

# PLANNING & ZONING COMMISSION

## MEETING MINUTES

**MAY 13, 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 Stone called the Planning and Zoning meeting to order at 7:01 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

#### **BOARD MEMBERS ABSENT:**

Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Lisa Freeman

#### **STAFF MEMBERS PRESENT:**

Director of Development Services Ramie Hammonds, Planning Technician Stefani Dodson, City Manager John Noblitt, and Secretary Shelley Warner

#### **INVOCATION AND PLEDGE**

#### **CITIZENS COMMENTS**

No citizens came forward.

#### **CONSENT AGENDA**

1. Consideration and possible action of the minutes from March 11, 2024, meeting.

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

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

## **PUBLIC HEARING ITEMS**

2. Conduct a public hearing on an amendment to Ordinance No. 04-11-22 to extend the boundaries of Planned Development (PD 04-11-22) and rezone said tract from (A) Agricultural to PD Planned Development for approximately 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, and to further amend certain requirements with the Planned Development.

Director Hammonds explains that 65 notices were mailed with 4 responses returned (1-Yes; 3-Opposed).

Christy Manny came forward to speak her concerns of water run-off to area properties. Director Hammonds responded that detention ponds will be constructed.

Matt Jennings addressed the developer asking about the expected number of lots and the builders names. Developer Casey McGinnis came forward and addressed the questions.

Commissioner Amendola inquired as to why construction materials changed and homes have shrunk. She also questioned the open space and dedicated parkland.

Developer McGinnis responded "to keep a rural theme" and to maintain a quality product and affordability. The change increases the upkeep responsibility for the developer and less for the city.

There were no more comments.

Commissioner Stone closed the public hearing at 7:24 P.M.

3. Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Solar Farm, located on approximately 25.35 acres of land described as A0029A R. BEEBE, TR 73, 25.35 ACRES, OLD DCAD SHT 3, TR 27, and generally located on the east side of Utility Rd.

Director Hammonds presented the item noting the property is city-owned and zoned as agriculture and was a former landfill; 32 notices were mailed with 7 responses returned as all opposed.

City Manager John Noblitt further presented items and continued discussions. He pointed out the purpose and benefits of the prospective project. Contracts

are still under review and core sampling is still being performed. Changes are dependent on cell site. The city is still in the due diligence phase. Additional power is needed to maintain adequate coverage for large employee businesses. City Manager Noblitt seeks public opinion to present to the City Council.

Commissioner Gastelum asked if a budget analysis had been performed. City Manager Noblitt responded the rate hold needs to be reviewed.

Commissioner Turner inquired how many panels could be expected and how they be mounted. The City Manager replied that engineering is still in the works. Concrete structure mounts are planned.

Commissioner Amendola asked about an environmental impact study. She also wanted to know why they are doing this now before studies are complete. City Manager Noblitt reiterated that this is only in the discussion and planning stages.

Royce Bryan came forward and stated that he preferred to have additional housing that offers clean power and clean water. He further expressed his concerns about possible radiation emissions.

City Manager Noblitt stated the city should not incur a cost. The facility and equipment would be maintained by American Energy Power Company (AEP).

Commissioner Amendola asked if local businesses would benefit.

City Manager Noblitt responded that it allows for a rate hold and ancillary costs are not expected.

Mr. Royce mentioned he would like to reserve the land for other options.

Ms. Muzairita addressed the board and is concerned with area noise and heat impact. She would like to see a tree buffer.

City Manager Noblitt responded that screening would be installed.

Citizen Shore Sherard-Temple expressed his opposition. He does not feel solar panels are the best use of the land; other options should be considered. He mentioned that other solar farms have not profited.

Caroline Price explained her concerns and opposition pertaining to noise and potential health impacts. Her mother-in-law lives with her and this could affect her migraine issues.

Cynthia Craig stated her concern with possible property value decreases and negative health emissions.

Connie Sherman-Gonsalves expressed her opposition. She said that as a real estate agent, she cannot see the benefits to residents. She feels there will be a negative impact related to a decrease in property values.

Tyler Dierolf addressed the Board with his concerns regarding health effects, sound frequency, increased traffic, and pregnancy issues. He wanted to know if there have been any other proposals for property use. City Manager Noblitt replied that no other interest has been expressed and access would be from the rail side and limited to maintenance.

Commissioner Amendola had questions for City Manager Noblitt regarding erosion, sediment, and an impact study for property values.

City Manager Noblitt responded the city has a "No Rise" policy. He further stated that the housing market is not stable at this time.

There were no additional comments. The public hearing closed at 8:10 P.M.

## **ACTION ITEMS**

4. Consideration and possible action on the Final Plat of the Church Street Addition, being 1.01 acres described as A1241A TIERWESTER, TR 175, 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.

Planning Technician Stefani Dodson presented the item and mentioned that all comments have been met at this point. She also stated staff recommended approval.

Commissioner McAlister makes a motion to approve the final plat for Church Street Addition. Commissioner Turner seconded the motion.

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

5. Consideration and possible action on an amendment to Ordinance No. 04-11-22 to extend the boundaries of Planned Development (PD 04-11-22) and rezone said tract from (A) Agricultural to PD Planned Development for approximately 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, and to further amend certain requirements with the Planned Development.

Director Hammonds presented the item.

The board had some discussion.

Commissioner Amendola makes a motion to approve Ordinance No. 04-11-22.  
Commissioner Stone seconded the motion.

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

6. Consideration and possible action for a Specific Use Permit (SUP) for a Solar Farm, located on approximately 25.35 acres of land described as A0029A R. BEEBE, TR 73, 25.35 ACRES, OLD DCAD SHT 3, TR 27, and generally located on the east side of Utility Rd.

Director Hammonds presented the item.

Commissioner Amendola posed questions and concerns. She feels there is a lack of information as many citizens are concerned with impacts on health, noise, increased heat levels, and property values.

City Manager Noblitt responded.

Commissioner Gastelum makes a motion to deny the SUP for the solar farm.  
Commissioner Amendola seconded the motion.

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

7. Consideration and possible action on the Preliminary Plat of Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), 84.5014 ACRES, OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

Director Hammonds presented the item. She suggested the plat will need two points of ingress and egress. Follow-up with the final plat will be required.  
Director states staff recommends approval with conditions.

Commissioner McAlister makes a motion to approve the Preliminary Plat for Lane Ranch Phase 1 with the condition all comments are met by City Council.  
Commissioner Gastelum seconded the motion.

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

## **FUTURE AGENDA ITEMS**

No items were discussed.

## **ADJOURN**

There being no further items Commissioner Stone adjourns the meeting at 8:23 P.M.