

PLANNING & ZONING COMMISSION

MEETING AGENDA

MARCH 10, 2025, 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

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Commission on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Commission with regard to matters on the agenda will be received at the time the item is considered. The Commission is not allowed to converse, deliberate or take action on any matter presented during citizen input.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Commissioner to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

1. Consideration and possible action of the minutes from February 10, 2025 meeting.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a zoning change from Industrial I-1 to Business B-2 for 1.426 acres of land described as A0029A R. BEEBE, TR 133, within the City of Sanger, and generally located east of I-35 and south of 5th St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5th St.
3. Conduct a public hearing on a request for a Replat of Lot 13, Blk A of Corrida Estates, within the City of Sanger's ETJ, generally located on the east side of Corrida Lane, and approximately 1336 feet north of the intersection of Melton Rd and Corrida Ln.
- 4.

Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER,

within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd..

5. Conduct a public hearing on an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
6. Conduct a public hearing on an amendment to the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed.

ACTION ITEMS

7. Consideration and possible action on a zoning change from Industrial I-1 to Business B-2 for 1.426 acres of land described as A0029A R. BEEBE, TR 133, within the City of Sanger, and generally located east of I-35 and south of 5th St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5th St.
8. Consideration and possible action on a Final Plat of B & A Roberts Addition, being approximately 5.108 acres of land described as A0801A WM Mason, TR 24, within the City of Sanger's ETJ, generally located along Lois Road and approximately 1526 feet west of N Stemmons Frwy.
9. Consideration and possible action on a request for a Replat of Lot 13, Blk A of Corrida Estates, within the City of Sanger's ETJ, generally located on the east side of Corrida Lane, and approximately 1336 feet north of the intersection of Melton Rd and Corrida Ln.
10. Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.
11. Consideration and possible action on a Preliminary Plat of Elada Addition, being approximately 306.356 acres of land described as 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

12. Consideration and possible action on a Minor Plat of Guay Addition, being approximately 2.855 acres of land described as A0029A R. BEBEE, TR 99 within the City of Sanger's ETJ, generally located on the west side of Marion Rd approximately 236 feet south of the intersection of Lois Road and Marion Road.
13. Consideration and possible action on an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
14. Consideration and possible action on a Preliminary Plat of Lois Road Estates, being approximately 202.69 acres of land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
15. Consideration and possible action on a Minor Plat of Rising Star Corner Addition, being approximately 1.466 acres of land described as A1241A TIERWESTER, TR 71 within the City of Sanger, generally located on the north west corner of Duck Creek Rd and Rising Star Ln.
16. Consideration and possible action on an amendment to the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and Commissioners to bring forward items they wish to discuss at a future meeting, A Commissioner may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Commission or at the call of the Chairman.

INFORMATIONAL ITEMS

ADJOURN

NOTE: The Commission reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on March 05, 2025, at 2:00 PM.

Shelley Warner, Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.