

MINUTES: CITY COUNCIL MEETING
June 6, 2016

PRESENT: Mayor Thomas Muir, Councilman Bill Boutwell, Councilman Lee Allison, Councilman David Clark and Councilman Gary Bilyeu

ABSENT: Councilman Allen Chick

OTHERS

PRESENT: Mike Brice City Manager, Cheryl Price Deputy City Secretary, Cindy Wilkinson Sportsman

1. Call Meeting to Order, Invocation, Pledge of Allegiance.

Mayor Muir called the meeting to order at 7:06 p.m. Councilman Bilyeu led the Invocation followed by Councilman Clark leading the Pledge of Allegiance.

2. Issue Certificate of Election, Statement of Elected Officer and Oath of Office.

Councilman Bilyeu took the oath of office.

3. Citizens Input:

(Citizens are allowed 3 minutes to speak. The City Council is unable to respond or to discuss any issues brought up during this section).

None.

CONSENT AGENDA:

**4. a) Approval of Minutes: May 16, 2016 – Work Session
May 16, 2016 - Council Meeting**

b) Disbursements

c) Appoint the Following to Open Planning and Zoning Commission Positions:

- James Fox to Place 1
- Eddie Piercy from Alternate to Place 7
- Jason Collett to Alternate

Councilman Allison made a motion to approve the Consent Agenda Items as presented. Motion seconded by Councilman Boutwell. Motion carried unanimously (4-0) Councilman Chick Absent.

4. Consider any Items Removed From Consent Agenda.

None.

REGULAR AGENDA

5. Conduct a Public Hearing on Amending Sanger's Drought Contingency Plan.

The Public Hearing was opened at 7:12 p.m. to solicit any comments for or against the request. There being no citizens present who wished to speak, the Public Hearing was closed at 7:13 p.m.

6. **Consider, Discuss, and Possibly Approve Ordinance #06-10-16 - Amending Sanger's Drought Contingency Plan.**

Mike Brice summarized noting that this is basically to align our plans with the other plans in the metro area. A couple of years ago the Regional Water District, the Upper Trinity Water District and Tarrant County, Dallas, and North Texas Water got together and aligned the plan so the stages were similar. So if it is Stage 1 in Rowlett it is the same Stage in Sanger and Lake Worth, etc. It makes a lot of sense from a marketing standpoint because we usually go into stages as a region. So when a billboard is put up in Lake Dallas noting the stage – it will mean the same thing to a Sanger resident. They have worked on this for about 18 months. The big change in the plan is that it goes from four stages to three stages

Councilman Boutwell made a motion to approve Ordinance #06-10-16 Amending Sanger's Drought Contingency Plan. Discussion was called and Councilman Bilyeu requested clarification and was concerned with the termination fees and the whether the city had the authority to shut off someone's irrigation at any stage of the plan. It was noted they get a warning, then a ticket, and if continue to water, they get shut off. Mike Brice noted that this was included in the plan for someone that will not comply. To date, we have not shut anyone off, but have given warnings to one entity because they would not quit watering every day when we were in Stage 2. Motion was seconded by Councilman Bilyeu. Motion carried unanimously (4-0) Councilman Chick Absent.

8. **Conduct a Public Hearing on A Proposed Rezoning of the Property Located at 499 West Chapman Drive, From I-1 Industrial District to B-2 Business District.**

The Public Hearing was opened at 7:22 p.m. to solicit any comments for or against the request. Cindy Wilkerson Manager representing "The Sportsman" at 499 W. Chapman was recognized. She advised they wanted to open a liquor store in Suite 101 and need everybody's vote to do so. She noted she would rather see Sanger get the Tax money than other cities. There will be no access from the liquor store into the Sportsman. The liquor store will have it's own entrance and exit. There being no further citizens present who wished to speak, the Public Hearing was closed at 7:24 p.m.

9. **Consider, Discuss, and Possibly Approve Ordinance #06-11-16 – A Proposed Rezoning of the Property Located at 499 West Chapman Drive, From I-1 Industrial District to B-2 Business District.**

Cindy Wilkerson representing The Sportsman was recognized to address any questions from the Councilmembers. There were questions regarding parking and she noted that they were filling in the hole where there used to be a tree and doing some improvements to help facilitate some additional parking. Concern was noted regarding the signage in the store window and Joe Iliff advised that there is an Ordinance that limits how much signage can cover a window. It was also noted that the TABC also has restrictions on the neon signage. The only neon sign that can be put directly in a window is an "Open" and "Closed" neon sign. There will not be a drive thru window. The store will be very small quick service package liquor store, about 875 square feet. The hours will be Monday thru Saturday from 9:00 a.m. to 9:00 p.m. which are TABC Regulations. There was brief discussion regarding the zoning. It was noted that the area was basically built out to capacity right now and the zoning would encompass the complete area. Out of 21 letters there was only one letter sent back which was in support of the liquor store. No letters of opposition.

Councilman Bilyeu made a motion to approve Ordinance #06-11-16 to Rezone the property located at 499 West Chapman Drive from I-1 Industrial District to B-2 Business District. Motion was seconded by Councilman Boutwell. Motion carried unanimously (4-0) Councilman Chick Absent.

10. Conduct a Public Hearing on Amending the Zoning Ordinance Creating New Residential Districts.

The Public Hearing was opened at 7:34 p.m. to solicit any comments for or against the request. There being no citizens present who wished to speak, the Public Hearing was closed at 7:35 p.m.

11. Consider, Discuss, and Possibly Approve Ordinance #06-12-16 – Amending the Zoning Ordinance Creating New Residential Districts.

Joe Iliff was recognized to present the request. He noted that out of the ten Single Family Zoning Districts we only use about four of them. We looked at not only what we have that we are not using, but what are we missing. He explained that staff is proposing to add four new single-family residential districts that would permit larger homes to be constructed on smaller lots. This is a development pattern that is in demand, where people want a nice large home but not much yard maintenance. The proposal is to add these four new zoning districts to the zoning ordinance as another type of residential district to have. Discussion ensued and consensus was for staff to take a look at when a developer is increasing the size of a house that there should be creative flexibility in setbacks, etc. Mike Brice noted this item could be put on a future Work Session and Council could possibly look at all of the zoning districts and discuss if we want to take out the ones that we don't want and look at reducing setbacks and increasing size. Specifically, look at setbacks, coverage and lot size. Larger homes create a larger tax base. It was noted that the new Residential districts proposed tonight do not require garages. Consensus was that the new proposed Residential Districts should require garages.

No Action was taken on this item.

12. INFORMATION ITEMS:

a) None

13. Adjourn

There being no further business Mayor Muir adjourned the meeting at 8:19 p.m.