

CITY COUNCIL

MEETING MINUTES

NOVEMBER 03, 2025, 6:00 PM

CITY COUNCIL REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 6 02 p m

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 1 Marissa Barrett

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, and Lt Justin Lewis

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Item 2 of the agenda City Secretary Edwards provided an overview of the item, including the exemptions

Discussion ensued regarding Items 5 and 9 of the agenda Director Hammonds provided an overview of the items and the proposed change for the construction of the development's parks

Discussion ensued regarding Item 10 of the agenda Director Hammonds and City Manager Noblitt addressed questions regarding the allowable uses with an SUP, signage, and operation of the business

Discussion ensued regarding Item 8 of the agenda. Director Hammonds provided an overview of the item, including the reason for the zoning change request and the current use of the property.

City Manager Noblitt addressed Councilmember Chick's questions regarding the Financials provided under the Informational Items of the agenda.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:42 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:00 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, and Lt. Justin Lewis

INVOCATION AND PLEDGE

Councilmember Chick gave the Invocation. The Pledge of Allegiance was led by Councilmember Bilyeu.

CITIZENS COMMENTS

No one addressed the Council

CONSENT AGENDA

- 1 Consideration and possible action on the minutes from the October 20, 2025, meeting
- 2 Consideration and possible action Ordinance 11-33-25, Repealing existing Article 4 200, "Itinerant Merchants, Peddlers and Vendors," of Chapter 4, "Business Regulations," of the Code of Ordinances of the City of Sanger, Texas, and replacing it with a new Article 4 200, "Solicitors and Itinerant Merchants, Handbill Distribution "

Motion to approve the consent agenda as presented

Motion Bilyeu

Second Burrus

Ayes Barrett, Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

PUBLIC HEARING ITEMS

- 3 Conduct a public hearing on a request for a Future Land Use Map amendment from Medium Residential to Industrial Light for approximately 5 624 acres of land, described as A0792A J MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd

Mayor Muir opened the public hearing at 7 03 p m

Director Hammonds provided an overview of the item

No one else requested to speak

Mayor Muir closed the public hearing at 7 05 p m

- 4 Conduct a public hearing on a request for a zoning change from Agriculture (AG) to Light Industrial (LI) for approximately 5.624 acres of land, described as A0792A J MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd

Mayor Muir opened the public hearing at 7:05 p.m.

Director Hammonds provided an overview of the item.

No one else requested to speak.

Mayor Muir closed the public hearing at 7:06 p.m.

- 5 Conduct a public hearing on an amendment to Ordinance No. 08-22-25 for approximately 130.907 acres of land described as A0029A R BEEBEE, TR 67 & 68(PT) and A0029 R BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad

Mayor Muir opened the public hearing at 7:07 p.m.

Director Hammonds provided an overview of the item.

No one else requested to speak.

Mayor Muir closed the public hearing at 7:08 p.m.

- 6 Conduct a public hearing on a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S Stemmons Frwy

Mayor Muir opened the public hearing at 7:09 p.m.

Director Hammonds provided an overview of the item.

Andy Read, spoke in opposition and stated his concerns.

Mayor Muir closed the public hearing at 7:15 p.m.

ACTION ITEMS

- 7 Consideration and possible action on Ordinance No 11-29-25 a request for a Future Land Use Map amendment from Medium Residential to Industrial Light for approximately 5 624 acres of land, described as A0792A J MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd

Motion to approve

Motion Chick

Second Gann

Ayes Barrett, Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

- 8 Consideration and possible action on Ordinance No 11-30-25 a request for a zoning change from Agriculture (AG) to Light Industrial (LI) for approximately 5 624 acres of land, described as A0792A J MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd

Motion to approve

Motion Chick

Second Gann

Ayes Barrett, Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

- 9 Consideration and possible action on an amendment to Ordinance No 08-22-25 creating Ordinance No 11-31-25 for approximately 130 907 acres of land described as A0029A R BEEBEE, TR 67 & 68(PT) and A0029 R BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad

Motion to approve

Motion Chick

Second Burrus

Ayes Barrett, Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

10. Consideration and possible action on Ordinance No. 11-32-25 a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S. Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S. Stemmons Frwy.

Motion to deny.

Motion: Chick

Second: Gann

Ayes: Chick and Gann.

Nays: Barrett, Bilyeu, and Burrus

Motion failed 2-3-0.

No action was taken on this item.

FUTURE AGENDA ITEMS

Councilmember Bilyeu asked about the date of the retreat next spring.

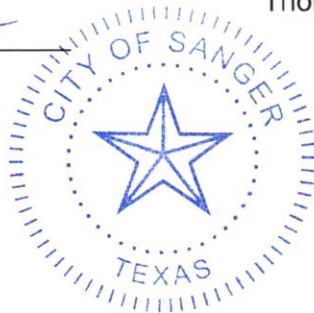
INFORMATIONAL ITEMS

11. Financial Statements August and September 2025
12. Disbursements Report September 2025

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 7:43 p.m.


Kelly Edwards, City Secretary




Thomas E. Muir, Mayor