CITY OF BLUE RIDGE
REGULAR SESSION AGENDA
MAY 5, 2026 7:00 P.M.
Blue Ridge Community Center
200 W. Tilton Street

THE BLUE RIDGE CITY COUNCIL WILL MEET IN REGULAR SESSION AT 7:00 P.M. ON TUESDAY, MAY 5, 2026 AT THE BLUE RIDGE COMMUNITY CENTER, LOCATED AT 200 W. TILTON, BLUE RIDGE, TEXAS WITH THE FOLLOWING ITEMS ON THE AGENDA FOR CONSIDERATION AND/OR ACTION.

NOTICE OF ATTENDANCE

Notice is hereby given that some or all members of the Blue Ridge Economic Development Corporation or the Blue Ridge Community Development Corporation may attend the Blue Ridge City Council meeting in numbers that may constitute a quorum from either Board. Notice is hereby given that the meeting, to the extent required by law, is also noticed a meeting of the City Council. No action will be taken by the Blue Ridge Economic Development Corporation nor the Blue Ridge Community Development Corporation at this meeting of the Blue Ridge City Council.

1. Call to order, Roll Call
2. Administer Statements of Officer and Oaths of Office to newly elected Mayor and Councilmembers.
3. Prayer and Pledges of Allegiance
4. Public Comment: This is an opportunity for the public to address the Council on any matter included on the agenda, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. To address the Council, speakers MUST complete a Speaker Form and provide it to the City Secretary PRIOR to the start of the meeting. Each speaker approach the front of the Council and state his/her name and street address before speaking. Speakers shall address the Council with civility that is conducive to appropriate public discussion. The public cannot speak from the gallery but only from the front of the Council. Per the Texas Open Meetings Act, the Council is not permitted to take action on or discuss any item not listed on the agenda. The Council may: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy; or (3) propose the item be placed on a future agenda, in accordance with Council procedures.
5. Consent Agenda (All matters listed under the Consent Agenda for discussion and possible actions are considered to be routine by the City Council and require little or no deliberation. There will not be a separate discussion of these items and the Consent Agenda items will be enacted by

one vote. If a Council Member expresses a desire to discuss a matter listed on the Consent Agenda, the item will be considered separately).

a. Minutes from the Workshop, and Regular Session held April 7, 2026
b. Public Works Update
c. City Financial Report
d. Fire Department Report
e. Animal Control Report
f. New Permit Report
g. Write-Offs for Utility Billing
h. Code Report
i. City Secretary Report

6. Presentation from Andrew Brink with Perdue Brandon regarding delinquent property tax collections, and consider, discuss, and take possible action, including possible direction to staff.

7. Consider, discuss, and take possible action on a request to designate the Tiger Fuel/Whiskey Stop property as B2 – Commercial to correct an existing split zoning condition that is not consistent with the property's location and surrounding uses, and to allow the applicant to proceed with amended development plans, as recommended by the Planning & Zoning Commission.

8. Consider, discuss, and take possible action on a request for a variance to allow reduced rear setbacks of approximately 2.9 feet and 9.4 feet in lieu of the required 10-foot rear setback for the proposed Womble Building, located at the southeast corner of W FM 545 and Harmon Circle, as recommended by the Planning & Zoning Commission.

9. Consider, discuss, and take possible action on a request for a temporary variance to allow a portion of the parking area for the proposed Womble Building, located at the southeast corner of W FM 545 and Harmon Circle, to be constructed of crushed treated granite for a period not to exceed two (2) years from the date of occupancy, with the primary parking area, including ADA-compliant spaces, to be constructed of concrete, as recommended by the Planning & Zoning Commission.

10. Consider, discuss, and take possible action on a request for a variance to allow a reduced front setback of 10 feet in lieu of the required 25-foot front setback for the proposed Womble Building, located at the southeast corner of W FM 545 and Harmon Circle, as recommended by the Planning & Zoning Commission.

11. Second Public Hearing to receive public comment and consider, discuss, and take possible action on a request for approval of a Preliminary Plat, to be known as W.A. Rich Addition, an addition located within the Extraterritorial Jurisdiction of the City of Blue Ridge, being an approximately 10.6857-acre tract of land situated in the J.C. Neil Survey, Abstract No. 658, Collin

County, Texas; said plat proposes to subdivide the property into two (2) tracts, Lot 1 being approximately 9.3857 acres and Lot 2 being approximately 1.300 acres, as recommended by the Planning & Zoning Commission.

12. Consider, discuss, and take possible action regarding a request from LGI Homes to amend the Development Agreement for Blue Ridge Crossing to allow alternative exterior siding materials in lieu of the currently required masonry standards, and to provide direction to City staff and legal counsel to evaluate the request and return to Council with a formal amendment for consideration.

13. Discussion and possible action regarding a proposed vehicle purchase for Public Works

14. Executive Session: The City Council may convene into Executive Session in accordance with the Texas Government Code, Section 551.071 (Consultation with Attorney), to receive legal advice regarding the proposed Baladeyah Plat, being approximately ±31.9690 acres of land located in the M. Mowery Survey, Abstract No. 577, generally located west of FM 1377, north of County Road 502, and south of FM 545, Collin County, Texas, further identified as Collin CAD Property ID 1037452, including legal issues related to platting authority, procedural requirements, and potential legal risks associated with consideration of the request.

15. Reconvene into Open Session: The City Council will reconvene into open session and may take any action necessary as a result of Executive Session discussion.

16. Discussion of placing items on future agendas

17. Adjournment

Certified this the 31st day of March, 2026

Rhonda D. Williams

Rhonda Williams
Mayor, City of Blue Ridge

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, 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. Request for accommodations or sign interpretative services must be made 48 hours prior to this meeting. Please contact the city secretary's office at 972-752-5791 for further information.

I, the undersigned authority, do hereby certify that this notice was posted in the regular posting place of the City Hall building for Blue Ridge, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted March 31st , 2026 by 5:00P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



