETERMINATION OF QUORUM.**  
 Thurman Bridges was absent at Roll Call; quorum was still present. Councilman Bridges arrived at 5:05 pm.
3. **Discussion of future changes to the City of Krugerville Code of Ordinances, Chapter 14 – Zoning.**
  - **Article 3, Permitted Uses**
    - Section 3-1, Use of Land and Buildings
    - Section 3-2, Special Conditions for Listed Uses
  - **Article 4, Zoning Districts**
    - Section 4-5, TF – Two-Family Residential (Duplex District),
    - Section 4-6, MH – Manufactured Home District
    - Section 4-7, MF – Multifamily Residential District
    - Section 4-8, C1 – Commercial District
    - Section 4-9, C2 – General Commercial District
    - Section 4-10, I – Manufacturing/Industrial District
    - Section 4-11, SD1 – Special District 1
  - **Article 6, Supplemental District Regulations**
    - Section 6-2, Accessory Building Regulations, Paragraph C, Area Regulations

*Discussions centered around Article 3 and proposed changes to various zones.*
4. **THE GENERAL WORK SESSION** was adjourned at 5:36 pm.
5. **CALL TO ORDER THE JOINT MEETING OF THE CITY COUNCIL, THE ECONOMIC DEVELOPMENT CORPORATION and THE COMMUNITY DEVELOPMENT CORPORATION.**  
*Beginning at 5:30 pm or after.*  
**THE JOINT MEETING** was called to order at 5:36 pm by Mayor Parrent.
6. **ROLL CALL OF THE ECONOMIC DEVELOPMENT CORPORATION and THE COMMUNITY DEVELOPMENT CORPORATION AND DETERMINATION OF QUORUMS.**  
**EDC:** Rodney Cagle was absent; quorum was still present.  
**CDC:** Sheva McDonald was absent; quorum was still present.
7. **PLEDGE OF ALLEGIANCE.**
8. **CITIZENS COMMENTS.**  
 None
9. **COMMENTS FROM THE CITY COUNCIL, EDC, OR CDC.**
  - Kristen Kromer thanked Brandon Stinchcomb for going back to check the work that Two Guys and a Mower did on the Gascoigne easement.
  - John Nipe announced that Kami Gildersleeve had resigned from the CDC.
10. **CONVENE THE JOINT MEETING OF THE CITY COUNCIL, THE ECONOMIC DEVELOPMENT AND THE COMMUNITY DEVELOPMENT CORPORATIONS.**



20. Discuss and take action on Ordinance 2019-005 regarding a request for voluntary annexation of 4.01 acres of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, described as Lot 5R2 in the Sandy Acres Addition, recorded in the plat records of Denton County, under County Clerk's Document Number 2017-91, DCAD Property #700913.

AN ORDINANCE OF THE CITY OF KRUGERVILLE, TEXAS, ANNEXING AN ADJACENT AND CONTINGUOUS TRACT OF LAND, AS SHOWN AND DESCRIBED IN THE PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS, TO THE CITY OF KRUGERVILLE, TEXAS; ADOPTING A SERVICE PLAN FOR SUCH PROPERTY; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH AREA SHALL BECOME A PART OF THE CITY AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND TO BE HEREAFTER ADOPTED; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT AND TO BE ENFORCED FROM AND AFTER ITS PASSAGE.

*Upon Mayor Parrent's first and last reading of the Ordinance:*

**Motion:** John Nipe to approve Ordinance

**Second:** George Wilthers

**Vote:** 5-Ayes

**0-Nays**

21. The City Council, acting as the Planning & Zoning Commission, will conduct a Public Hearing to receive public comment on proposed changes to Chapter 14 of the City of Krugerville Zoning Ordinance.

Proposed changes are:

- Article 3, Permitted Uses
  - Section 3-1, Use of Land and Buildings
  - Section 3-2, Special Conditions for Listed Uses
- Article 4, Zoning Districts
  - Section 4-5, TF – Two-Family Residential (Duplex District),
  - Section 4-6, MH – Manufactured Home District
  - Section 4-7, MF – Multifamily Residential District
  - Section 4-8, C1 – Commercial District
  - Section 4-9, C2 – General Commercial District
  - Section 4-10, I – Manufacturing/Industrial District
  - Section 4-11, SD1 – Special District 1
- Article 6, Supplemental District Regulations
  - Section 6-2, Accessory Building Regulations, Paragraph C, Area Regulations

Open Public Hearing \_\_ 6:31 pm \_\_\_\_\_

Close Public Hearing \_\_ 6:32 pm \_\_\_\_\_

22. Discuss and take action on approval of the Budget Amendment for the Fiscal Year Beginning October 1, 2018, and ending September 30, 2019, for the Krugerville Economic Development Corporation.

**Motion:** Kristen Kromer to approve amendment

**Second:** George Wilthers

**Vote:** 5-Ayes

**0-Nays**

23. Discuss and take action on approval of the Budget Amendment for the Fiscal Year Beginning October 1, 2018, and ending September 30, 2019, for the Krugerville Community Development Corporation.

Motion: John Nipe to approve amendment  
Vote: 5-Ayes

Second: Grant Wills  
0-Nays

24. Discuss and take action on Ordinance 2019-006, amending the City's Adopted General Fund Budget for FY 18-19, incorporating into said Ordinance, the amended budgets for EDC & CDC as listed in Items 22 & 23.

Motion: Kristen Kromer to approve Ordinance  
Vote: 5-Ayes

Second: George Wilthers  
0-Nays

25. Discuss and take action on Resolution 2019-0416-A authorizing the Deputy City Secretary of the City of Krugerville, Texas, to act on behalf of the City Secretary in her absence by performing the duties of City Secretary.

Motion: John Nipe to approve Resolution  
Vote: 5-Ayes

Second: Grant Wills  
0-Nays

26. Approve the minutes of the following City Council meetings:

March 28, 2019 - City Council General Work Session

March 28, 2019 - Regular Meeting of the City Council and Public Hearings

Motion: Kristen Kromer to approve as presented

Second: George Wilthers

Vote: 5-Ayes


Second: 0-Nays

27. ADJOURN THE MEETING OF THE KRUGERVILLE CITY COUNCIL.

*Meeting was adjourned at 6:35 pm.*

APPROVED by the City Council, this the 25<sup>th</sup> day of April, 2019:

SIGNED:

  
Jeff Parrent, Mayor

ATTEST:

  
Sandy Frantz, City Secretary




APPROVED by the Economic Development Corporation this the 22<sup>nd</sup> day of August, 2019:

SIGNED:

  
Rodney Cagle, President

ATTEST:

  
Kristen Kromer, Vice President

APPROVED by the Community Development Corporation this the 27<sup>th</sup> day of June, 2019:

SIGNED: John A. Nipe  
John Nipe, President

ATTEST:

Kymon Johnson  
Kymon Johnson, Secretary

