



**MINUTES
PLANNING AND ZONING COMMISSION
MONDAY, MARCH 14, 2022
7:00 PM
HISTORIC CHURCH BUILDING - 403 NORTH 7TH STREET
SANGER, TEXAS**

BOARD MEMBERS PRESENT:

Shane Stone, Sally Amendola, Allen McAlister, Phillip Surles, Jason Miller

BOARD MEMBERS ABSENT:

Jackie Turner, Matt Fuller, Bo Cooper

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, Permit Technician Stefani Dodson

1. Call Meeting to Order, Establish a Quorum (Roll Call), Invocation.

Phillip Surles called the meeting to order at 7:19 p.m.

2. CITIZEN INPUT:

No citizens came forward to speak.

3. CONSENT AGENDA:

a. Approval of Minutes

1. MINUTES FROM 12-13-2022

Sally Amendola made a motion to accept the minutes with a correction to the agenda on the date. The minutes are from 12-13-21 instead of 2022. Motion was seconded by Allen McAlister. Motion passes unanimously.

4. Consider Any Items Removed from Consent Agenda.

No items were removed from the consent agenda.

REGULAR AGENDA

5. BLUE STAR - ZONING CHANGE -PH

Conduct a Public Hearing on a request for a zoning change from Agriculture (A) to Industrial 1 (I-1) of approximately 15.69 acres land described as A0725A S.F. Lynch, Tract 13A within the City of

Sanger and generally located on the east side of I-35 and approximately 2150 feet south of the intersection of Chisam Rd and I-35.

Phillip Surles opens the public hearing at 7:22 p.m.

Director of Development Services Ramie Hammonds gives brief statement about the project. She explains there was a piece of the land that was left out of the Zoning years ago. The reason this is being brought to the board is to zone it the same as surrounding properties.

No Citizens came forward to speak. Phillip Surles closed the public hearing at 7:23 p.m.

6. BLUE STAR - ZONING CHANGE

Consider a request for a zoning change from Agriculture (A) to Industrial 1 (I-1) of approximately 15.69 acres land described as A0725A S.F. Lynch, Tract 13A within the City of Sanger and generally located on the east side of I-35 and approximately 2150 feet south of the intersection of Chisam Rd and I-35.

Phillip Surles makes a motion to approve. Jason Miller seconded the motion. Motion passes unanimously with a 5-0 vote.

7. PARKBROOK - ZONING CHANGE -PH

Conduct a Public Hearing for a zoning change from Residential 1 (R-1) to Planned Development (PD) of approximately 19.1 acres land described as Marion Point Acres Block A, Lot 1A, 2A, 3A, 4A, 5A, 6A, 7A, and 8A within the City of Sanger and generally located on the east side of Marion Rd and approximately 1181 feet north of the intersection of Marion Rd and FM 455.

Phillip Surles opens the public hearing at 7:24 p.m.

Director of Development Services Ramie Hammonds gives brief statement about the project. She explains that the developer is wanting to change the zoning from R-1 (Residential 1) to a PD. They are wanting to have 33 residential 44 Town Homes and 3 open lots.

Steve Rork - 5001 Crown Ct stands to speak to the board.

We met with all the residence and we were suppose to be a closed gate community. He also says that this will be a safety hazard to have all the traffic.

Director of Development Services Ramie Hammonds explains to the citizen that Sanger Estates was not ever suppose to be a gated community.

Mr. Sahid stands to speak to the board and explains that Park Brook is already platted for 57 lots. He goes over his plans of the development.

Director of Development Services Ramie Hammonds pointed out it is only platted for 8 lots.

Mike Meril - 5005 Diamond Dr stands to speak to the board and states that he is opposed to a lot of what they are hearing at the meeting. He does not want the townhomes or the street to go through their neighborhood.

Jody Roberts - states that for almost 5 years he has been trying to get the drainage fixed. The water covers most of his 10 acres. For 5years nothing has been fixed. Now with these new homes it will only get worse. He asked if the pond on Park Brook is ever going to be fixed?

Citizen - 7024 Adtel said they are worried about the safety of the kids. Also points out the drainage is bad in Sanger Estates. Also explains the crime rate will increase.

Juan Gloria - 7016 Adtel

He explains that they have an issue with the water that is standing behind their home. The water just stands there and doesn't drain properly. He explains him and his wife have been trying to get this fixed since they moved in.

Ronnie Beard- 2732 FM 455

The water is a major problem as they have dealt with the flooding on their property. Continuing to build is going to bring more water problems. He said with population increase the crime will also as that is the nature of the beast. He asked how is Marion Rd going to handle it? He told the board he appreciates them.

Close Public Hearing at 7:57 pm.

8. PARKBROOK - ZONING CHANGE

Consider a request for a zoning change from Residential 1 (R-1) to Planned Development (PD) of approximately 19.1 acres land described as Marion Point Acres Block A, Lot 1A, 2A, 3A, 4A, 5A, 6A, 7A, and 8A within the City of Sanger and generally located on the east side of Marion Rd and approximately 1181 feet north of the intersection of Marion Rd and FM 455.

Jason Miller makes a motion to oppose. Sally Amendola seconded the motion. Motion passes unanimously with a 5-0 vote.

9. LANE RANCH - ZONING CHANGE - PH

Conduct a Public Hearing for a zoning change from Agriculture (A) to Planned Development (IPD) of approximately 326 acres land described as A0029A R BEEBE, Tract 56, 56A, 56B, 60, 61 and 65 within the City of Sanger and generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Rd and FM 455 and continuing south to McReynolds Rd.

Phillip Surles opens the public hearing at 8:09 p.m.

Director of Development Services Ramie Hammonds gives brief statement about the project. She goes over the map that is in the packet and explains a little about what the developer is planning.

Phillip Surles closes the public hearing at 8:13 p.m.

10. LANE RANCH - ZONING CHANGE

Consider Ordinance XX-XX-XX regarding a zoning change from Agriculture (A) to Planned Development (IPD) of approximately 326 acres land described as A0029A R BEEBE, Tract 56, 56A, 56B, 60, 61 and 65 within the City of Sanger and generally located on the south side of FM

455 and approximately 330 feet east of the intersection of Marion Rd and FM 455 and continuing south to McReynolds Rd.

There was a brief discussion with the board. Allen McAlister made a motion to approve. Sally Amendola seconded the motion. Motion passes unanimously.

11. US CONCRETE - SUP - PH

Conduct a Public Hearing for a Specific Use Permit (SUP) for a Concrete Batching Plant use on approximately 5 acres of land described as A00290A R. BEEBE, TR 122, zoned as Industrial 2 (I-2) within the City of Sanger and generally located on the south side of Utility Rd and approximately 1560 feet east I-35.

Phillip Surles opens the public hearing at 8:15.

Director of Development Services Ramie Hammonds gives brief statement about the project. She explains that there was previously a concrete batch plant at this location about 20 years ago. She also states that it has not be active for about 20 years. Director of Development Services Ramie Hammonds explains staff is recommending denial, because Utility rd is not in shape to keep up with the heavy trucks that would be going in an out of the plant. Also the dust that a batch plant creates would be a problem to surrounding businesses.

Phillip Surles closes the public hearing at 8:17 p.m.

12. US CONCRETE - SUP

Consider a request for a Specific Use Permit (SUP) for a Concrete Batching Plant use on approximately 5 acres of land described as A00290A R. BEEBE, TR 122, zoned as Industrial 2 (I-2) within the City of Sanger and generally located on the south side of Utility Rd and approximately 1560 feet east I-35.

John, Operation Manager, with US Concrete explains to the board that they are wanting to open this site back up as the growth is moving to Sanger. He said that is has been closed for a long time but it has always been a batch plant it just hasn't been used. He stated that this would be called their satellite plant and would have 2-3 trucks, at most 8 trucks once it is busy. He said as far as the dust he has plants all over around restaurants, paint and body shops, etc. They do have to follow the TCEQ rules and regulations.

Jason Miller makes a motion to oppose the SUP. Shane Stone seconded the motion. Motion passes with a 4-1 vote.

13. INFORMATION ITEMS:

No items

14. FUTURE AGENDA ITEMS:

No items were discussed.

15. ADJOURN.

As there are not further items on the agenda Phillip Surles adjourned the meeting at 8:31 p.m.