

PLANNING & ZONING COMMISSION

MEETING AGENDA

NOVEMBER 14, 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

CITIZENS COMMENTS

This is an opportunity for citizens to address the Commission on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Commission with regard to matters on the agenda will be received at the time the item is considered. The Commission is not allowed to converse, deliberate or take action on any matter presented during citizen input.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Commissioner to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

1. Consideration and possible action of the minutes from October 10, 2022, meeting.
2. Consideration and possible action of the revised minutes from July 11, 2022, meeting.

PUBLIC HEARING ITEMS

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.
4. Conduct a public hearing on a request for the Replat of Lot 2-R1 and Lot 2-R2 of the Saunders Addition, being 8.252 acres located within the City of Sanger's ETJ. Generally located approximately 425 feet south of the intersection of FM 455 and Indian Trail.

ACTION ITEMS

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.

6. Consideration and possible action on a request for a Replat of Lot 2-R1 and 2-R2 of the Saunders Addition, being 8.252 acres located within the City of Sanger's ETJ. Generally located approximately 425 Feet south of the intersection of FM 455 and Indian Trail.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and Commissioners to bring forward items they wish to discuss at a future meeting, A Commissioner may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Commission or at the call of the Chairman.

ADJOURN

NOTE: The Commission reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on November 10, 2022, at 11:00 AM.

/s/ Stefani Dodson
Stefani Dodson, Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 14, 2022

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from October 10, 2022, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Minutes from October 10, 2022

PLANNING & ZONING COMMISSION

MEETING MINUTES

OCTOBER 10, 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 Phillip Surles 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 7	Phillip Surles

BOARD MEMBERS ABSENT

Commissioner, Place 1	Shane Stone
Commissioner, Place 6	Jason Miller

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

1. Consideration and possible action of the minutes from August 08, 2022, meeting.
2. Consideration and possible action of the minutes from September 12, 2022, meeting.

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

Voting Yea: Commissioner Surles, Commissioner Turner, and Commissioner Fuller.
Motion passes unanimously.

PUBLIC HEARING ITEMS

No items were discussed.

ACTION ITEMS

3. Consideration and possible action on Final Plat of lots 1-30, Block A of Lonesome Dove Addition, 55.5 acres, located in the City of Sanger's ETJ, and generally located on the south west corner of Metz Road and Hoehn Road.

Director Hammonds gives a brief update on the plat.

Commissioner Fuller makes a motion to approve with the condition all comments are completed by the City Council meeting. Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Surles, Commissioner Turner, and Commissioner Amendola.
Motion passes unanimously.

4. Consideration and possible action on Preliminary Plat of the Glenn Polk Addition, being 10.418 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

Director Hammonds gives a brief update on the plat. She explains this is the project that came before the board for a zoning change. They are wanting to plat now so they can expand their site. They will be building a new showroom and offices.

Commissioner Surles makes a motion to approve with the condition all comments are completed by the City Council meeting. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Fuller, Commissioner McAlister, and Commissioner Amendola. Motion passes unanimously.

5. Consideration and possible action on a Preliminary Plat of lots 1-23 and lots 1X and 2X Block A of Palomino Bay Addition, being 54.34 acres, located in the City of Sanger's ETJ, and generally located on the west side of Jones Road approximately 782 feet north of the intersection of FM 1190 and Jones Road.

Director Hammonds lets the board know this property is in the ETJ. They are proposing 2 acre lots, two 2.6-acre lots, and two open spaces for cluster boxes. They are wanting this to be a gated community, with septic and individual well.

Commissioner Fuller makes a motion to approve with the condition all comments are completed by the City Council meeting. Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Surles, Commissioner Turner, and Commissioner Amendola.
Motion passes unanimously.

6. Consideration and possible action on Final Plat of lots 1 and 2, of Union Hill Road Addition, being 13.143 acres, located in the City of Sanger's ETJ, and generally located on the north east corner of FM 455 and Union Hill Road.

Director Hammonds explains this is a personal plat they are wanting to divide the property. They are proposing to keep 10 acres and sell 2 acres. This plat has already been approved by the Lake Ray Roberts Zoning board.

Commissioner Amendola makes a motion to approve with the condition all comments are completed by the City Council meeting. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Surles, Commissioner McAlister, and Commissioner Fuller.
Motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

ADJOURN

There being no further items Phillip Surles adjourns the meeting at 7:12 p.m.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 14, 2022

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the revised minutes from July 11, 2022, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Minutes from July 11, 2022

PLANNING & ZONING COMMISSION

MEETING MINUTES

JULY 11, 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 Phillip Surles called the Planning and Zoning 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

1. Approval of Minutes from 06/13/2022.

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

Voting Yea: Commissioner Miller, Commissioner Surles, Commissioner Turner, Commissioner Fuller, Commissioner Stone. Motion passes unanimously.

PUBLIC HEARING ITEMS

Phillip Surles opens all Public Hearing items at 7:01 p.m.

2. Conduct a Public Hearing on an Ordinance regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.

Director Hammonds explains about this project. She explains that the property being discussed is where Glenn Polk Auto Sales is located. This property has never been platted and the zoning is still Ag. They are wanting to do an expansion so they are coming to the board to get zoning.

3. Conduct a Public Hearing on an Ordinance regarding a change to the Future Land Use Map from Medium Residential to Industrial for approximately 99.986 acres of land, described as A0029A R. BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5th St and at the end of Sable Ave.

Director Hammonds explains about this project. She explains this the property behind the restaurant Miguelitos. This is a 99 acre tract and the applicant is wanting to building 2 to 3 warehouses and would need Industrial zoning. She let the board know this will not match the new future land use map that was done with the Comp Plan. The future land use map would need to be amended to allow this zoning.

4. Conduct a Public Hearing on an Ordinance regarding a zoning change from A (Agricultural District) to I-1 (Industrial 1) for approximately 99.986 acres of land, described as A0029A R. BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5th St and at the end of Sable Ave.

Director Hammonds says this is the zoning change for the previous item.

5. Conduct a Public Hearing on a Replat of Lots 1R1-1R2, Block B of Kirkland Street Addition Phase II, being 0.373 acres, located in the City of Sanger, and generally located on the north east corner of Kirkland Street and Railroad Avenue.

Director Hammonds says the board may recognize this and that the applicant is wanting to split the single lot into two single family residential lots. They do meet all guidelines.

Phillip Surles closes all public hearings at 7:10 p.m.

ACTION ITEMS

6. Consideration and possible action on an Ordinance regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.

Director Hammonds reminds the board that this was the Glenn Polk Auto Sales project we spoke about earlier.

Commissioner Fuller makes a motion to approve. Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Surles, Commissioner Turner, Commissioner Amendola, Commissioner Stone. Motion passes unanimously.

7. Consideration and possible action on an Ordinance regarding a change to the Future Land Use Map from Medium Residential to Industrial for approximately 99.986 acres of land, described as A0029A R. BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5th St and at the end of Sable Ave.

Director Hammonds reminds the board this is the project about the change to the Future Land Use Map on the 99 acres.

Matt Fuller explains that the Future Land Map had a committee that worked hard on and in his opinion, he doesn't want to go against the current zoning.

Commissioner Fuller makes a motion to deny. Commissioner Amendola seconded the motion.

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

8. Consideration and possible action on an Ordinance regarding a zoning change from A (Agricultural District) to I-1 (Industrial 1) for approximately 99.986 acres of land, described as A0029A R. BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5th St and at the end of Sable Ave.

Commissioner Fuller makes a motion to deny. Commissioner Amendola seconded the motion.

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

9. Consideration and possible action on a Replat of Lots 1R1-1R2, Block B of Kirkland Street Addition Phase II, being 0.373 acres, located in the City of Sanger, and generally located on the north east corner of Kirkland Street and Railroad Avenue.

Director Hammonds reminds the board this is the project that was talked about earlier this evening.

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

Voting Yea: Commissioner Miller, Commissioner Surles, Commissioner Turner, Commissioner Amendola, Commissioner Stone. Motion passes unanimously.

10. Consideration and possible action on a Final Plat of Lots 1-30, Block A of Lonesome Dove Addition, being 55.5 acres, located in the City of Sanger's ETJ, and generally located on the south west corner of Metz Road and Hoehn Road.

Director Hammonds explains if the plat is approved it will automatically approve with 3 variances. The three variances are 1.5 acres to 1.4 acres, maximum cul-de-sac length, and the block length. Fire was ok with these as long as the turn arounds were big enough.

The board had a brief discussion.

Commissioner Fuller makes a motion to approve. Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Surles, Commissioner Turner, Commissioner Amendola, Commissioner Stone. Motion passes unanimously.

11. Consideration and possible action on a Final Plat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

Director Hammonds explains this will be the final plat for Quick Trip.

Commissioner Surles makes a motion to approve. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Fuller, Commissioner McAlister, Commissioner Amendola, Commissioner Stone. Motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Phillip Surles adjourns the meeting at 7:37 p.m.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 14, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: 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.

SUMMARY:

- The applicant is proposing a Farmer's Market on the west end of Stephen Baker Field that is owned by Sanger ISD.
- Sanger ISD has granted permission for the Farmer's Market use.
- This lot is located on the east side of I-35 at the intersection of South Stemmons and Wood Street.
- The site is zoned Business District 2 (B-2) which allows Outside Sales and Display with a SUP.
- The Farmer's Market would operate Saturday and Sunday on the first and third weekends of the month.
- They would operate approximately 10 months of the year beginning in mid-March and running through December.
- Staff mailed 39 notices and at the time of this report has received 2 in favor.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map



SANGER
TEXAS

Project Name: Farmers Market
SUP Wood Street
Project: 22SANZON-0056

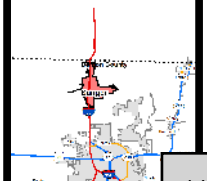


City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 10/29/2022 1:50:46 PM
Doc Name: 22SANZON-0056_FarmersMarketSUP





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 14, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for the Replat of Lot 2-R1 and Lot 2-R2 of the Saunders Addition, being 8.252 acres located within the City of Sanger's ETJ. Generally located approximately 425 Feet south of the intersection of FM 455 and Indian Trail.

SUMMARY:

- The applicant is proposing to create 2 single family lots of 4.126 each, from 1 previously platted tract of 8.252 acres.
- Lot 2-R1 has approximately 318 feet of frontage and Lot 2-R2 has approximately 251 feet of frontage.
- There was no right-of-way dedication required.
- Staff mailed out 6 notices and at the time of this report has not received any responses.
- The property is located in the City of Sanger's ETJ.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map



SANGER
TEXAS

Project Name: Sanders Addn
Replat
Project: 22SANZON-0057

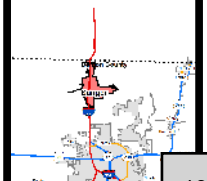


City Limits



Exhibits

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Date: 10/29/2022 1:44:51 PM
Doc Name: 22SANZON-0057_Sanders Addn Replat





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 14, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: 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.

SUMMARY:

- The applicant is proposing a Farmer's Market on the west end of Stephen Baker Field that is owned by Sanger ISD.
- Sanger ISD has granted permission for the Farmer's Market use.
- This lot is located on the east side of I-35 at the intersection of South Stemmons and Wood Street.
- The site is zoned Business District 2 (B-2) which allows Outside Sales and Display with a SUP.
- The Farmer's Market would operate Saturday and Sunday on the first and third weekends of the month.
- They would operate approximately 10 months of the year beginning in mid-March and running through December.
- Staff mailed 39 notices and at the time of this report has received 2 in favor.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition all comments are addressed prior to City Council approval.

ATTACHMENTS:

Location Map

Site Plan

Application

Letter of Intent

Agreement with Sanger ISD

Response Form 1 – In Favor

Response Form 2 – In Favor



SANGER
TEXAS

Project Name: Farmers Market
SUP Wood Street
Project: 22SANZON-0056

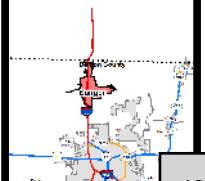


City Limits



Exhibits

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Date: 10/29/2022 1:50:46 PM
Doc Name: 22SANZON-0056_FarmersMarketSUP





WHITWORTH
CUSTOM HOMES
DRAFTING AND
DESIGN

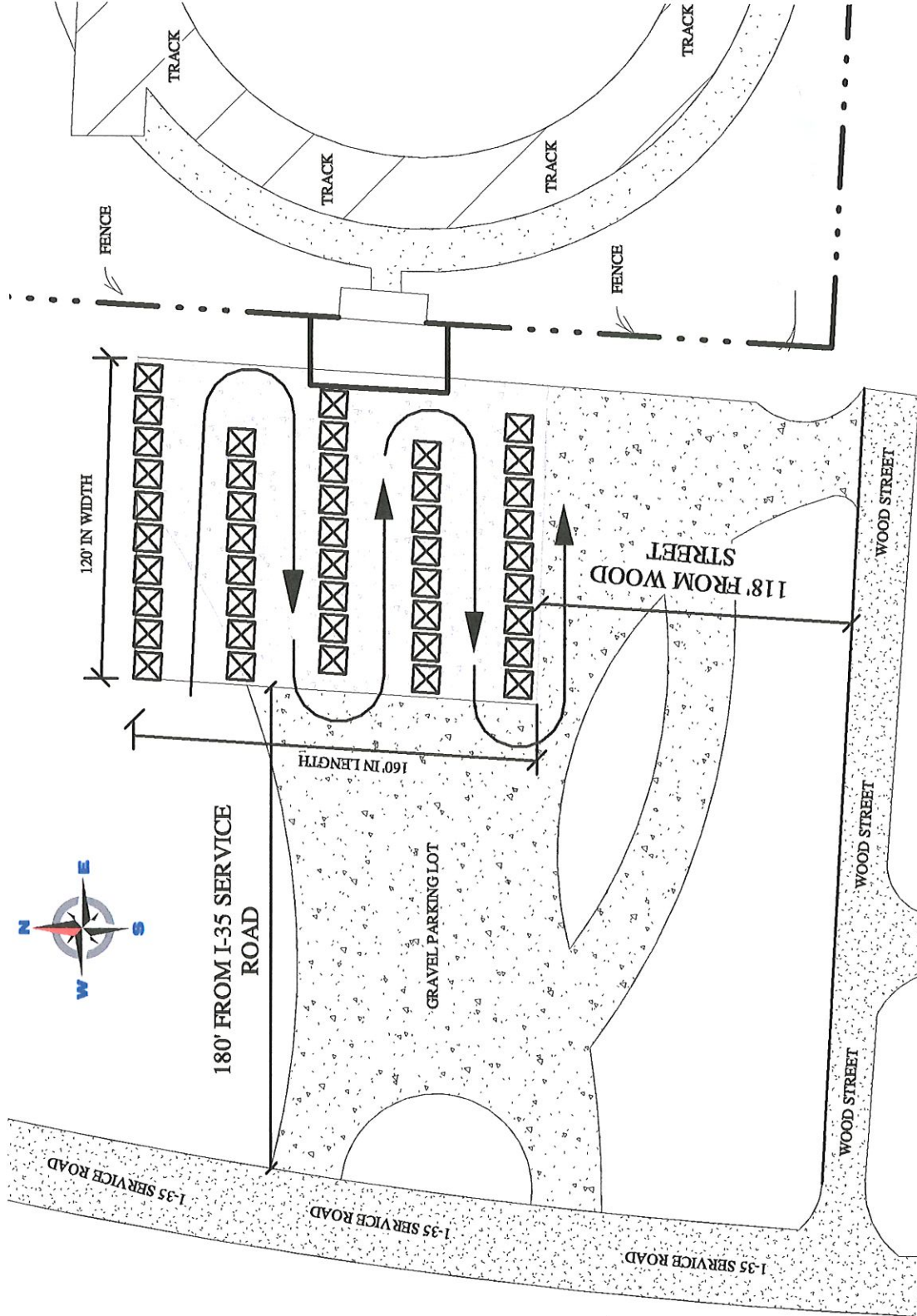
DOWNTOWN
SANGER FARMERS
MARKET

DRAWN BY: WHITWORTH CUSTOM
HOMES DRAFTING AND DESIGN

DATE: 9-7-22

Item 5.

1" = 60'-0"



1 Level 1
1" = 60'-0"

☒ -10' X 10' TENT 44 TOTAL TENTS WITH 25' SPACING BETWEEN EACH. PARKING TO THE WEST OF THE VENDORS.
☐ -PORTA PRIVY VENDOR TENTS SUBJECT TO CHANGE PENDING VENDOR INTEREST.



DOWNTOWN SANGER
FARMERS'
MARKET



WHITWORTH
CUSTOM HOMES
DRAFTING AND
DESIGN

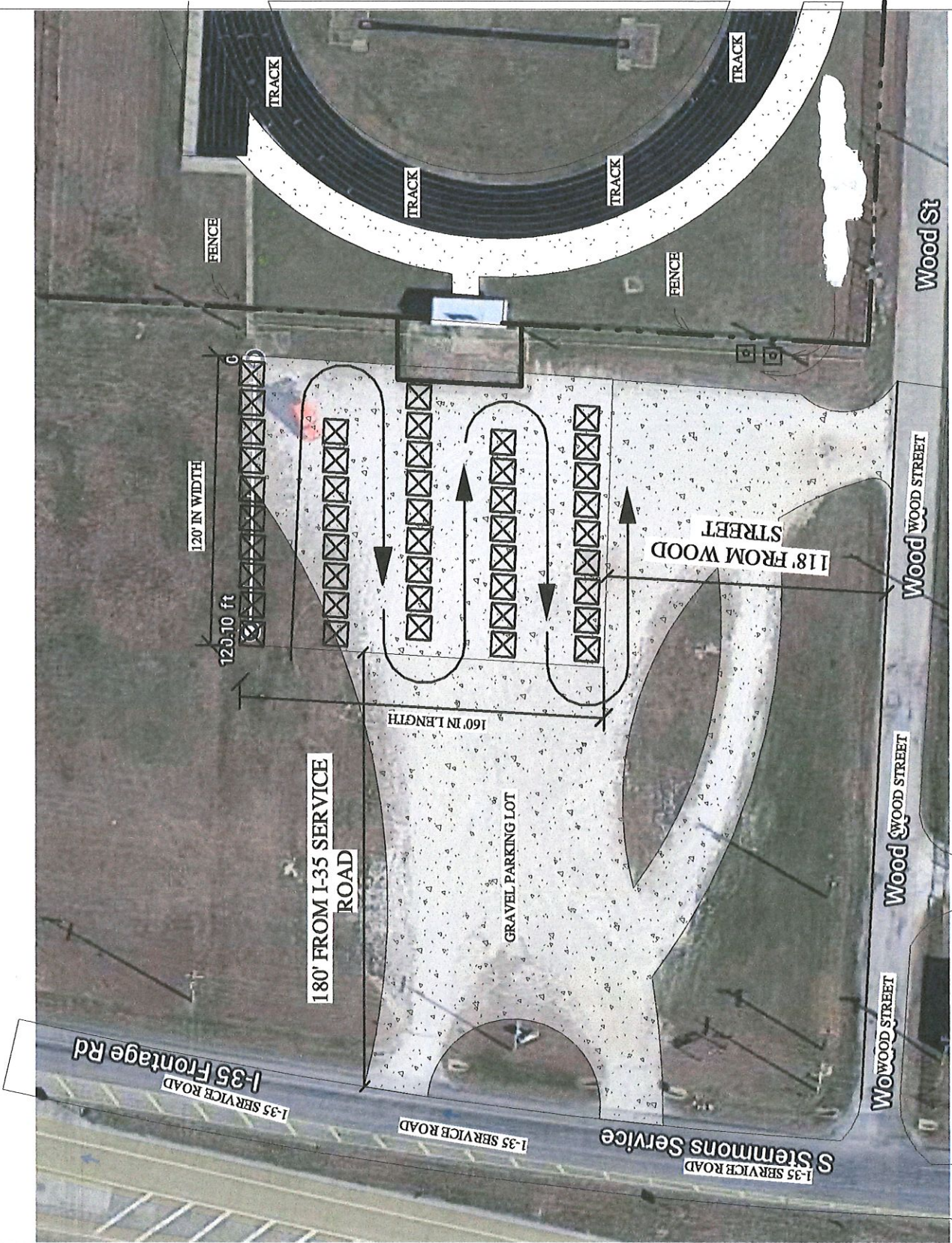
DOWNTOWN
SANGER FARMERS
MARKET

DRAWN BY: WHITWORTH CUSTOM
HOMES DRAFTING AND DESIGN

DATE: 9-7-22

Item 5.

1" = 60'-0"



10' X 10' TENT

10' X 10' PORTA PRIVY

1 SBF OVERLAY
1" = 60'-0"

SANGER

★ TEXAS

Item 5.

ZONING CHANGE/SUP APPLICATION

☐

Zoning Change

☒

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <u>Amber Whitworth-Spigner</u>	Name: _____
Company: <u>The Farmers Wife North TX LLC</u>	Company: <u>Sanger ISD</u>
Address: <u>2291 Wheat Hill Rd</u>	Address: <u>601 Elm Street</u>
City, State, Zip: <u>Sanger, TX 76266</u>	City, State, Zip: <u>Sanger TX 76266</u>
Phone: <u>940-206-2707</u>	Phone: <u>940-458-7438</u>
Fax: <u>N/A</u>	Fax: _____
Email: <u>thefarmerswifnorthtx@gmail.com</u>	Email: <u>leann.loyless@sangerisd.net</u>

Submittal Checklist

<input checked="" type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input checked="" type="checkbox"/>	One (1) PDF Copy of Site Plan
<input checked="" type="checkbox"/>	Survey with Metes and Bounds Description
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):

Stephen Baker Field - Parking Lot

Describe the proposed zoning change or Specific Use Permit (SUP):

Specific Use permit for farmers market

Owner Signature

Leann Loyless / Sanger ISD

Date

9-30-2022

Applicant Signature

Amber Whitworth-Spigner

Date

10-6-22

Office Use

Fee	
Date	

10/06/2022

I-35 & Wood St
Sanger, TX 76266

Re: Letter of Intent for the use of Stephen Baker Field for a bi-weekly Farmers Market

To Whom It May Concern,

This letter is to present to you the intentions of the Farmers Wife North TX, LLC on using the existing parking lot of Stephen Baker Field for a bi-weekly farmers market. The market, (which will be called: "Downtown Sanger Farmers Market") will be on the 1st and 3rd weekends 10 months out of the year running from mid-March to early December. The goal of the Market is to bring local producers a safe and fun environment to sell their goods.

The location of the market will be the parking lot of Stephen Baker Field. The physical address is I-35 & Wood St Sanger, TX 76266. Currently, the zoning for Stephen Baker Field is business district 2 (B2) . We will use the parking lot which is next to the football field, a tire shop and is on the corner of Wood street and I-35 Service Road.

To discuss this with me further please contact me at 940-206-2707 or email thefarmerswifenthx@gmail.com

I appreciate this opportunity and look forward to the Commission and Councils feedback.

Thank you,



Amber Whitworth-Spigner
President, The Farmer's Wife North TX, LLC



Addendum to the Sanger Zoning Changer/Sub Application for the use of Stephen Baker Field Parking Lot.

This agreement between Sanger ISD and Amber Whitworth, The Farmer's Wife North, Texas, LLC, is for the designated use of Stephen Baker Field Parking located in Sanger, Texas. The agreement is to use this location (Stephen Baker Field Parking Lot) for a Farmers Market 10 months out of the year (mid-March to early December). The Market will be two weekends (Saturday and Sunday) out of the month (1st and 3rd weekends).

Both parties named above agree to the following terms and conditions:

- The use of the location will result in **No Cost** to Sanger ISD.
- There will be No fee charged for the use of Stephen Baker Field Parking Lot.
- No electricity will be provided by Sanger ISD.
- No Trash service will be provided by Sanger ISD.
- No petting Zoo will be allowed at this location.
- No Portable Toilets will be allowed at this location.
- No Food Trucks will be allowed at this location.
- After each day of the Farmers Market (Saturday and Sunday), all items including trash will be collected and removed from the location.
- Sanger ISD has the right to Void or Amend this agreement at any time.

I am hereby in agreement of the above mentioned terms and conditions.

Amber Whitworth-Spigner

Amber Whitworth, Farmer's Wife of North Texas, LLC

Leann Loyless

Leann Loyless, Deputy Superintendent, Sanger ISD

Date October 1, 2022

Response Form

22SANZON-0056

Specific Use Permit

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email or fax a copy to:

Email: rhammonds@sangertexas.org

Fax: (940) 458-4072

Project No: 22SANZON-0056/ Specific Use Permit Farmer's Market

Please circle one: In favor of request Opposed to request

Comments:

A farmer's market sounds OK to me. I would hope their patrons would not park on our lot, unless arrangements are made.

Signature

Richard Muir

Printed Name

Mailing Address

7177 Rector Rd

City, State, Zip

Sanger, Tx 76266

Phone Number

940-291-0132

Email Address

Physical Address of Property within 200 feet

- across the street, south of this tract under consideration

Response Form

22SANZON-0056

Specific Use Permit

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email or fax a copy to:

Email: rhammonds@sangertexas.org

Fax: (940) 458-4072

Project No: 22SANZON-0056/ Specific Use Permit – Farmer's Market

Please circle one: In favor of request Opposed to request

Comments:

As long as no one parks on my property,
etc... I am fine with the Farmers Market.

Signature

Ashley McGuire

Printed Name

Ashley McGuire

Mailing Address

205 Walnut Street

City, State, Zip

Sanger, TX 76266

Phone Number

325-260-7712

Email Address

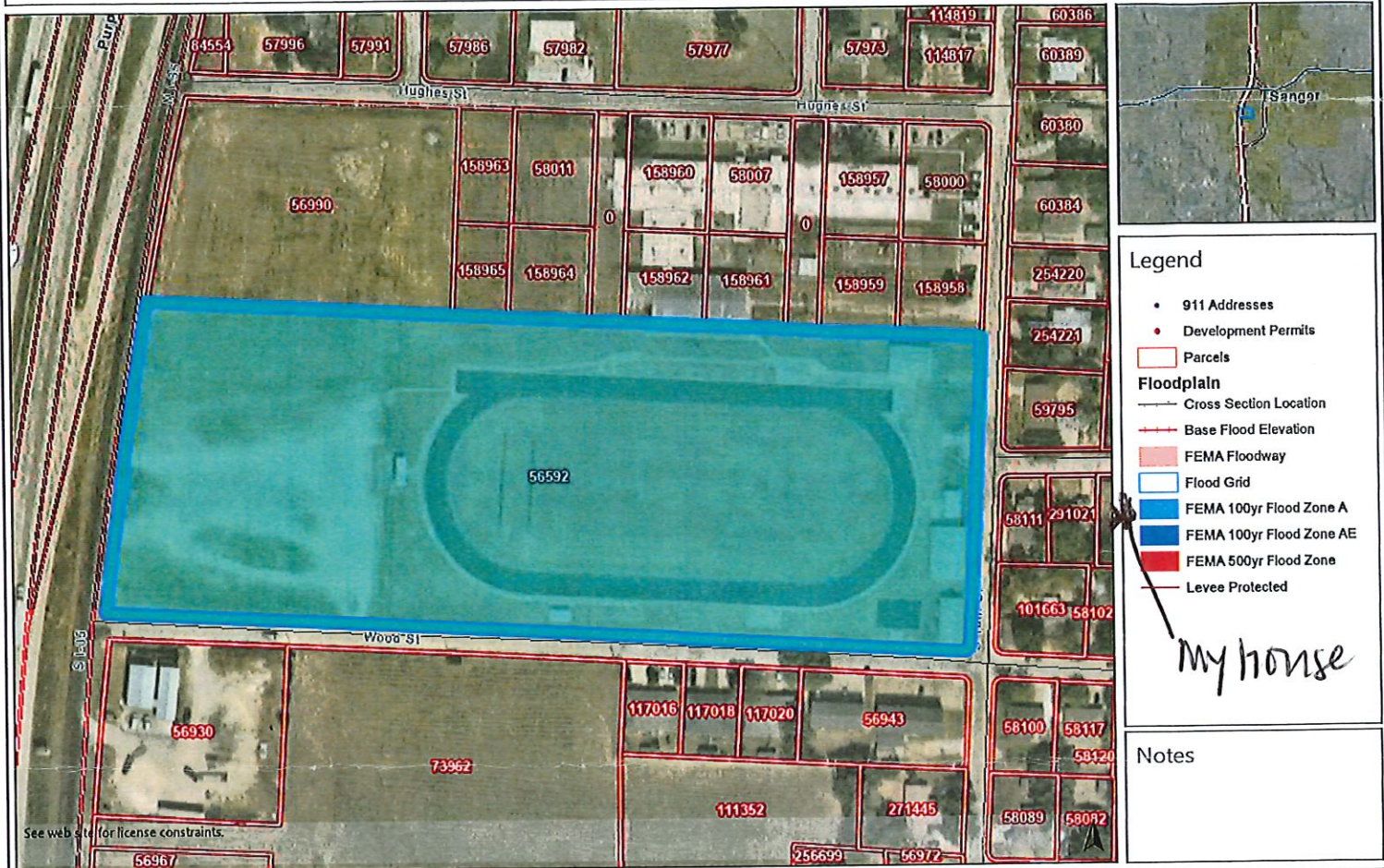
lilashmce@gmail.com

Physical Address of Property within 200 feet

205 Walnut St.

Sanger, TX 76266

Denton County Landmark Map





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 14, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a Replat of Lot 2-R1 and 2-R2 of the Saunders Addition, being 8.252 acres located within the City of Sanger's ETJ. Generally located approximately 425 Feet south of the intersection of FM 455 and Indian Trail.

SUMMARY:

- The applicant is proposing to create 2 single family lots of 4.126 each, from 1 previously platted tract of 8.252 acres.
- Lot 2-R1 has approximately 318 feet of frontage and Lot 2-R2 has approximately 251 feet of frontage.
- There was no right-of-way dedication required.
- Staff mailed out 6 notices and at the time of this report has not received any responses.
- The property is located in the City of Sanger's ETJ.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

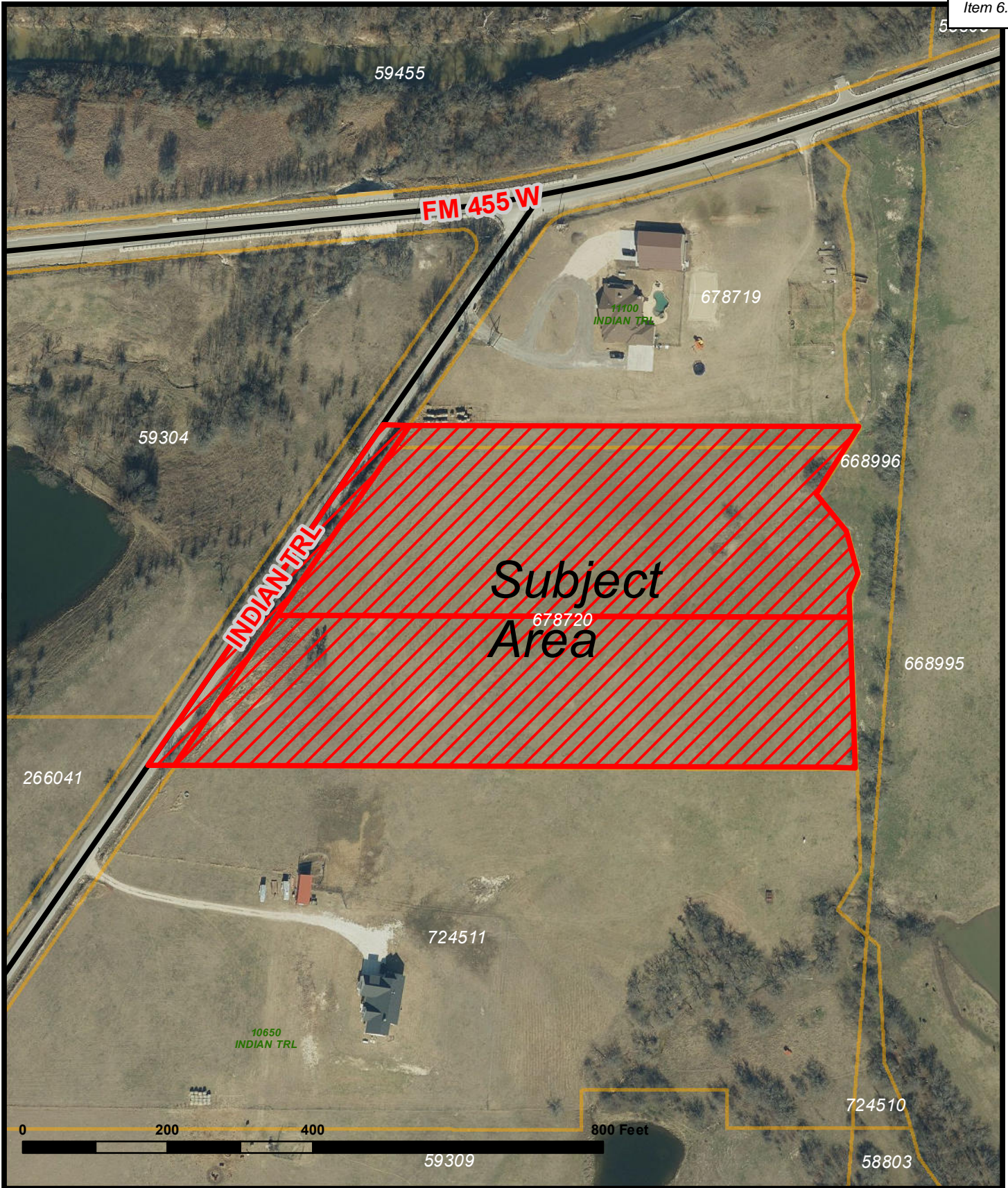
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition all comments are satisfied prior to City Council approval.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments



SANGER
TEXAS

Project Name: Sanders Addn
Replat
Project: 22SANZON-0057

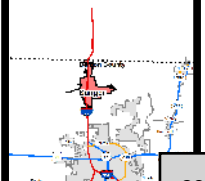


City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 10/29/2022 1:44:51 PM
Doc Name: 22SANZON-0057_Sanders Addn Replat



OWNER'S DEDICATION

WHEREAS EDDY WINDLE AND AUDREY PARKER ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. HENSWORTH SURVEY, ABSTRACT NUMBER 561, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 3, SAUNDERS ADDITION AS RECORDED IN DOCUMENT NUMBER 2016-75 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, IN THE EAST RIGHT OF WAY LINE OF INDIAN TRAIL, AT THE SOUTHWEST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF A CALLED 12.018 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EDDY D. AND AUDREY S. WINDLE AS RECORDED IN DOCUMENT NUMBER 2020-199599 AND IN THE SOUTHEAST RIGHT OF WAY LINE OF INDIAN TRAIL;

THENCE NORTH 34 DEGREES 37 MINUTES 50 SECONDS EAST WITH SAID SOUTHEAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID LOT 2 A DISTANCE OF 570.01 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 1 OF SAID SAUNDERS ADDITION, FROM WHICH A CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 BEARS NORTH 34 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 337.78 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 35 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 619.24 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 1 AND IN THE WEST LINE OF A CALLED 62.539 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BOLIVAR CLEAR CREEK RANCH, INC. AS RECORDED IN DOCUMENT NUMBER 2015-95232 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE WITH THE WEST LINE OF SAID 62.539 ACRE TRACT FOR THE FOLLOWING FIVE (5) CALLS AND DISTANCES:

1. SOUTH 32 DEGREES 35 MINUTES 49 SECONDS WEST A DISTANCE OF 109.86 FEET TO A POINT FOR CORNER;
2. SOUTH 39 DEGREES 29 MINUTES 25 SECONDS EAST A DISTANCE OF 66.66 FEET TO A POINT FOR CORNER;
3. SOUTH 15 DEGREES 11 MINUTES 01 SECONDS EAST A DISTANCE OF 60.39 FEET TO A POINT FOR CORNER;
4. SOUTH 24 DEGREES 00 MINUTES 51 SECONDS WEST A DISTANCE OF 32.29 FEET TO A POINT FOR CORNER;
5. SOUTH 02 DEGREES 11 MINUTES 28 SECONDS EAST A DISTANCE OF 238.39 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID 12.018 ACRE TRACT;

THENCE NORTH 89 DEGREES 49 MINUTES 35 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID 12.018 ACRE TRACT A DISTANCE OF 938.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.252 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, EDDY WINDLE, DOES ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE REPLAT OF LOT 2 OF SAUNDERS ADDITION, AN ADDITION TO THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON.

EDDY WINDLE

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES SAUNDERS, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, AUDREY PARKER, DOES ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE REPLAT OF LOT 2 OF SAUNDERS ADDITION, AN ADDITION TO THE ETJ OF THE CITY OF SANGER, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON.

AUDREY PARKER

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES SAUNDERS, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY SUPERVISION.

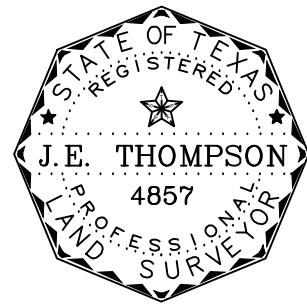
J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____



L1	S 32°35'49" W	109.86'
L2	S 39°29'25" E	66.66'
L3	S 15°11'01" E	60.39'
L4	S 24°00'51" W	32.29'
L5	S 02°11'28" E	238.39'

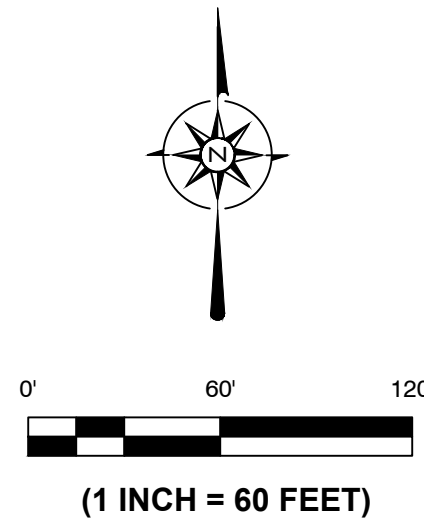
LINETYPE LEGEND	
PROPERTY LINE	---
EASEMENT LINES	---
DEED LOT LINES	---
ADJOINING LINES	---
OVERHEAD UTILITY	---
ASPHALT ROAD	---
GRAVEL ROAD	---
WIRE FENCE LINES	---

LEGEND	
● = PROPERTY CORNER	CIRF = CAPPED IRON ROD FOUND
⊕ = BENCHMARK	IRF = IRON ROD FOUND
⓪ = TELEPHONE/UTILITY RISER (TR/UR)	CIRS = CAPPED IRON ROD SET
Ⓛ = BURIED CABLE MARKER (BCM)	MFCP = METAL FENCE CORNER POST
Ⓢ = TELEPHONE MANHOLE (TMH)	WFCP = PLAT/FENCE CORNER POST
Ⓜ = POWER/UTILITY POLE (PP/UP)	() = PLAT/DEED CALLS
Ⓛ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
— = GUY WIRE (GW)	R.O.W. = RIGHT-OF-WAY
Ⓜ = ELECTRIC VAULT (VT)	— = CONCRETE SURFACE
Ⓜ = ELECTRIC TRANSFORMER (TRAN)	— = ASPHALT SURFACE
Ⓜ = WATER METER (WM)	— = GRAVEL SURFACE
Ⓜ = WATER VALVE (WV)	

OWNERS
EDDY WINDLE
10650 INDIAN TRL
SANGER, TX, 76266

AUDREY PARKER
10650 INDIAN TRL
SANGER, TX, 76266

SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
301 W. BROADWAY ST.
GAINESVILLE, TX 76240
PH. 940-665-9105



REPLAT
LOTS 2-R1 & 2-R2
SAUNDERS ADDITION
8.252 ACRES
IN THE W. HENSWORTH SURVEY
ABSTRACT NO. 561
CITY OF ETJ OF
THE CITY OF SANGER
DENTON COUNTY, TEXAS



DRAWN BY: T.E.P. DATE: 10/03/2022 JOB NO: 22199 SCALE: 1" = 60' PAGE: 1 OF 1

111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105

VICINITY MAP
(NOT TO SCALE)

COUNTY REQUIRED GENERAL NOTES:

1. WATER SERVICE TO BE PROVIDED BY BOLIVAR WATER.
2. SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
3. ELECTRIC SERVICE TO BE PROVIDED BY COSERV ELECTRIC, 7701 S. STEMMONS FWY, CORINTH TX, 76210, (840) 321-7800
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
5. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DENTON COUNTY CENTRALIZED ROAD & BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IN LIEU OF A PLAT, PRIOR TO PLATTING, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. **FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121C, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0185 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
8. THE CITY OF SANGER OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
9. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
10. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF SANGER OR DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
11. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
12. APPROXIMATE LOCATION OF SURVEY LINES SHOWN PER PRIOR DEED REFERENCE AND/OR OTHER THIRD PARTY SOURCES.

APPROVED AND ACCEPTED

MAYOR, CITY OF SANGER, TEXAS DATE

ATTESTED BY

CITY SECRETARY, CITY OF SANGER, TEXAS



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

SUBDIVISION APPLICATION

☐

Preliminary
Plat Minor
Plat

☒

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: <u>Windle Eddy</u>	Name: <u>Windle Eddy</u>
Company:	Company:
Address: <u>10650 Indian Trl</u>	Address:
City, State, Zip: <u>Sanger, Tx 76266</u>	City, State, Zip:
Phone: <u>254-495-5375</u>	Phone:
Fax:	Fax:
Email: <u>deano212@msn.com</u>	Email:

Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: ___/___/___)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input type="checkbox"/>	Application Form (Signed by Owner)
<input type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): _____

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services ___/___/___

<input type="checkbox"/>	Complete (Check #___)
<input type="checkbox"/>	Incomplete (Returned to Applicant ___/___/___)

City of Sanger
201 Bolivar / P.O. Box 1729
Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020

LETTER OF INTENT

To: City of Sanger

Effective Date: 10/17/2022

From: Windle Dean Eddy
10650 Indian Trail
Sanger, TX 76266

Intent: To have 8.252 acre lot replatted to two 4.126 acre lots with the intention of selling "Lot 2-R1" (per survey, see description below)

The Seller/Owner: Windle Dean Eddy and Audrey Eddy (Parker)

Property Address: Adjacent to 10650 Indian Trail Sanger TX, 76266

Additional Physical Description: Lot is located in City of ETJ of the City of Sanger, Denton County, Texas. Lot was previously 8.252 acres, now split into two 4.126-acre lots (Lot 2-R1 and Lot 2-R2 per the survey).

-Lot 2-R1 is 179726.2 sq. feet with 318.68 feet of road frontage. This lot has no existing buildings, fence present on 3 of 4 sides, few trees, and some mild elevation change.

-Lot 2-R2 is 179726.2 sq. feet with 251.32 feet of road frontage. This lot has no existing buildings, fence present on 3 of 4 sides, few trees, and some mild elevation change.

SELLER/OWNER

Windle Dean Eddy
10650 Indian Trail
Sanger, TX 76266
254-495-5375
deano212@msn.com



DATE: 10/31/2022

1st REVIEW COMMENTS – Replat Plat (Saunders Addition)

The request is for a Replat of the Saunders Addition, platting Lot 2-R1 and 2-R2, being approximately 8.252 acres, prepared by All American Surveying, submitted on 10/19/2022. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Provide a signed and notarized copy of private restrictions (if any), that is filed for record in the office of the County Clerk.
2. Add all City of Sanger and Denton County standard plat notes.
3. List the address and phone number of utility providers.
4. Add the City signature block to include Chairman, Planning & Zoning Commission.

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, November 14, 2022, and for the City Council meeting on Monday, December 5, 2022.