

MINUTES
SPECIAL CALLED JOINT SESSIONS
and
PUBLIC HEARINGS
of
THE KRUGERVILLE CITY COUNCIL
 (rescheduled Regular Meeting of November 23, 2017)
and
THE PLANNING & ZONING COMMISSION
5097 HIGHWAY 377 SOUTH – CITY COUNCIL CHAMBERS
November 16, 2017, 6:00 p.m.

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

CITY COUNCIL MEMBERS PRESENT:

Jeff Parrent	Mayor
Kristen Kromer	Mayor Pro Tem
John Nipe	Council Member
Eric Gildersleeve	Council Member
Thurman Bridges	Council Member
George Wilthers	Council Member

P & Z MEMBERS PRESENT:

Meredith Tinney	Chair
Kenneth Coffelt	Commissioner
Carlos Irlas	Commissioner
Raaj Krishnaiya	Commissioner
Curtis Ray	Commissioner

CITY COUNCIL MEMBERS ABSENT:

None absent at roll call. However, Kristen Kromer and John Nipe left the meeting about 7:00 pm, or shortly thereafter.

STAFF AND OTHERS PRESENT:

Sandy Frantz	City Secretary	Tyler Gulette	Public Works
Larry Stanton	Citizen	Violet Stanton	Citizen
Sarah Hicks	Citizen	Larry Wheeler	Citizen
Elvin Eggleston	Citizen	Chrs Gilcrest	Citizen
Shea Akers	Citizen	Grant Wills	Citizen
Rachel Wills	Citizen	Sylvia Phillips	Real Estate Broker

1. MEETING CALLED TO ORDER by Mayor Parrent at 6:03 pm.
2. ROLL CALL OF THE KRUGERVILLE CITY COUNCIL.
All present.
3. ROLL CALL OF THE PLANNING & ZONING COMMISSION.
Raaj Krishnaiya was absent at Roll Call, but arrived at 6:09 pm.
4. PLEDGE OF ALLEGIANCE.
5. MOMENT OF SILENCE.

6. CITIZENS COMMENTS.

Residents Violet Stanton, Larry Wheeler, Elvin Eggleston, Chrs Gilcrest, and Shea Akers voiced their opposition to any burn ban in the City. Sara Hicks requested someone read the section of the Code aloud that referenced burning.

7. CONVENE THE MEETING OF THE KRUGERVILLE CITY COUNCIL.

8. CITY COUNCIL COMMENTS.

- Thurman Bridges and George Wilthers thanked the visitors for their attendance and for voicing their opinions.
- Kristen Kromer thanked Sandy Frantz for her team's accomplishments during the last year.

9. DEPARTMENTAL UPDATES

City Secretary:

- Sandy Frantz reported that the yearly audit conducted by Mr. Spore went very well and that there would be no write-ups. He had no problem finding records, liked the method Karen Rutherford was using for breaking down expenditures, and approved of our internal procedures, such as systems for checks and balances, and cash handling.
- Mr. Spore will present the FY16-17 City Audit to Council on December 7, 2017.

Public Works and Code Enforcement:

- Tyler Gulette reported that he was working on rebuilding the bridge at the Park.
- Gave an update on code violations and compliance.
- Discussed a variance request as it relates to Code Enforcement.

10. REVIEW WRITTEN DEPARTMENTAL REPORTS

- Animal Control
- Code Enforcement
- Library
- Fire

11. Discuss City financials.

Mr. Deaton was not able to attend. He will present the October 2017 financials at the next regular City Council Meeting.

12. Discuss and authorize the Mayor to take action on any Staff holiday gifts or bonuses.

Motion: Eric Gildersleeve to deny Mayor the authority to take action on Staff holiday gifts or bonuses, but to present a future change to Council to amend the employee handbook to create longevity pay. **Second:** Thurman Bridges

Vote: 2-Ayes

1-Nay (George Wilthers)

Note: Kristen Kromer and John Nipe were absent for this vote.

13. Discuss and take action on Ordinance 2017-009 regarding a request for voluntary annexation of 7.79 acres situated in the James Bridges Survey, Abstract No. 36, as located in Denton County, Texas.

20. RECESS THE MEETING OF THE KRUGERVILLE PLANNING & ZONING COMMISSION.

21. CONVENE THE MEETING OF THE KRUGERVILLE CITY COUNCIL.

22. Discuss and take action on a request from LGI Homes for a variance to Chapter 10, Subdivision Ordinance, Article 50, Paragraph 50-100, One and Two Family Residential Driveways, to install a driveway greater than 24 ft wide, to a maximum of 27 ft wide, for 123 Dogwood, located in Woodlands 3, in the City of Krugerville, Denton County, Texas.

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

Second: John Nipe
0-Nays

23. The City Council will conduct a Public Hearing on changes to the City of Krugerville's Zoning Ordinance.

Change proposed:

- **Chapter 14, Article 4, Zoning Districts, the addition of Section 4-11, SD1 – Special District 1 and permitted land uses.**

Open Public Hearing 6:41 pm

Close Public Hearing 6:42 pm

24. Discuss and take action on Ordinance 2017-010 amending the Code of Ordinances of the City of Krugerville, Texas, by amending Chapter 14, Article 4, to add a new Section 4-11, entitled "SD1 – Special District 1," and by amending Section 3-1, Use of Land and Buildings to allow for uses in the new zoning district.

Motion: Kristen Kromer to approve
Vote: 5-Ayes

Second: George Wilthers
0-Nays

25. RECESS THE MEETING OF THE KRUGERVILLE CITY COUNCIL.

26. CONVENE THE MEETING OF THE KRUGERVILLE PLANNING & ZONING COMMISSION.

27. The Planning & Zoning Commission will conduct a Public Hearing on a request for a zoning change from AG to SD1, for 6.0 acres of land situated in the James Bridges Survey, Abstract No. 36, otherwise known as Krugerville Industrial Park, Phase One, Lot 1, Block A, generally located in the 4600 Block of Highway 377.

Open Public Hearing 6:43 pm

Close Public Hearing 6:46 pm

28. ADJOURN THE MEETING OF THE KRUGERVILLE PLANNING & ZONING COMMISSION.

Meeting was adjourned at 6:46 pm.

29. CONVENE THE MEETING OF THE KRUGERVILLE CITY COUNCIL.

30. The City Council will conduct a Public Hearing on a request for a zoning change from AG to SD1, for 6.0 acres of land situated in the James Bridges Survey, Abstract No. 36, otherwise known as Krugerville Industrial Park, Phase One, Lot 1, Block A, generally located in the 4600 Block of Highway 377.

Open Public Hearing 6:46 pm

Close Public Hearing 6:46 pm

31. Discuss and take action on Ordinance 2017-011 amending the Zoning Map of the City of Krugerville, Texas, to provide for rezoning of 6.0 acres out of the James Bridges Survey, Abstract Number 36, City of Krugerville, Denton County, Texas, and located at 4650 Highway 377.

Motion: George Wilthers to approve
Vote: 5-Ayes

Second: Eric Gildersleeve
0-Nays

32. Discuss and take action on City Council Meeting Minutes.
October 26, 2017 – Public Hearings and Regular Meeting

Motion: George Wilthers to approve minutes
as written

Second: Thurman Bridges

Vote: 3-Ayes

0-Nays

Note: Kristen Kromer and John Nipe were absent for this vote.

33. ADJOURN THE MEETING OF THE KRUGERVILLE CITY COUNCIL.

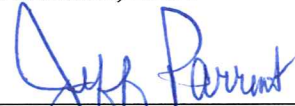
Motion: Eric Gildersleeve to adjourn at 7:17 pm
Vote: 3-Ayes

Second: George Wilthers
0-Nays

Note: Kristen Kromer and John Nipe were absent for this vote.

APPROVED by the Krugerville City Council, this the 7th day of December, 2017:

SIGNED:


Jeff Parrent, Mayor

ATTEST:


Sandy Frantz, City Secretary

APPROVED by the Krugerville Planning & Zoning Commission, this the 7th day of December, 2017:

SIGNED:


Meredith Tinney, Chair


Ken Coffelt, Witness

ATTEST:


Sandy Frantz, City Secretary

