

PLANNING & ZONING COMMISSION

MEETING MINUTES

AUGUST 14, 2023, 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 Commissioner Miller 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	Jacob Gastelum
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Lisa Freeman

BOARD MEMBERS ABSENT

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from April 10, 2023, meeting.

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

Voting Yea: Commissioner Gastelum, Commissioner Amendola, Commissioner Freeman, Commissioner McAlister, Commissioner Turner. The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller Opens the Public Hearings at 7:17 P.M.

2. Conduct a public hearing on a request for a rezoning from Agricultural (A) to Planned Development (PD) of approximately 20.504 acres of land, described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and East of Indian Lane.

Director Hammonds goes over the project. She explains the applicant acquired acreage and it would follow the same regulations of the current PD. Staff mailed out 3 notices and as of today, we received no responses.

3. Conduct a Public Hearing on a request for a Specific Use Permit (SUP) for a Food Truck use, at 904 S 5th Street, parking lot, located on approximately 0.291 acres of land described as A1241A TIERWESTER, TR, and generally located on the north side of 5th Street approximately 183 feet east of the intersection of 5th Street and Freese Drive.

Director Hammonds goes over the project. She explains the applicant Oscar's Tacos will remain at the site full-time and will not be mobile. The applicant will be leasing the space from 07/2023 to 07/2024. Staff mailed out 22 notices and as of today, we received no responses.

4. Conduct a public hearing on a request for the Replat of Lot 1R, Block A of the Powell Addition, being 1.05 acres located within the City of Sanger, generally located along the north side of Duck Creek Road approximately 511 feet west of the intersection of Duck Creek Road and South Stemmons Frwy.

Director Hammonds goes over the project and states the applicant is proposing to create 1 commercial lot. Staff mailed out 12 notices and as of today has not received any responses.

5. Conduct a public hearing on a rezoning from Planned Development-Townhome (PD-TH) to Planned Development-SF-1 (PD-SF-1) of approximately 14.908 acres of land, described as A0029A R BEEBE, 72B(2A), within the City of Sanger, and generally located on west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

Director Hammonds goes over the project and states the applicant is proposing to rezone the property from PD-TH to PD-SF-1. This will create 64 single-family lots and will follow the R-1 zoning requirements. Staff mailed out 34 public hearing notices and as of today received one response in favor and one response opposed.

Commissioner Miller Opens the Public Hearings at 7:32 P.M.

ACTION ITEMS

6. Consideration and possible action on the Final Plat of the Bentley Addition, being 1.064 acres of land described as A0658A JANUARY TR 33A, 34A, and 35A(PT) located in the City of Sanger's ETJ, and generally located on the east side of FM 2450 approximately 162 feet north of the intersection of FM 2450 and FM 455.

Director Hammonds goes over the plat and explains the applicant wants to create 1 lot from an unplatted tract. They want to build a commercial building. Staff does recommend approval.

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

Voting Yea: Commissioner Gastelum, Commissioner Turner, Commissioner Freeman, Commissioner Miller, Commissioner Stone. The motion passes unanimously.

7. Consideration and possible action on a rezoning from Agricultural (A) to Planned Development (PD) of approximately 20.504 acres of land, described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and East of Indian Lane.

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

Voting Yea: Commissioner Gastelum, Commissioner McAlister, Commissioner Freeman, Commissioner Amendola, Commissioner Stone. The motion passes unanimously.

8. Consideration and possible action on a request for a Specific Use Permit (SUP) for a Food Truck use, at 904 S 5th Street, parking lot, located on approximately 0.291 acres of land described as A1241A TIERWESTER, TR, and generally located on the north side of 5th Street approximately 183 feet east of the intersection of 5th Street and Freese Drive.

Commissioner McAlister makes a motion to approve with a 1-year expiration. Commissioner Gastelum seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Miller, Commissioner Freeman, Commissioner Amendola, Commissioner Stone. The motion passes unanimously.

9. Consideration and possible action on a request for the Replat of Lot 1R, Block A of the Powell Addition, being 1.05 acres located within the City of Sanger, generally located along the north side of Duck Creek Road approximately 511 feet west of the intersection of Duck Creek Road and South Stemmons Frwy.

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

Voting Yea: Commissioner Gastelum, Commissioner McAlister, Commissioner Freeman, Commissioner Amendola, Commissioner Stone. The motion passes unanimously.

10. Consideration and possible action on a rezoning from Planned Development-Townhome (PD-TH) to Planned Development-SF-1 (PD-SF-1) of approximately 14.908 acres of land, described as A0029A R BEEBE, 72B(2A), within the City of Sanger, and generally located on west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

Commissioner Miller makes a motion to approve. Commissioner Freeman seconded the motion.

Voting Yea: Commissioner Gastelum, Commissioner McAlister, Commissioner Turner, Commissioner Amendola, Commissioner Stone. The motion passes unanimously.

11. Consideration and possible action on the Minor Plat of Sims Street Addition, Block A, Lot 1 being 0.129 acres, located in the City of Sanger, and generally located on the east side of Sims Street approximately 97 feet north of the intersection of Sims St and Kirkland St.

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

Voting Yea: Commissioner Gastelum, Commissioner Miller, Commissioner Turner, Commissioner Amendola, Commissioner Freeman. The motion passes unanimously.

12. Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Vape Shop.

Commissioner Amendola makes a motion to classify as a B-2 zoning. Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Gastelum, Commissioner Miller, Commissioner Turner, Commissioner Freeman, Commissioner Stone. The motion passes unanimously.

13. Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Tattoo Shop.

Commissioner McAlister makes a motion to classify as a B-2 zoning. Commissioner Gastelum seconded the motion.

Voting Yea: Commissioner Amendola, Commissioner Miller, Commissioner Turner,

Commissioner Freeman, Commissioner Stone. The motion passes unanimously.

14. Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Tattoo Shop. **REPEAT of 13**
15. Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Vape Shop. **REPEAT of 12**

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 7:53 P.M.