

PLANNING & ZONING COMMISSION

MEETING MINUTES

SEPTEMBER 11, 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.

PUBLIC HEARING ITEMS

Commissioner Miller Opens Public Hearings at 7:18 P.M.

1. Conduct a public hearing on a rezoning from "A" Agricultural to "I-1" Industrial 1 of approximately 3 acres of land, described as A0029A R BEEBE, 112, within the City of Sanger, and generally located on the east side of the I -35 Frontage Road, approximately 512 feet north of the intersection of the I-35 Frontage Road and Utility Road.

Director Hammonds goes over the project. She explains this is a 3 acres piece that the applicant is requesting to be rezoned to the same as the rest of their property. The applicant will be platting this property with the adjacent property in order to create one large industrial development.

2. Conduct a Public Hearing on a rezoning from "A" Agricultural to "SF-10" Single-Family 10 of approximately 1.01 acres of land, described as A1241A TIERWESTER, 206, within the City of Sanger, and generally located on the southwest corner of Duck Creek Road and Mesa Drive.

Director Hammonds goes over the project explaining the applicant wants the zoning to match surrounding properties. Staff mailed out 30 public notices and as of today we had one response opposed.

Commissioner Miller Closes the Public Hearings at 7:22 P.M.

ACTION ITEMS

3. Consideration and possible action on a rezoning from "A" Agricultural to "I-1" Industrial 1 of approximately 3 acres of land, described as A0029A R BEEBE, 112, within the City of Sanger, and generally located on the east side of the I -35 Frontage Road, approximately 512 feet north of the intersection of the I-35 Frontage Road and Utility Road.

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

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

4. Consideration and possible action on a rezoning from "A" Agricultural to "SF-10" Single-Family 10 of approximately 1.01 acres of land, described as A1241A TIERWESTER, 206, within the City of Sanger, and generally located on the southwest corner of Duck Creek Road and Mesa Drive.

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

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

5. Consideration and possible action on the Preliminary Plat of the Church Street Addition, being 1.01 acres, located in the City of Sanger, and generally located on the east side of South Stemmons Frwy at the intersection of I-35 Frontage Road and Church Street.

Director Hammonds explains the applicant would like to build an Urgent Care facility.

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

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

6. Consideration and possible action on the Final Plat of Clear Creek Intermediate School, Block A, Lot 1, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.

Director Hammonds pointed out the board had already seen the preliminary plat on this project.

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

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

7. Consideration and possible action on the Final Plat of Sanger High School, Block A, Lot 1 being 55.886 acres of land, located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.

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

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

8. Consideration and possible action on the Final Plat of Sanger Middle School, Block A, Lot 1, being 28.791 acres, located in the City of Sanger, and located at 105 Berry Street approximately 205 feet southwest of the intersection of Acker Street and Bolivar Street.

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

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

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:35 P.M.