

# **PLANNING & ZONING COMMISSION**

## **MEETING MINUTES**

**JUNE 10, 2024, 7:00 PM**

**PLANNING & ZONING COMMISSION REGULAR MEETING**

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

### **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

There being a quorum Commissioner Stone called the Planning and Zoning meeting to order at 7:01 P.M

### **BOARD MEMBERS PRESENT:**

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Sally Amendola
Commissioner, Place 4	Allen McAlister
Commissioner, Place 5	Jacob Gastelum
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Lisa Freeman

### **BOARD MEMBERS ABSENT:**

Commissioner, Place 3	Jackie Turner
-----------------------	---------------

### **STAFF MEMBERS PRESENT:**

Director of Development Services Ramie Hammonds, Planning Technician Stefani Dodson, and Secretary Shelley Warner

### **INVOCATION AND PLEDGE**

### **CITIZENS COMMENTS**

No citizens came forward.

## **CONSENT AGENDA**

1. Consideration and possible action of the minutes from May 13, 2024 meeting.

Commissioner Miller makes a motion to approve the consent agenda.  
Commissioner Freeman seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Amendola, Commissioner McAlister  
and Commissioner Gastelum. The motion passes unanimously.

## **PUBLIC HEARING ITEMS**

2. Conduct a public hearing on a request for the Replat of Blk 18 Lot 32, of the Hampton Addition, being .3213 acres located in the City of Sanger, generally located on the south side of Marshall Street and west of the intersection of Marshall and 5th Street.

Planning Technician Stefani Dodson presented the item. She also explained that 25 notices were mailed with 1 response returned in opposition.

Jim Huckabee expressed concerns of potential flooding.

Director Hammonds responded and stated the City has engineers that will go over the drainage.

3. Conduct a public hearing on an amendment to Ordinance No. 09-25-23 approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

Planning Technician Stefani Dodson presented the item. She also explained that 33 notices were mailed with 1 response returned for the development.

No citizens came forward.

## **ACTION ITEMS**

4. Consideration and possible action on an amendment to Ordinance No. 09-25-23 approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

Item was pulled as a duplicate.

5. Consideration and possible action on an amendment to Ordinance No. 09-25-23 approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

Planning Technician Stefani Dodson presented the item.

Commissioner Miller asked questions.

Director Hammonds and Developer Casey McGinnis responded.

Commissioner McAlister makes a motion to approve. Commissioner Amendola seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Freeman, Commissioner Miller and Commissioner Gastelum. The motion passes unanimously.

6. Consideration and possible action on the Preliminary Plat of Sanger Circle Phase 7, being approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Amendola asked questions.

Director Hammonds responded.

Commissioner McAlister makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Gastelum seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Freeman, Commissioner Miller and Commissioner Amendola. The motion passes unanimously.

7. Consideration and possible action on the Preliminary Plat of Oasis at Sanger Addition, being approximately 4.135 acres of land described as A0029A R. BEEBE, OLD DCAD SHT 2, TR 5, within the City of Sanger, generally located north of McReynolds Road, and approximately 790 feet east of Lake Ridge Drive.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Freeman and Commissioner Amendola asked questions.

Commissioner Miller expressed concerns regarding ladder trucks capability to reach the structures.

Commissioner Gastelum makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Freeman seconded the motion.

Voting Yea: Commissioner Stone, Commissioner McAlister, Commissioner Miller and Commissioner Amendola. The motion passes unanimously.

8. Consideration and possible action on the Final Plat of the Belz Road Retail Addition Phase 1, being 27.18 acres described as A1241A TIERWESTER, TR 56, and A1241A TIERWESTER, TR 57(PT), OLD DCAD SHT 5, TR 6, located in the City of Sanger, and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr and North Stemmons Frwy.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Director Hammonds elaborated on the proposed project.

Commissioner Freeman and Commissioner Gastelum asked questions about the location.

Commissioner Amendola inquired about a new grocer at the location. Director Hammonds responded that the information has not been released at this time.

Commissioner Miller makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Gastelum, Commissioner McAlister, Commissioner Freeman and Commissioner Amendola. The motion passes unanimously.

9. Consideration and possible action on the Preliminary Plat of Lane Ranch, being approximately 303.412 acres of land described as A0029A R. BEEBE, TR 65(PT), OLD DCAD SHT 2, TR 4, A0029A R. BEEBE, TR 57, OLD DCAD SHT 2, TR 5, A0029A R. BEEBE, TR 60, OLD DCAD SHT 2, TR 7, A0029A R. BEEBE, TR 61, OLD DCAD SHT 2, TR 8, A0029A R. BEEBE, TR 56B, OLD DCAD SHT 2, TR 3, A0029A R. BEEBE, TR 56, OLD DCAD SHT 2, TR 3 within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Freeman asked about property lines and distance between houses.

Director Hammonds responded.

Commissioner McAlister makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Gastelum seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Freeman, Commissioner Miller and Commissioner Amendola. The motion passes unanimously.

10. Consideration and possible action on the Final Plat of Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner McAlister asked about home owner association lot maintenance. Developer McGinnis responded and highlighted the maintenance agreement and further discussed the parks.

Commissioner Amendola inquired about FM455 accessibility. Developer McGinnis responded.

Commissioner Miller makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Gastelum seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Freeman, Commissioner McAlister and Commissioner Amendola. The motion passes unanimously.

11. Consideration and possible action on the Minor Plat of Real Sanger Park No. 2 Addition, being approximately 2.99 acres of land described as A0029A R. BEEBE, TR 18, OLD DCAD SHT 1, TR 39D, within the ETJ of the City of Sanger, generally located North of FM 455 W, and approximately 972 feet east of Union Hill Road.

Planning Technician Stefani Dodson presented the item. Staff recommends approval.

Commissioner McAlister posed questions.

Director Hammonds responded.

Commissioner McAlister makes a motion to approve. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Freeman, Commissioner Gastelum and Commissioner Amendola. The motion passes unanimously.

12. Consideration and possible action on the Preliminary Plat of Sanger Industrial 2, being 93.159 acres of land described as A0029A R. BEEBE, TR 110, OLD DCAD SHT 3, TR 13, A0029A R. BEEBE, TR 111 TR 15, and A0029A R. BEEBE, TR 112, OLD DCAD SHT 3, TR 14, located in the City of Sanger, generally located east of Stemmons Freeway and approximately 938.8 feet south of Lois Road.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner McAlister posed questions.

Director Hammonds responded.

Commissioner Miller makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Freeman seconded the motion.

Voting Yea: Commissioner McAlister, Commissioner Stone, Commissioner Gastelum and Commissioner Amendola. The motion passes unanimously.

13. Consideration and possible action on the Water and Wastewater Improvements Impact Fee Analysis revision and update.

Public Works Director Jim Bolz presented the item.

Commissioner Amendola and Commissioner Gastelum posed questions.

Director Hammonds and Director Bolz responded.

Commissioner Miller makes a motion to approve. Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Freeman, Commissioner Stone, Commissioner Gastelum and Commissioner Amendola. The motion passes unanimously.

## **FUTURE AGENDA ITEMS**

No items were discussed.

**INFORMATIONAL ITEMS**

No items were discussed.

**ADJOURN**

There being no further items Commissioner Stone adjourns the meeting at 7:59 P.M.