

**MINUTES: CITY COUNCIL MEETING  
July 20, 2015**

**PRESENT: Councilman Bill Boutwell, Councilman Russell Martin, Councilman David Clark, Mayor Pro Tem Gary Bilyeu and Councilman Allen Chick**

**ABSENT: Mayor Thomas Muir**

**OTHERS**

**PRESENT: Mike Brice City Manager, Tami Taber City Secretary, Joe Iloff Development Services Director, Jim Berman Parks and Recreation Supervisor, David McClaren, Lynda McClaren, Jaycee Collett, Ed Penten, Toni Penten, Teresa Calvert, Carol Harper, Jason Collett, Kenny Ruland, Shelley Ruland, Larry Kish, Amy Layton, Jerry Rainey, Elaine French, Melissa Brown, Michael Brown, Rhonda Cockrell, Dannie Cockrell, Scotty McMahan, Brandon Miller, Shawn Wilson, Colleen Wilson and Anita Pursley**

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

**Mayor Pro Tem Bilyeu called the meeting to order at 7:00 p.m. Councilman Chick led the Invocation followed by Councilman Martin leading the Pledge of Allegiance.**

**2. 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).**

**Dave McClaren of 132 Shady Grove, recently received a notice regarding permits on structures, accessory buildings and fences after being told he did not have to have a permit. He stated that he has gotten three different answers from the Development Services department and is wanting the information in writing.**

**Mayor Pro Tem Bilyeu advised Mr. McClaren to talk to Joe Iloff.**

**CONSENT AGENDA**

- 3. a) Approval of Minutes: July 6, 2015 - Work session  
July 6, 2015 - City Council  
b) Disbursements**

**Councilman Martin made a motion to approve. Seconded by Councilman Clark. Motion carried 4-1, Mayor Pro Tem Bilyeu abstained due to being absent at the last meeting.**

**4. Consider any Items Removed From Consent Agenda.**

**REGULAR AGENDA**

**5. Recognition of the Sanger High School Bass Fishing Team for Their Help in the City Fishing Derby.**

**Jim Berman, Parks and Recreation Supervisor presented a plaque for their help.**

**6. Conduct a Public Hearing on a Proposed Rezoning of Approximately 1 Acre of Land Located on the West Side of Freese Drive, South of David Drive from B-1 Business District to MF-2 Multi-family Residential District.**

Mayor Pro Tem Bilyeu opened the Public Hearing at 7:10 p.m.

Brandon Miller of 125 Pintail, is requesting a zoning change on 1 acre of vacant land near 299-301 Freese Drive, from B-1 Business District to MF-2 Multi-Family Residential District 2, to construct ten 2 story townhomes as rentals and feels this is the best use of the land.

There was a petition with 75 signatures opposing this.

Jerry Rainey of 1804 Bucklew, attended the Planning and Zoning meeting last week and stated that the majority of residents moved into this area ten to twenty years ago because it was nice and quiet and has easy access to I-35. He wants to see more small businesses, not rentals. He also felt privacy would be an issue and more activity at all hours like the apartment complex located down the street on Austin.

Dannie Cockrell of 1002 Hunters Court, advised that he lives directly across the street from the proposed rental site and tenants will be able to see down into his backyard. This location was zoned B-1 when he built his home. He stated that ten years ago, the Council denied a motel at this site. He wants to keep a nice, quiet neighborhood and there is already enough traffic on Freese Drive.

Melissa Brown of 1004 Hunters Court, feels the rentals will lower the value of homes in that area.

Anita Pursley of 1001 Treys Court, said that the driveway to the rental units will be directly across from her driveway and she doesn't want renters to see into her backyard from the 2 story units.

Mayor Pro Tem Bilyeu closed the Public Hearing at 7:24 p.m.

7. Consider, Discuss, and Possibly Approve Rezoning Approximately 1 Acre of Land Located on the West Side of Freese Drive, South of David Drive from B-1 Business District to MF-2 Multi-family Residential District.

Joe Iliff spoke and said that the West side of Freese is zoned B-1 and B-2 otherwise it's all single family.

The applicant applied for a MF-2 permit for building ten units having 37 parking spaces. Thirty two citizens attended the last Planning and Zoning meeting to oppose and the Board denied the request 4-1.

Councilman Clark made a motion to deny. Seconded by Councilman Boutwell. Motion carried 4-1.

For

Against

Councilman Martin

Councilman Clark  
Councilman Boutwell  
Councilman Bilyeu  
Councilman Chick

8. Consider, Discuss and Possibly Approve a Sewer Main Pro-Rata Reimbursement Agreement Between the City of Sanger and Outstretched Arms.

**Councilman Martin made a motion to approve. Seconded by Councilman Clark.  
Motion carried unanimously.**

- 9. Conduct a Public Hearing on a Proposed Specific Use Permit for an Accessory Dwelling Unit on the Property Located at 804 North Keaton Road.**

**Mayor Pro Tem Bilyeu opened the Public Hearing at 7:49 p.m.**

**Shelley Ruland of 804 N. Keaton, spoke about wanting to place a 14' x 28' Leland cabin beside her home (a 20+ acre tract) to house her uncle.**

**Mayor Pro Tem Bilyeu closed the Public Hearing at 7:56 p.m.**

- 10. Consider, Discuss and Possibly Approve a Specific Use Permit for an Accessory Dwelling Unit on the Property Located at 804 North Keaton Road.**

**Councilman Chick made a motion to approve. Seconded by Councilman Boutwell.  
Motion carried unanimously.**

- 11. INFORMATION ITEMS:**

- a) ATMOS Energy Rider GCR-Rate Filing Under Docket No. 10170**

- 12. Adjourn.**

**Mayor Pro Tem Bilyeu adjourned the meeting at 7:58 p.m.**