

PLANNING & ZONING COMMISSION

MEETING MINUTES

JULY 11, 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 1	Shane Stone
Commissioner, Place 2	Sally Amendola
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Allen McAlister
Commissioner, Place 5	Matt Fuller
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Phillip Surles

BOARD MEMBERS ABSENT

All members were present.

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. Approval of Minutes from 06/13/2022.

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

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

PUBLIC HEARING ITEMS

Phillip Surles opens all Public Hearing items at 7:01 p.m.

2. Conduct a Public Hearing on an Ordinance regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.

Director Hammonds explains about this project. She explains that the property being discussed is where Glenn Polk Auto Sales is located. This property has never been platted and the zoning is still Ag. They are wanting to do an expansion so they are coming to the board to get zoning.

3. Conduct a Public Hearing on an Ordinance regarding a change to the Future Land Use Map from Medium Residential to Industrial for approximately 99.986 acres of land, described as A0029A R. BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5th St and at the end of Sable Ave.

Director Hammonds explains about this project. She explains this the property behind the restaurant Miguelitos. This is a 99 acre tract and the applicant is wanting to building 2 to 3 warehouses and would need Industrial zoning. She let the board know this will not match the new future land use map that was done with the Comp Plan. The future land use map would need to be amended to allow this zoning.

4. Conduct a Public Hearing on an Ordinance regarding a zoning change from A (Agricultural District) to I-1 (Industrial 1) for approximately 99.986 acres of land, described as A0029A R. BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5th St and at the end of Sable Ave.

Director Hammonds says this is the zoning change for the previous item.

5. Conduct a Public Hearing on a Replat of Lots 1R1-1R2, Block B of Kirkland Street Addition Phase II, being 0.373 acres, located in the City of Sanger, and generally located on the north east corner of Kirkland Street and Railroad Avenue.

Director Hammonds says the board may recognize this and that the applicant is wanting to split the single lot into two single family residential lots. They do meet all guidelines.

Phillip Surles closes all public hearings at 7:10 p.m.

ACTION ITEMS

6. Consideration and possible action on an Ordinance regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.

Director Hammonds reminds the board that this was the Glenn Polk Auto Sales project we spoke about earlier.

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

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

7. Consideration and possible action on an Ordinance regarding a change to the Future Land Use Map from Medium Residential to Industrial for approximately 99.986 acres of land, described as A0029A R. BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5th St and at the end of Sable Ave.

Director Hammonds reminds the board this is the project about the change to the Future Land Use Map on the 99 acres.

Matt Fuller explains that the Future Land Map had a committee that worked hard on and in his opinion, he doesn't want to go against the current zoning.

Commissioner Fuller makes a motion to deny. Commissioner Amendola seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Surles, Commissioner Turner, Commissioner McAlister, Commissioner Stone. Motion passes unanimously.

8. Consideration and possible action on an Ordinance regarding a zoning change from A (Agricultural District) to I-1 (Industrial 1) for approximately 99.986 acres of land, described as A0029A R. BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5th St and at the end of Sable Ave.

Commissioner Fuller makes a motion to deny. Commissioner Amendola seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Surles, Commissioner Turner, Commissioner McAlister, Commissioner Stone. Motion passes unanimously.

9. Consideration and possible action on a Replat of Lots 1R1-1R2, Block B of Kirkland Street Addition Phase II, being 0.373 acres, located in the City of Sanger, and generally located on the north east corner of Kirkland Street and Railroad Avenue.

Director Hammonds reminds the board this is the project that was talked about earlier this evening.

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

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

10. Consideration and possible action on a Final Plat of Lots 1-30, Block A of Lonesome Dove Addition, being 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 explains if the plat is approved it will automatically approve with 3 variances. The three variances are 1.5 acres to 1.4 acres, maximum cul-de-sac length, and the block length. Fire was ok with these as long as the turn arounds were big enough.

The board had a brief discussion.

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

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

11. Consideration and possible action on a Final Plat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

Director Hammonds explains this will be the final plat for Quick Trip.

Commissioner Surles makes a motion to approve. Commissioner Turner seconded the motion.

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

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Phillip Surles adjourns the meeting at 7:37 p.m.