

# **PLANNING & ZONING COMMISSION**

## **MEETING MINUTES**

**SEPTEMBER 12, 2022, 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 Surles called the 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	Matt Fuller
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Phillip Surles

### **BOARD MEMBERS ABSENT**

All members were present.

### **STAFF MEMBERS PRESENT:**

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

### **INVOCATION AND PLEDGE**

### **CITIZENS COMMENTS**

No citizens came forward to speak.

### **CONSENT AGENDA**

No items.

### **PUBLIC HEARING ITEMS**

2. Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance

from the improvement of sidewalks and to allow no sidewalks be installed for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ, and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

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

Director Hammonds reviews the variances that have been requested.

Robert Snider, 9049 Sam Bass Rd., let the board know that he owns the land at the bottom of the hill of the proposed property. He says this has a big hill and states it will take a lot to flatten the land in order to build homes. He is also worried about the drainage problems it will cause. He states that he is also worried about the 20 septic systems that will be draining on his property.

Mary Snider asks who has jurisdiction over the areas outside of the City limits.

Director Hammonds explains to the customer about the ETJ and how the city has the platting jurisdiction for Sanger ETJ.

Commissioner Surles closes the public hearing at 7:10 p.m.

3. Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

Commissioner Surles opens the public hearing at 7:11 p.m.

Director Hammonds explains this is part of the previous proposed addition.

Commissioner Surles closes the public hearing at 7:12 p.m.

4. Conduct a public hearing on a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.

Commissioner Surles opens the public hearing at 7:12 p.m.

Director Hammonds reviews the project with the board. She says this project has already come before the board but they made some changes and wanted to bring it back to the board.

Pam Holt explains the changes they had made on the project. She explained that she is from Sanger and wants to build a great product here for the city. She says this will be commercial up front and apartments in the back with an amenity center.

## **ACTION ITEMS**

5. Consideration and possible action on a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.

Motion to approve made by Commissioner Fuller, Seconded by Commissioner Amendola.

Voting Yea: Commissioner McAlister, Commissioner Turner, Commissioner Miller, Commissioner Surles and Commissioner Stone. Motion passed unanimously.

6. Consideration and possible action on a Minor Plat of Lot 1, Block A of the Enderby Gas Addition, being 1.22 acres in the City of Sanger, and generally located on south east corner of the I-35 access road and Southside Drive.

Director Hammonds briefly goes over the project. She explains they are just having to reconfigure the property as the expansion is taking part of the property.

Motion to approve made by Commissioner Miller, Seconded by Commissioner Fuller.

Voting Yea: Commissioner McAlister, Commissioner Turner, Commissioner Amendola, Commissioner Surles and Commissioner Stone. Motion passed unanimously.

## **FUTURE AGENDA ITEMS**

No items were discussed.

## **EXECUTIVE SESSION**

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

### **Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY**

For deliberations regarding deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

### **Section 551.074. PERSONNEL MATTERS**

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee. (EDIT - LIST THE POSITION)

**Sec. 551.071. CONSULTATION WITH ATTORNEY**

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. (EDIT – AS NECESSARY LISTING THE TOPIC OF THE CONSULTATION)

**Sec. 551.086. CERTAIN PUBLIC POWER UTILITIES: COMPETITIVE MATTERS.**

For deliberations regarding (EDIT – no more than a general representation of the subject matter to be considered)

**Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS;**

This chapter does not require a governmental body to conduct an open meeting:  
(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). EDIT – AS NECESSARY LISTING GENERAL LOCATION OR NAME OF THE PROJECT)

No executive session was held.

**RECONVENE INTO REGULAR SESSION**

Reconvene into Regular Session and take any action deemed necessary as a result of Executive Session.

No executive session was held.

**ADJOURN**

There being no further items on the agenda Commissioner Surles adjourns the meeting at 7:57 p.m.