

PLANNING & ZONING COMMISSION

MEETING MINUTES

DECEMBER 17, 2024, 6:00 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 6:01 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Lisa Freeman

BOARD MEMBERS ABSENT:

Commissioner, Place 2	Kristin Edwards
Commissioner, Place 5	Vacant

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, Planning Technician Stefani Dodson, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Turner.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from November 11, 2024 meeting.

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

Voting Yea: Commissioner Stone, Commissioner Turner, and Commissioner Skaggs. The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a replat of lots 1A-8A, Blk. A of the Marion Point Acres, within the City of Sanger. Generally located on the east side of Marion Road, and approximately 1,161 feet north of FM 455 West.

Commissioner Miller opened the Public Hearing item at 6:04 P.M.

Planning Technician Stefani Dodson presented the item. 30 notices were mailed with 0 responses returned by mail; two opposed responses were received during the meeting. Director Hammonds made additional comments.

The applicant was present.

Citizen Jody Roberts addressed the Board to express his opposition.

Commission Stone, Commissioner Skaggs, and Commissioner Freeman asked questions to which Director Hammonds responded.

Citizen Steve Roark approached the Board to state his opposition.

Commissioner Miller closed the Public Hearing item at 6:23 P.M.

3. Conduct a public hearing regarding a zoning change from A (Agricultural) to PD (Planned Development) for approximately 202.69 acres, land described A0029A R. BEEBE, TR 107, OLD DCAD SHT 3, TR 10, within the City of Sanger, and generally located South of Lois Road and approximately 1,219 feet west of Marion Road.

Commissioner Miller opened the Public Hearing item at 6:23 P.M.

Planning Technician Stefani Dodson presented the item. 37 notices were mailed with 2 responses received (1-opposed; 1-in favor). Director Hammonds made additional comments.

Citizens Rona Roberts and Ted Soprenuk were present and approached the Board with their opposition. Director Hammonds responded.

Citizens Kevin Waters and Geneva Taylor approached the Board with questions regarding the retaining wall. Director Hammonds responded.

Commissioner Miller closed the Public Hearing item at 6:35 P.M.

ACTION ITEMS

4. Consideration and possible action on a request for a replat of lots 1A-8A, Blk. A of the Marion Point Acres, within the City of Sanger. Generally located on the east side of Marion Road, and approximately 1,161 feet north of FM 455 West.

Planning Technician Stefani Dodson presented the item. Director Hammonds responded with additional points. Staff recommends approval with all comments being met before City Council approval.

The developer was present to discuss the item.

Commissioner Skaggs and Commissioner Freeman asked questions.

Director Hammonds responded.

Commissioner Skaggs makes a motion to approve the item with all comments being before City Council approval. Commissioner Turner seconded the motion.

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

Commissioner Miller closed the Action item at 6:50 P.M.

5. Consideration and possible action on a zoning change from A (Agricultural) to PD (Planned Development) for approximately 202.69 acres, land described A0029A R. BEEBE, TR 107, OLD DCAD SHT 3, TR 10, within the City of Sanger, and generally located South of Lois Road and approximately 1,219 feet west of Marion Road.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with all comments being met at City Council meeting.

Director Hammonds mentioned all comments have been met.

Commissioner Miller makes a motion to approve the item. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Freeman, and Commissioner Skaggs. The motion passes unanimously.

6. Consideration and possible action on the Final Plat of Oasis at Sanger Addition, being approximately 4.135 acres of land described as A0029A R. BEEBE, OLD DCAD SHT 2, TR 5, within the City of Sanger, generally located north of McReynolds Road, and approximately 790 feet east of Lake Ridge Drive.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with all comments being met before City Council approval.

Director Hammonds mentioned all comments have been met.

Commissioner Miller makes a motion to approve the item with all comments being met before City Council approval. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Freeman, and Commissioner Skaggs. The motion passes unanimously.

7. Consideration and possible action on the Preliminary Plat of Sanger Town Center, being approximately 24.13 acres of land described as A0029A R. BEEBE, TR 64B, within the City of Sanger, generally located south of FM 455 west and west of Indian Lane.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with all comments being met before City Council approval.

Commissioner Turner and Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Stone makes a motion to approve the item with all comments being met before City Council approval. Commissioner Freeman seconded the motion.

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

8. Consideration and possible action on the Minor Plat of Mejia Ranch, being approximately 5.143 acres of land described as A0801A WM MASON, TR 28, 5.0 ACRES, within the limits of City of Sanger, generally located North of Lois Road W, and approximately 720.55 feet west of Stemmons Frwy.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with all comments being met before City Council approval.

Director Hammonds made additional comments.

Commissioner Freeman makes a motion to approve the item with all comments being met before City Council approval. Commissioner Miller seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Turner, and Commissioner Skaggs. The motion passes unanimously.

9. Consideration and possible action on the Preliminary Plat of Lake Ridge Estates Phase 4, being approximately 43.821 acres of land described as RSUEBEN BEBEE SURVEY, ABST. NO. 29, within the City of Sanger, and generally located north of McReynolds Road and east of Indian Lane.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with all comments being met before City Council approval.

Director Hammonds made additional comments.

Engineer Eugene Middleton was present.

Commission Skaggs asked questions. Engineer Eugene Middleton responded.

Commissioner Stone makes a motion to approve the item with all comments being met before City Council approval. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Freeman, and Commissioner Skaggs. The motion passes unanimously.

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 7:26 P.M.