

**MINUTES  
REGULAR MEETING  
and  
PUBLIC HEARINGS  
of  
THE KRUGERVILLE CITY COUNCIL  
5097 HIGHWAY 377, S – CITY COUNCIL CHAMBERS  
April 25, 2019, 6:00 pm**

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

**CITY COUNCIL MEMBERS PRESENT:**

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

**CITY COUNCIL MEMBERS ABSENT:**

None

**STAFF AND OTHERS PRESENT:**

Sandy Frantz	City Secretary	Karen Rutherford	Deputy City Secretary
Carl Deaton	City CPA	James Edland	Police Chief
Abigail Allen	Pilot Point Post Signal	Westley Bracamontes	Resident
Chris Currier	Resident	Caitlin Dunsmore	Resident
Kay Neubauer	Visitor	Wendy Dunsmore	Visitor
Anthony Miller	Resident	Cathy Ogden	Realtor
Jennifer Liggitt	Resident	Steve Liggitt	Resident

1. MEETING CALLED TO ORDER by Jeff Parrent at 6:00 pm.
2. ROLL CALL AND DETERMINATION OF QUORUM.  
All present; quorum was confirmed.
3. PLEDGE OF ALLEGIANCE.
4. CITIZENS COMMENTS.  
None
5. CITY COUNCIL COMMENTS.
  - ✓ George Wilthers reminded everyone that early voting ends on April 30<sup>th</sup>;
  - ✓ Mayor Parrent reported that the Police Commission is giving consideration to building a new building to house NEPD.
  - ✓ John Nipe thanked the Council and Staff for making his birthday special.

**6. DEPARTMENTAL UPDATES**

**City Secretary Sandy Frantz:**

- Reminded the Council that the May meeting would be held May 15, 2019, and combined with the election canvass;
- Handed out an ordinance from 2013 that needs to be reviewed in the near future;
- Placed the newspaper ads for the RFP for drainage work in the Pilot Point Post Signal and the Denton Record Chronicle; bids will be due on May 13, with award following on May 15 at the next meeting;
- Has filed the executed ordinance annexing Urban Bluff at the County Clerk’s Office;
- Has filed a claim on behalf of the City, for unclaimed funds being held at the State of Texas, for approximately \$6,000; and
- Reported that she and Karen Rutherford are still in the process of learning Laserfiche and converting documents.

**Public Works and Code Enforcement**

*Report was handed out before the meeting.*

**CONSENT ITEMS:**

*This agenda consists of non-controversial or “housekeeping” items required by law. Items may be removed from the Consent Agenda by any Council Member by making such request prior to a motion and vote on the Consent Agenda.*

**7. Approve City financials for March 2019.**

**Carl Deaton presented a favorable report for the General Fund, CDC, and EDC.**

**8. Approve the minutes of the following City Council meetings:**

**April 16, 2019 - City Council Workshop, Public Hearings, and Special Meeting of the City Council conducted jointly with the Economic Development and the Community Development Corporations**

**9. Approve Departmental Reports for Code Enforcement, Animal Control, Library, Fire Department, Northeast Municipal Court, and Northeast Police Department.**

**Motion: George Wilthers to approve all items on the consent agenda with a small change to the minutes of the April 16, 2019 meeting, concerning comments made by Kristen Kromer.**

**Second: Kristen Kromer**

**Vote: 5-Ayes**

**0-Nays**

**PUBLIC HEARINGS:**

**10. The City Council will conduct a Public Hearing on a request for a zoning change from AG to SD1, for 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, located in the City of Krugerville, Texas, recorded in the plat records of Denton County, under County Clerk’s Document Number 2017-91, DCAD Property #700913.**

*The City Council is currently acting as the Planning & Zoning Commission and taking action as Council. Public Hearing will begin at 6:00 pm or after.*

*After the second Public Hearing on April 16, 2019, Ordinance 2019-005 was approved annexing this property.*

**Open Public Hearing \_\_ 6:15 pm \_\_\_\_\_**

**Close Public Hearing \_\_ 6:16 pm \_\_\_\_\_**

*Note: The Ordinance associated with this rezoning action will be placed on the May 15, 2019, agenda, in accordance with Chapter 211 of the Local Government Code.*

*The City Secretary reported that she had not received comments or opposition on this issue.*

11. The City Council will conduct a Public Hearing on a request for a Specific Use Permit to allow for a maximum of two horses on two contiguous parcels of land totaling 1.9958 acres, known as 103 Baseline, Country Estates, Block 3, Lots 6 & 7, DCAD Properties #53026 and 53022, respectively, located in the City of Krugerville, Texas.

*The City Council is currently acting as the Planning & Zoning Commission and taking action as Council. Public Hearing will begin at 6:05 pm or after.*

Open Public Hearing 6:17 pm

Close Public Hearing 6:26 pm

*The City Secretary reported that she had not received comments or opposition on this issue.*

**REGULAR AGENDA:**

12. Discuss and take action on a Rental Agreement for the City of Krugerville Community Center.

*There was a discussion amongst the Mayor and Council and changes were relayed to Karen Rutherford.*

Motion: George Wilthers to approve the Rental Agreement with noted changes

Second: John Nipe

Vote: 5-Ayes

0-Nays

13. Discuss and take action on Ordinance 2010-008, amending the Code of Ordinances of the City of Krugerville, Texas, Chapter 14, Zoning Ordinance, by amending Article 3, Sections 3-1 and 3-2; Article 4, Sections 4-5, 4-6, 4-7, 4-8, 4-9, 4-10, and 4-11; and Article 6, Section 6-2.

Motion: John Nipe to postpone

Second: Kristen Kromer

Vote: 5-Ayes

0-Nays

**AGENDA ITEMS RELATED TO PLANNING & ZONING:**

*The City Council is currently acting as the Planning & Zoning Commission and taking action as City Council.*

14. Discuss and take action on a request from Anthony Miller and Caitlin Dunsmore, the owners of 103 Baseline, for approval of a Specific Use Permit to allow for a maximum of two horses on two contiguous parcels of land totaling 1.9958 acres.

Motion: George Wilthers to approve the SUP for a maximum of two horses.

Second: Grant Wills

Vote: 4-Ayes

1-Nay (Thurman Bridges)

15. Discuss and take action on a request from Kenneth and Glenda Fennell, property owner at 119 Spanish Oak, for a variance of construction requirements, in Chapter 14, Zoning, Section 6-2, Accessory Building Regulations, Paragraph C(2) regarding area regulations in the rear yard, of the City's Zoning Ordinance, to consider the following:

- Minimum setback distance is fifteen (15) feet, from garages or other accessory buildings to the main building.

*Landowner is requesting that the accessory be located ten (10) feet from the dwelling.*

- Accessory building will cross the platted building line as shown on the site plan.

Motion: George Wilthers to approve variances

Second: John Nipe

Vote: 5-Ayes

0-Nays

16. ADJOURN: The Mayor ADJOURNED AT 6:47 pm.

APPROVED this the 15<sup>th</sup> day of May, 2019:

SIGNED: \_\_\_\_\_

*Jeff Parrent*  
Jeff Parrent, Mayor

ATTEST:

*Sandy Frantz*  
Sandy Frantz, City Secretary

