

PLANNING & ZONING COMMISSION

MEETING MINUTES

JANUARY 13, 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

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:19 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Charles Wood

BOARD MEMBERS ABSENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 7	Lisa Freeman

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Turner.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from December 17, 2024 meeting.

Commissioner Skaggs recommends correcting Item 4 to reflect Commissioner Miller opposing the item.

Commissioner Skaggs makes a motion to approve the consent agenda with the correction. Commissioner Miller seconded the motion.

Voting Yea: Commissioner Turner. Commissioner Knabe, Commissioner Leissner and Commissioner Wood abstained from the vote.

The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a rezoning from Agricultural (A) to Planned Development (PD) of approximately 133.2 acres of land, described as A0029A R. BEEBE, TR 66, TR 67 & 68(PT), within the City of Sanger, and generally located North of FM 455 and east of the Sante Fe Railroad.

Commissioner Miller opened the Public Hearing item at 6:21 P.M.

Director Hammonds presented the item. 25 notices were mailed with 1 response returned by mail; two responses in favor were received the day of the meeting. Director Hammonds made additional comments.

The applicant, Mike Todd, spoke on the proposal and passed out informational sheets.

Commission Skaggs, Commissioner Knabe and Commissioner Wood asked questions to which the applicant responded and Director Hammonds responded.

Commissioner Miller closed the Public Hearing item at 6:36 P.M.

ACTION ITEMS

3. Consideration and possible action on a request for a rezoning from Agricultural (A) to Planned Development (PD) of approximately 133.2 acres of land, described as A0029A R. BEEBE, TR 67 & 68(PT), A0029A R. BEEBE, TR 66(PT), within the City of Sanger, and generally located North of FM 455 and east of the Sante Fe Railroad.

Director Hammonds presented the item and made clarifications that not all comments have been met at this time. Staff recommends denial.

Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Miller, Commissioner Skaggs and Commissioner Wood asked the applicant questions. Mr. Todd responded.

Commissioner Miller makes a motion to deny the request for a rezoning from Agricultural (A) to Planned Development (PD). Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Skaggs, and Commissioner Leissner.

The motion passes unanimously.

4. Consideration and possible action on a Final Plat of Lane Ranch Phase 5, being approximately 26.105 acres of land described as REUBEN BEBEE SURVEY, ABST. NO. 29, within the City of Sanger, generally located north of McReynolds Road and approximately 1230 feet east of Lake Ridge Dr.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the item with the condition all comments are satisfied prior to City Council approval. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Knabe, and Commissioner Leissner.

Voting Nay: Commissioner Wood

The motion passes with a 5-1 vote.

5. Consideration and possible action on a Final Plat of Blue Star Phase 2, being approximately 14.2225 acres of land described as A1066A J.M.A. RUIZ, TR 12 and 12A, within the City of Sanger, generally located east of I-35 and approximately 1746 feet south of Chisum Rd.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Turner and Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the item with the condition all comments are satisfied prior to City Council approval. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Skaggs, Commissioner Knabe, Commissioner Leissner, and Commissioner Wood.

The motion passes unanimously.

6. 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.

Item was pulled.

7. Consideration and possible action on the Final 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 Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Skaggs makes a motion to approve the item with the condition all comments are satisfied prior to City Council approval. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Leissner, and Commissioner Wood.

The motion passes unanimously.

8. Consideration and possible action on the Final 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 Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Turner and Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the item with the condition all comments are satisfied prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Skaggs, Commissioner Knabe, Commissioner Turner, and Commissioner Wood.

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:02 P.M.