

# **PLANNING & ZONING COMMISSION**

## **MEETING MINUTES**

**DECEMBER 12, 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 6	Jason Miller
Commissioner, Place 7	Phillip Surles

### **BOARD MEMBERS ABSENT**

Commissioner, Place 1	Shane Stone
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### **STAFF MEMBERS PRESENT:**

Director of Development Services Ramie Hammonds

### **CITIZENS COMMENTS**

No citizens came forward to speak.

### **CONSENT AGENDA**

1. Consideration and possible action of the minutes from November 14, 2022, meeting.

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

Voting Yea: Commissioner Surles, Commissioner Turner, Commissioner Fuller, and Commissioner McAlister. The motion passes unanimously.

### **PUBLIC HEARING ITEMS**

2. Conduct a public hearing on a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Commissioner Surles opens public hearing at 7:02 P.M.

Director Hammonds goes over the staff report.

Commissioner Surles closes public hearing at 7:05 P.M.

3. Conduct a public hearing on a request for the Replat of Lot 1, Block A of the Kwik Car Addition, and Lot 2, Block A of the Porter Addition, being 0.6748 acres located within the City of Sanger. Generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Commissioner Surles opens public hearing at 7:06 P.M.

Director Hammonds goes over the staff report.

Commissioner Surles closes public hearing at 7:08 P.M.

## **ACTION ITEMS**

4. Consideration and possible action on a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

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

Voting Yea: Commissioner Surles, Commissioner Turner, Commissioner Miller, and Commissioner Amendola. The motion passes unanimously.

5. Consideration and possible action on a request for the Replat of Lot 1, Block A of the Kwik Car Addition, and Lot 2, Block A of the Porter Addition, being 0.6748 acres located within the City of Sanger. Generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Director Hammonds goes over the staff report.

Commissioner Miller makes a motion to approve the replat.  
Commissioner Fuller seconded the motion.

Voting Yea: Commissioner Surles, Commissioner Turner, Commissioner Amendola, and Commissioner McAlister. The motion passes unanimously.

6. Consideration and possible action on the Preliminary Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.

Director Hammonds goes over the staff report.

Commissioner Surles makes a motion to approve the preliminary plat.  
Commissioner Amendola seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Fuller, and Commissioner McAlister. The motion passes unanimously.

7. Consideration and possible action on the Final Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.

Director Hammonds goes over the staff report.

Commissioner Surles makes a motion to approve the final plat.  
Commissioner Miller seconded the motion.

Voting Yea: Commissioner Amendola, Commissioner Turner, Commissioner Fuller, and Commissioner McAlister. The motion passes unanimously.

8. Consideration and possible action on the Preliminary Plat of STC Phase 2, being 119.199 acres, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.

The applicant requested that this item be tabled until the January meeting.

## **FUTURE AGENDA ITEMS**

No items were discussed.

## **ADJOURN**

There being no further items Phillip Surles adjourns the meeting at 7:30 P.M.