

PLANNING & ZONING COMMISSION

MEETING MINUTES

JANUARY 08, 2024, 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 7:07 P.M.

BOARD MEMBERS PRESENT:

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:

Commissioner, Place 1	Shane Stone
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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 December 11, 2023, meeting.

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

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

PUBLIC HEARING ITEMS

2. Conduct a public hearing on an amendment to Ordinance No. 04-11-22 to amend the planned development language and add 21.17 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 Opens the Public Hearing at 7:08 P.M.

Director Hammonds goes over the project. She goes over all of the changes they propose in the PD.

Casey McGinnis stood up to speak to the board about their project. He explains that they were able to work with the school to allow them to have some property for their tennis courts. They want to add this property to their development and update the PD.

Commissioner Miller closes the Public Hearing at 7:27 P.M.

3. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Outside Sales and Display, on the west end 8.17 acres of land described as A1241A TIERWESTER, TR 165, zoned as Business District 2 (B-2) and generally located on the east side of I-35 at the intersection of South Stemmons and Wood Street.

Commissioner Miller Opens the Public Hearing at 7:28 P.M.

Director Hammonds goes over the SUP explaining their current one is close to the expiration date.

Commissioner Miller closes the Public Hearing at 7:30 P.M.

ACTION ITEMS

4. Consideration and possible action on an amendment to Ordinance No. 04-11-22 to amend the planned development language and add 21.17 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 explains that this is the same project that was presented earlier in the public hearing.

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

Commissioner Freeman seconded the motion.

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

5. Consideration and possible action on a request for a Specific Use Permit (SUP) for Outside Sales and Display, on the west end 8.17 acres of land described as A1241A TIERWESTER, TR 165, zoned as Business District 2 (B-2) and generally located on the east side of I-35 at the intersection of South Stemmons and Wood Street.

Director Hammonds explains that this is the same project that was presented earlier in the public hearing.

Commissioner Miller makes a motion to approve with a 2-year expiration.
Commissioner Gastelum seconded the motion.

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

6. Consideration and possible action on the Preliminary Plat of Duck Creek Ridge, being 1.010 acres, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive

Director Hammonds goes over the project explaining the applicant wants to make 4 single family lots from the 1 unplatted tract. She explains they are also needing a side yard setback variance from 8 ft to 7.5 ft. for the current home.

The board had a brief discussion over the right of way and if there was going to be an easement. The applicant explained they have asked for a variance to allow the current right of way to stay as it is a developed neighborhood.

Director Hammonds explained that the variance will be going in front of City Council.

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

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

7. Consideration and possible action on the Preliminary Plat of Duncan Retail, being 5.770 acres, located in the City of Sanger, and generally located on the east side of the I-35 Frontage Road approximately 60 feet north of the intersection of I-35 Frontage Road and S 5th Street.

Director Hammonds goes over the project and explains the applicant wants to create 5 commercial lots from the 1 unplatted lot. She stated there is currently an existing business that is on the property.

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 McAlister, Commissioner Gastelum, Commissioner Amendola, Commissioner Freeman. The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

8. FM455 & 1-35 Update

Director Hammonds updates the board on the roadway construction.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:39 P.M.