

# **PLANNING & ZONING COMMISSION**

## **MEETING MINUTES**

**OCTOBER 10, 2022, 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 Phillip Surles called the Planning and Zoning meeting to order at 7:00 p.m.

### **BOARD MEMBERS PRESENT**

Commissioner, Place 2	Sally Amendola
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Allen McAlister
Commissioner, Place 5	Matt Fuller
Commissioner, Place 7	Phillip Surles

### **BOARD MEMBERS ABSENT**

Commissioner, Place 1	Shane Stone
Commissioner, Place 6	Jason Miller

### **STAFF MEMBERS PRESENT:**

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

### **INVOCATION AND PLEDGE**

### **CITIZENS COMMENTS**

No citizens came forward to speak.

### **CONSENT AGENDA**

1. Consideration and possible action of the minutes from August 08, 2022, meeting.
2. Consideration and possible action of the minutes from September 12, 2022, meeting.

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

Voting Yea: Commissioner Surles, Commissioner Turner, and Commissioner Fuller.  
Motion passes unanimously.

## **PUBLIC HEARING ITEMS**

No items were discussed.

## **ACTION ITEMS**

3. Consideration and possible action on Final Plat of lots 1-30, Block A of Lonesome Dove Addition, 55.5 acres, located in the City of Sanger's ETJ, and generally located on the south west corner of Metz Road and Hoehn Road.

Director Hammonds gives a brief update on the plat.

Commissioner Fuller makes a motion to approve with the condition all comments are completed by the City Council meeting. Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Surles, Commissioner Turner, and Commissioner Amendola.  
Motion passes unanimously.

4. Consideration and possible action on Preliminary Plat of the Glenn Polk Addition, being 10.418 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

Director Hammonds gives a brief update on the plat. She explains this is the project that came before the board for a zoning change. They are wanting to plat now so they can expand their site. They will be building a new showroom and offices.

Commissioner Surles makes a motion to approve with the condition all comments are completed by the City Council meeting. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Fuller, Commissioner McAlister, and Commissioner Amendola. Motion passes unanimously.

5. Consideration and possible action on a Preliminary Plat of lots 1-23 and lots 1X and 2X Block A of Palomino Bay Addition, being 54.34 acres, located in the City of Sanger's ETJ, and generally located on the west side of Jones Road approximately 782 feet north of the intersection of FM 1190 and Jones Road.

Director Hammonds lets the board know this property is in the ETJ. They are proposing 2 acre lots, two 2.6-acre lots, and two open spaces for cluster boxes. They are wanting this to be a gated community, with septic and individual well.

Commissioner Fuller makes a motion to approve with the condition all comments are completed by the City Council meeting. Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Surles, Commissioner Turner, and Commissioner Amendola.  
Motion passes unanimously.

6. Consideration and possible action on Final Plat of lots 1 and 2, of Union Hill Road Addition, being 13.143 acres, located in the City of Sanger's ETJ, and generally located on the north east corner of FM 455 and Union Hill Road.

Director Hammonds explains this is a personal plat they are wanting to divide the property. They are proposing to keep 10 acres and sell 2 acres. This plat has already been approved by the Lake Ray Roberts Zoning board.

Commissioner Amendola makes a motion to approve with the condition all comments are completed by the City Council meeting. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Surles, Commissioner McAlister, and Commissioner Fuller.  
Motion passes unanimously.

#### **FUTURE AGENDA ITEMS**

No items were discussed.

#### **ADJOURN**

There being no further items Phillip Surles adjourns the meeting at 7:12 p.m.