

# **PLANNING & ZONING COMMISSION**

## **MEETING MINUTES**

**FEBRUARY 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 Matt Fuller called the Planning and Zoning meeting to order at 7:00 P.M.

### **BOARD MEMBERS PRESENT**

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

### **BOARD MEMBERS ABSENT**

Commissioner, Place 1	Shane Stone
Commissioner, Place 7	Phillip Surles

### **CITIZENS COMMENTS**

### **CONSENT AGENDA**

1. Consideration and possible action of the minutes from December 12, 2022, meeting.
2. Consideration and possible action of the minutes from January 9, 2023, meeting.

Commissioner Amendola makes a motion to approve the consent agenda.  
Commissioner McAlister seconded the motion.

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

### **PUBLIC HEARING ITEMS**

3. Conduct a public hearing on a request for the Replat of Lot 2, of the IESI Industrial Park, being 2.993 acres located within the City of Sanger. Generally located along the north side of Utility Road approximately 1464 feet east of the intersection of North Stemmons Frwy and Utility Road.

Commissioner Fuller opens the public hearing at 7:03 p.m.

Director Hammonds goes over the plat. She explains they are adding in the easements.

Public hearing closes at 7:04 p.m.

## **ACTION ITEMS**

4. Consideration and possible action on the Preliminary Plat of Clear Creek Intermediate School, 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 goes over the Clear Creek Elementary plat. She explains they will be doing an expansion and need to plat.

Commissioner Fuller makes a motion to approve the preliminary plat with the condition all comments are met by City Council meeting.  
Commissioner Miller seconded the motion.

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

5. Consideration and possible action on the Preliminary Plat of Sanger Middle School, 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.

Director Hammonds goes over the Sanger Middle School plat. She explains they will be doing an expansion and need to plat.

Commissioner Amendola makes a motion to approve the preliminary plat with the condition all comments are met by City Council meeting.  
Commissioner Fuller seconded the motion.

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

6. Consideration and possible action on the Preliminary Plat of Sanger High School, being 55.886 acres, located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.

Director Hammonds goes over the Sanger High School plat. She explains they will be building a new high school and need to plat.

Commissioner McAlister makes a motion to approve the preliminary plat with the condition all comments are met by City Council meeting.  
Commissioner Turner seconded the motion.

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

7. Consideration and possible action on a request for the Replat of Lot 2, of the IESI Industrial Park, being 2.993 acres located within the City of Sanger. Generally located along the north side of Utility Road approximately 1464 feet east of the intersection of North Stemmons Frwy and Utility Road.

Director Hammonds explains they are wanting to add easements to the plat.

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

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

8. Consideration and possible action on the Preliminary Plat of Marley Meadows, being 19.653 acres, located in the City of Sanger's ETJ, and generally located on the west side of Sam Bass Road and approximately 1307 feet north of the intersection of FM 455 and Sam Bass Road.

Director Hammonds goes over the plat. She explains they will have septic and Bolivar Water.

Commissioner Fuller makes a motion to approve the preliminary plat with the condition all comments are met by City Council meeting.  
Commissioner Miller seconded the motion.

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

9. Consideration and possible action on the Final Plat of the Mo Addition, being 38.16 acres, located in the City of Sanger's ETJ, and generally located on the south side of FM 455 approximately 1961 feet west of the intersection of FM 455 and Creekview Road.

Director Hammonds explains this is a plat the board has seen, but they are making changes. They will be taking 7 unplatted lots and making them into 1 lot.

Commissioner Miller makes a motion to approve the final plat with the condition all comments are met by City Council meeting.  
Commissioner Turner seconded the motion.

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

### **FUTURE AGENDA ITEMS**

No items were discussed.

### **ADJOURN**

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