

# **PLANNING & ZONING COMMISSION**

## **MEETING MINUTES**

**MARCH 13, 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 Phillip Surles called the Planning and Zoning meeting to order at 7:05 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**

### **STAFF MEMBERS PRESENT:**

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

### **INVOCATION AND PLEDGE**

### **CITIZENS COMMENTS**

No citizens came forward.

### **CONSENT AGENDA**

1. Consideration and possible action of the minutes from February 13, 2023, meeting.

Commissioner Turner makes a motion to approve the consent agenda with one change that Matt Fuller called the meeting to order.  
Commissioner Amendola seconded the motion.

Voting Yea: Commissioner Fuller, Commissioner Stone, Commissioner McAlister, Commissioner Miller, Commissioner Surles. The motion passes unanimously.

## **PUBLIC HEARING ITEMS**

2. Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Personal Training Studio use, at 304 Acker Street, Ste. 101, located on approximately 1.365 acres of land described as Sanger Industrial Park Lot 4, and generally located on the east side of Acker Street approximately 183 feet north of the intersection of Acker Street and Pecan Street.

Commissioner Surles opens the public hearing at 7:07 P.M.

Director Hammonds explains that the applicant is wanting to have a fitness center in the warehouse on Acker St. 12 notices went out and no responses were returned.

Amanda Morris stood to speak to the board about what she is wanting to do in the area she is renting.

Commissioner Surles closed the public hearing at 7:11 P.M.

3. Conduct a public hearing on a rezoning from "I-1" Industrial 1 to "B-2" Business 2 of approximately 0.251 acres of land, described as A1241A TIERWESTER, TR 50, OLD DCAD SHT 5, TR 15 within the City of Sanger, and generally located on the east side of N Stemmons Frwy and approximately 218 feet north of the intersection FM 455 and N Stemmons Frwy.

Commissioner Surles opens the public hearing at 7:12 P.M.

Director Hammonds explains this is the area where the Snap Shop used to be located. She states one of the properties is zoned B-2 and the other is I-1. The applicant is wanting to change the I-1 zoning to B-2. They are wanting to build a drive-thru coffee shop. 5 notices were mailed out and none were returned.

Commissioner Surles closed the public hearing at 7:19 P.M.

## **ACTION ITEMS**

4. Consideration and possible action on a request for a Specific Use Permit (SUP) for a Personal Training Studio use, at 304 Acker Street, Ste. 101, located on approximately 1.365 acres of land described as Sanger Industrial Park Lot 4, and generally located on the east side of Acker Street approximately 183 feet north of the intersection of Acker Street. and Pecan Street.

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

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

5. Consideration and possible action on a rezoning from "I-1" Industrial 1 to "B-2" Business 2 of approximately 0.251 acres of land, described as A1241A TIERWESTER, TR 50, OLD DCAD SHT 5, TR 15 within the City of Sanger, and generally located on the east side of N Stemmons Frwy and approximately 218 feet north of the intersection FM 455 and N Stemmons Frwy.

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

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

6. Consideration and possible action on Final Plat of the Glenn Polk Addition, being 9.936 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

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

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

7. Consideration and possible action on the Final Plat of Coffee Bistro 1187, being 0.779 acres, located in the City of Sanger, and generally located on the east side of FM 455 and approximately 218 feet of the intersection of FM 455 and N Stemmons Frwy corner of FM 455 and N Stemmons Frwy.

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

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

## **FUTURE AGENDA ITEMS**

No items were discussed.

## **INFORMATIONAL ITEMS**

8. Director Report

## **ADJOURN**

There being no further items Commissioner Surles adjourns the meeting at 7:50 P.M.