

**AGENDA**  
**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 SOUTH – 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**

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 to seek legal advice on any posted Agenda Item pursuant to Texas Government Code Section 551.071(2).

1. **CALL GENERAL WORK SESSION TO ORDER.**
2. **ROLL CALL OF THE KRUGERVILLE CITY COUNCIL AND DETERMINATION OF QUORUM.**
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**
4. **ADJOURN THE GENERAL WORK SESSION.**
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.*
6. **ROLL CALL OF THE ECONOMIC DEVELOPMENT CORPORATION and THE COMMUNITY DEVELOPMENT CORPORATION AND DETERMINATION OF QUORUMS.**

**7. PLEDGE OF ALLEGIANCE.**

**8. CITIZENS COMMENTS.**

*This is the opportunity for the public to address the City Council, the Economic Development Corporation, and/or the Community Development Corporation. 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, the EDC, and CDC 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.*

**9. COMMENTS FROM THE CITY COUNCIL, EDC, OR CDC.**

**10. CONVENE THE JOINT MEETING OF THE CITY COUNCIL, THE ECONOMIC DEVELOPMENT AND THE COMMUNITY DEVELOPMENT CORPORATIONS.**

**11. The CDC will discuss and take action on various Park and community activities.**

*Mayor Parrent will lead the discussion.*

- **Finances**
- **Park event/Grand Opening - update**
- **Confirmation of the naming of the City Parks**
- **Other**

**12. The CDC will discuss and take action on amending their FY 18-19 Budget.**

**13. CDC will discuss and take action on the February 28, 2019, Minutes of Special Joint Meetings of City Council, EDC and CDC.**

**14. ADJOURN THE MEETING OF THE COMMUNITY DEVELOPMENT CORPORATION.**

**15. The EDC will discuss and take action on amending their FY 18-19 Budget.**

**16. EDC will discuss and take action on the February 28, 2019, Minutes of Special Joint Meetings of City Council, EDC and CDC.**

**17. ADJOURN THE MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION.**

**18. CALL TO ORDER THE PUBLIC HEARINGS AND SPECIAL MEETING OF THE CITY COUNCIL.**

*Beginning at 6:00 pm or after.*

**19. The City Council will conduct the *Second Public Hearing* to receive public comment on a petition 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.**

**Open Public Hearing \_\_\_\_\_ Close Public Hearing \_\_\_\_\_**

**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.

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 \_\_\_\_\_ Close Public Hearing \_\_\_\_\_

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.
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.
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.

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.

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

27. ADJOURN THE MEETING OF THE KRUGERVILLE CITY COUNCIL.

**EXECUTIVE SESSION:** The City Council reserve the right to adjourn into Executive Session at any time during the course of this Meeting to discuss matters as authorized by the Texas Government Code including: 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 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including but not limited to, Section 321.3022 (Sales Tax Information).

*This facility is wheelchair accessible and accessible parking is available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's office at (940) 365-5833 for further information.*



*Sandy Frantz*  
Sandy Frantz, City Secretary

**CERTIFICATION:** I, Sandy Frantz, City Secretary, hereby certify that the above notice was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Krugerville, Texas, on April 13, 2019, at 2:05 pm, in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the City Council of the City of Krugerville, Texas, was removed by me from the official bulletin board of the City of Krugerville, 5097 Highway 377, S, Krugerville, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
\_\_\_\_\_, Title: \_\_\_\_\_