

CITY COUNCIL

JOINT WORK SESSION MINUTES

OCTOBER 03, 2022, 5:30 PM

CITY COUNCIL AND PLANNING & ZONING COMMISSION

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



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 5:32 p.m for the City Council.

Vice Chair Fuller called the work session to order at 5:32 p.m. for the Planning and Zoning Commission.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Mayor Pro Tem, Place 2	Gary Bilyeu
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PLANNING AND ZONING COMMISSIONERS 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

PLANNING AND ZONING COMMISSIONERS ABSENT

Commissioner, Place 1	Shane Stone
Commissioner, Place 7	Phillip Surles
Alternate	Bo Cooper

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Director of Development Services Ramie Hammonds, Director of Human Resources and Special Projects Jeriana Staton, Director of Economic Development Shani Bradshaw, Marketing and Civic Engagement Director Donna Green, and Director of Public Works Jim Bolz.

DISCUSSION ITEMS

1. Presentation on a Potential Development on the Northwest Corner of FM 455 and I-35.

Nikki Moore, A.N. Moore Consulting, LLC, provided a presentation and overview on behalf of Malouf Interests regarding a proposed mixed-use development located on the northwest corner of FM 455 and I-35.

Discussion ensued regarding Build to Rent concept, average home prices, average home rental prices, average lot and home square footage, multifamily density, reducing the multifamily density, accessibility within the subdivision, adding parks to the single-family residential area, design standard scoring system, the architecture of the multifamily units, increasing the lot sizes for homes along Blez Road, road improvements to the commercial area, curb cuts for proposed commercial areas along Chapman Road, addressing connectivity issues to the potential grocery store and other commercial sites, and phases of construction.

Brian Andrus spoke regarding the proposed Self Storage facility on three acres of the property.

Representatives from Greystar and Malouf Interests, Inc. also answered questions regarding the development.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 7:05 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary