

# **PLANNING & ZONING COMMISSION**

## **MEETING MINUTES**

**MARCH 10, 2025, 6:00 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 Miller called the Planning and Zoning meeting to order at 6:00 P.M

### **BOARD MEMBERS PRESENT:**

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Jackie Turner
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Charles Wood

### **BOARD MEMBERS ABSENT:**

Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 7	Vacant

### **STAFF MEMBERS PRESENT:**

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

### **INVOCATION AND PLEDGE**

Pledge was led by Commissioner Turner.

### **CITIZENS COMMENTS**

No citizens came forward.

## **CONSENT AGENDA**

1. Consideration and possible action of the minutes from February 10, 2025 meeting.

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

Voting Yea: Commissioner Stone, Commissioner Knabe, Commissioner Leissner and Commissioner Wood.

The motion passes unanimously.

## **PUBLIC HEARING ITEMS**

Commissioner Miller opened the Public Hearing items at 6:01 P.M.

2. Conduct a public hearing on a zoning change from Industrial I-1 to Business B-2 for 1.426 acres of land described as A0029A R. BEEBE, TR 133, within the City of Sanger, and generally located east of I-35 and south of 5th St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5th St.

Commissioner Miller read the Public Hearing item at 6:01 P.M.

Director Hammonds presented the item. 13 notices were mailed with no responses returned by mail. Staff recommends approval.

**Citizen asked questions.** Director Hammonds responded.

3. Conduct a public hearing on a request for a Replat of Lot 13, Blk A of Corrida Estates, within the City of Sanger's ETJ, generally located on the east side of Corrida Lane, and approximately 1336 feet north of the intersection of Melton Rd and Corrida Ln.

Commissioner Miller read the Public Hearing item at 6:04 P.M.

Director Hammonds presented the item. 13 notices were mailed with no responses returned by mail. Staff recommends approval.

4. Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Commissioner Miller read the Public Hearing item at 6:06 P.M.

Director Hammonds presented the item. 70 notices were mailed with 6 opposed responses were returned.

**Citizen Richard Payne asked questions.** Director Hammonds and Commissioner Miller responded.

5. Conduct a public hearing on an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the Public Hearing item at 6:16 P.M.

Director Hammonds presented the item. 70 notices were mailed with no responses returned by mail.

Commissioner Knabe asked questions. Director Hammonds responded.

6. Conduct a public hearing on an amendment to the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed.

Commissioner Miller read the Public Hearing item at 6:20 P.M.

Director Hammonds presented the item.

Commissioner Miller, Commissioner Wood, and Commissioner Knabe asked questions. Director Hammonds responded.

Citizen Richard Payne asked questions. Director Hammonds responded.

Commissioner Miller closed the Public Hearing items at 6:23 P.M.

## **ACTION ITEMS**

7. Consideration and possible action on a zoning change from Industrial I-1 to Business B-2 for 1.426 acres of land described as A0029A R. BEEBE, TR 133, within the City of Sanger, and generally located east of I-35 and south of 5th St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5th St.

Director Hammonds presented the item. There were no public objections. Staff recommends approval.

Commissioner Miller makes a motion to approve the request for a rezoning from Industrial I-1 to Business B-2. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Knabe, and Commissioner Leissner.

The motion passes unanimously.

8. Consideration and possible action on a Final Plat of B & A Roberts Addition, being approximately 5.108 acres of land described as A0801A WM Mason, TR 24, within the City of Sanger's ETJ, generally located along Lois Road and approximately 1526 feet west of N Stemmons Frwy.

Director Ramie Hammonds presented the item. Item meets criteria. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Stone makes a motion to approve the Final Plat of B & A Roberts Addition, being approximately 5.108 acres of land described as A0801A WM Mason, TR 24, within the City of Sanger's ETJ, generally located along Lois Road and approximately 1526 feet west of N Stemmons Frwy, with the condition all comments are satisfied prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Miller, and Commissioner Knabe.

The motion passes unanimously.

9. Consideration and possible action on a request for a Replat of Lot 13, Blk A of Corrida Estates, within the City of Sanger's ETJ, generally located on the east side of Corrida Lane, and approximately 1336 feet north of the intersection of Melton Rd and Corrida Ln.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Miller makes a motion to approve the Replat of Lot 13, Blk A of Corrida Estates with the condition all comments are satisfied prior to City Council approval. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Wood, Commissioner Leissner, and Commissioner Knabe.

The motion passes unanimously.

10. Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Director Ramie Hammonds presented the item. Staff recommends approval.

The developer Drew Windus was present. Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Stone, Commissioner Leissner, and Commissioner Knabe.

The motion passes unanimously.

11. Consideration and possible action on a Preliminary Plat of Elada Addition, being approximately 306.356 acres of land described as 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Miller asked questions and made comments. The developer Drew Windus responded.

Commissioner Miller makes a motion to approve the Preliminary Plat of Elada Addition, being approximately 306.356 acres of land described as 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER with the condition all comments are satisfied prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Stone, and Commissioner Knabe.

The motion passes unanimously.

12. Consideration and possible action on a Minor Plat of Guay Addition, being approximately 2.855 acres of land described as A0029A R. BEBEE, TR 99 within the City of Sanger's ETJ, generally located on the west side of Marion Rd approximately 236 feet south of the intersection of Lois Road and Marion Road.

Director Ramie Hammonds presented the item. Item meets all requirements. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Stone makes a motion to approve the Minor Plat of Guay Addition, being approximately 2.855 acres of land described as A0029A R. BEBEE, TR 99 with the condition all comments are satisfied prior to City Council approval. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Miller, and Commissioner Leissner.

The motion passes unanimously.

13. Consideration and possible action on an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Director Ramie Hammonds presented the item. Staff recommends approval.

Commissioner Miller makes a motion to approve an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard

adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Stone, and Commissioner Knabe.

The motion passes unanimously.

14. Consideration and possible action on a Preliminary Plat of Lois Road Estates, being approximately 202.69 acres of land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Miller makes a motion to approve the Preliminary Plat of Lois Road Estates, being approximately 202.69 acres of land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd, with the condition all comments are satisfied prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Stone, and Commissioner Knabe.

The motion passes unanimously.

15. Consideration and possible action on a Minor Plat of Rising Star Corner Addition, being approximately 1.466 acres of land described as A1241A TIERWESTER, TR 71 within the City of Sanger, generally located on the north west corner of Duck Creek Rd and Rising Star Ln.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

The lot owner was present and commented. Commissioner Miller asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve a Minor Plat of Rising Star Corner Addition, being approximately 1.466 acres of land described as A1241A TIERWESTER, TR 71 within the City of Sanger, generally located on the north west corner of Duck

Creek Rd and Rising Star Ln, with the condition all comments are satisfied prior to City Council approval. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Wood, Commissioner Leissner, and Commissioner Knabe.

The motion passes unanimously.

16. Consideration and possible action on an amendment to the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed.

Director Ramie Hammonds presented the item.

Commissioner Knabe makes a motion to amend the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Miller, and Commissioner Leissner.

The motion passes unanimously.

#### **FUTURE AGENDA ITEMS**

No items were discussed.

#### **INFORMATIONAL ITEMS**

No items were discussed.

#### **ADJOURN**

There being no further items Commissioner Miller adjourns the meeting at 6:51 P.M.