

**AGENDA
REGULAR MEETING
KRUGERVILLE CITY COUNCIL
5097 HIGHWAY 377, S – CITY COUNCIL CHAMBERS
June 22, 2017, 6:00 pm**

This is an open meeting, subject to the open meeting laws of the State of Texas. The City Council reserves the right to convene into Executive Session on any item listed on this Agenda should the need arise, pursuant to authorization by Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

1. **CALL MEETING TO ORDER.**
2. **ROLL CALL.**
3. **PLEDGE OF ALLEGIANCE.**
4. **MOMENT OF SILENCE.**
5. **CITIZENS COMMENTS.**

This is the opportunity for the public to address the City Council. Please sign up to speak and indicate the subject you intend to address. Speakers will be recognized in their order of sign-up. City Council may not discuss or act on any issue not posted on the agenda for this meeting (Attorney General Opinion JC-0169). Citizen's comments will be limited to 3 minutes after they have been acknowledged to speak by the chair of the meeting. If the Citizen wishes to make comments about an item that is already on the agenda, discussion will be deferred until the item is discussed.

6. **CITY COUNCIL COMMENTS.**
7. **DEPARTMENTAL UPDATES**
City Secretary
Public Works
8. **REVIEW WRITTEN DEPARTMENTAL REPORTS**
 - **Animal Control**
 - **Code Enforcement**
 - **Library**
 - **Fire**

9. **Discuss City financials.**

10. **OPEN PUBLIC HEARING ON PROPOSED TEMPORARY AND CONDITIONAL CHANGES TO THE ZONING ORDINANCE; TO HEAR PUBLIC COMMENTS CONCERNING A REQUEST FOR A SPECIFIC USE PERMIT AT 5241 HIGHWAY 377, S, KRUGERVILLE, TX, TO ALLOW FOR THE OPERATION OF A GOLF CART SALES AND REPAIR SHOP.**

11. CLOSE PUBLIC HEARING.

12. Discuss and take action on temporary and conditional changes to the City of Krugerville Code of Ordinances, Chapter 14 – Zoning, Article 3 – Permitted Uses, to allow for the operation of NTX Carts, a golf cart sales and repair shop at 5241 Highway 377, S., Krugerville, TX, generally located at the corner of Parallel and Ranch Rds.

P & Z split this action into three motions for recommendation to the City Council:

- a) *Motion was made by Ken Coffelt and seconded by Meredith Tinney, to approve a variance to the parking requirement for this location, with consideration being given to the existing property lines and the nature of the proposed business.*

Vote: 2-Ayes

1-Nay (Raaj Krishnaiya)

- b) *Motion by Ken Coffelt, with a second by Raaj Krishnaiya, to allow wood fence on the northeast side, along Highway 377, from Ms. Jezek's building to the neighboring building, and allow metal fencing on Parallel to match the metal panels on the existing building, not to exceed 8 ft tall, using the fencing and gate to enclose their storage area.*

Vote: 3-Ayes

0-Nays

- c) *Motion made to allow the temporary and conditional use, as it pertains to the main agenda item by Raaj Krishnaiya and seconded by Ken Coffelt.*

Vote: 3-Ayes

0-Nays

13. OPEN PUBLIC HEARING ON CHANGES TO THE ZONING ORDINANCE.

Changes proposed:

- **Chapter 14, Article 4, Zoning Districts, Section 4-4, Single Family Residential District (SF-2), regarding increasing the existing 90% masonry requirement of exterior construction;**
- **Chapter 14, Article 6, Supplemental District Regulations, Section 6-6, Sign Regulations, Paragraph B – Signage Definitions, regarding changing the definition of premises;**
- **Chapter 14, Article 6, Supplemental District Regulations, Section 6-8, Masonry Exterior Requirements, to amend and correct in order to reflect proposed change to Section 4-4;**
- **Chapter 14, Article 7, Definitions, Section 7-2, regarding changing the definitions of lot and masonry.**

14. CLOSE PUBLIC HEARING ON CHANGES TO THE ZONING ORDINANCE.

15. Discuss and take action on changes to the City of Krugerville Code of Ordinances, Chapter 14 – Zoning, as outlined above in Item #13, and Ordinance 2017-0622-A incorporating changes.

Motion made by Ken Coffelt and seconded by Raaj Krishnaiya, to make the following recommendations to the City Council:

Vote: 3-Ayes

0-Nays

Changes proposed:

- *Chapter 14, Article 4, Zoning Districts, Section 4-4, Single Family Residential District (SF-2), regarding increasing the existing 90% masonry requirement of exterior construction;*

New language to read:

E. Exterior Construction

- (1) (a) 100% of the exterior of the first floor shall be 100% masonry construction;*

- (b) 80% of the exterior of the second floor shall be masonry construction, with the front façade consisting of 100% masonry;
- (c) If a natural wood product is used on the front façade of the second story, then 90% of the front façade shall be comprised of masonry construction, exclusive of windows, doors, and dormers.

- Chapter 14, Article 6, Supplemental District Regulations, Section 6-6, Sign Regulations, Paragraph B – Signage Definitions, regarding changing the definition of premises:
Definition amended as follows:

Remove the word “Tarrant,” and replace with “Denton.”

- Chapter 14, Article 6, Supplemental District Regulations, Section 6-8, Masonry Exterior Requirements, to amend and correct in order to reflect proposed change to Section 4-4;
New language to read:

A. RESIDENTIAL DISTRICTS

1. All principal buildings and structures located in the TF, and MF zoning districts shall be constructed of exterior fire resistant material having at least eighty (80) percent of the total exterior walls to the top plate, excluding doors, windows, and porches, as masonry construction.
2. Refer to Sections 4-2, 4-3, 4-3A and 4-4, for specific masonry requirements for SF-E, SF-1, SF-1A, and SF-2, respectively.
3. Other materials, which are characteristic of recognized architectural styles such as Cape Cod, Victorian, Spanish, Prairie or Ranch, may be permitted upon approval by the City.

- Chapter 14, Article 7, Definitions, Section 7-2, regarding changing the definitions of lot and masonry.

Regarding “lot,” definition amended as follows:

Remove the word “Tarrant,” and replace with “Denton.”

Regarding “masonry,” definition replaced as follows:

That form of construction composed of brick and stone, or similar building units, or materials or combination of these materials laid up unit by unit and set in mortar. (This removes any reference to concrete, gypsum, hollow-clay tile, glass block, and/or stucco and also removes the statement “Masonry does not include exterior insulated finish systems [EIFS].”

16. Discuss and take action on suggested future changes to the City of Krugerville Zoning Ordinance.

P & Z recommended changing the following items in the near future:

- Recommended fixing the City Code to reflect that all variances must go to Planning & Zoning first before going to Council and/or the Zoning Board of Adjustments.
- There is a desire to change the requirements for accessory buildings, to allow for structures to be pre-built at a remote location or built on site (see Chapter 14, page 86.2, paragraph D).
- Change the definition of “accessory building” in Chapter 14, page 32, to match the one on page 86.1 of the same chapter.
- Update Wireless Communication Facilities in Chapter 14, Section 6-10, and related definitions (Councilman and Ex-Officio Member Gildersleeve to take this action).

- 17. Discuss and take action on a request for a variance to construction standards at 5185 Highway 377, S., to allow for erection of a temporary structure for a drive-thru coffee shop, as it lies in the overlay district.**

Motion was made by Raaj Krishnaiya and seconded by Ken Coffelt to recommend to the City Council, the approval of the request for variance to the City's construction standards at 5185 Highway 377, S, to allow for the erection of a temporary structure for a drive-thru coffee shop, as it lies in the overlay district, with one north entry off of Highway 377 and one off of Perkins Rd and/or Parallel, per local codes having jurisdiction.

Vote: 3-Ayes

0-Nays

- 18. Discuss and take action on a request from Brandon and Michelle Walters for a variance to the City Zoning Ordinance, for a pre-built accessory building, to be moved onto their property located at 857 Fairview Dr., Krugerville, TX.**

Motion to recommend approval of the variance request to the City Council was made by Ken Coffelt and seconded by Meredith Tinney.

Vote: 2-Ayes

1-Nay (Raaj Krishnaiya)

- 19. Discuss and take action of the proposed Budget Calendar for FY 2017-18.**

- 20. Discuss and take action on a draft letter to TxDOT regarding a traffic signal at the intersection of Surveyors Rd and Highway 377.**

- 21. Discuss and take action on Road Maintenance Funds Agreement Between Tricycle Lane, Texas, LLC, and the City of Krugerville, Texas.**

- 22. Discuss the revised trash contract with Waste Connections of Texas (formerly Progressive Waste).**

- 23. Discuss and take action on new parking area at newly acquired property located on Highway 377.**

- 24. EXECUTIVE SESSION: City Council shall convene into Executive Session pursuant to Texas Government Code:**

Section 551.072 for Discussion and Deliberation of Real Property - Future Development

- 25. The City Council shall convene into open session to take any action necessary as a result of the Executive Session.**

- 26. Discuss and take action on City Council Meeting Minutes.**

May 17, 2017 – General Work Session

May 17, 2017 – Regular Meeting of the City Council

- 27. ADJOURN:**

NOTE: It is possible a quorum of various Krugerville Commissions, Corporations, or Committees could be present, but they will not take action on any issues.

CERTIFICATION: I hereby certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of Krugerville, Texas, at 5097 Highway 377,

Krugerville, Texas, on June 19, 2017, at 4:55 pm, in accordance with Chapter 551, Texas Government Code, and shall remain posted until meeting is adjourned.

Sandy Frantz
Sandy Frantz, City Secretary

