

MINUTES: PLANNING AND ZONING COMMISSION
AUGUST 8, 2011

MEMBERS

PRESENT: Allen Chick, Shelley Ruland, Billy Ezell, Robert Patton, Sherri McCandless

MEMBERS

ABSENT: Joshua Shumate, James Adams

OTHERS PRESENT: Joseph Iliff Director of Development Services, Pat Ruch Secretary
Development Services

1. Meeting called to order.

2. Elect Chairperson and Vice Chairperson.

James Adams was elected Chairman. Shelley Ruland volunteered and was elected Vice Chairman.

3. Consider minutes of the meeting of July 11, 2011.

Motion made to approve minutes. Motion seconded. Passed unanimously.

4. Conduct a Public Hearing concerning a request for a Specific Use Permit (SUP) for a Quick-Service Food and Beverage Shop on property legally described as Lot 1B, Block A, Sanger Industrial Park Addition, Located at 499 West Chapman Drive.

Public Hearing opened. No one spoke for or against. Public Hearing closed.

5. Consider, discuss, and possibly act on a request for a Specific Use Permit (SUP) for a Quick-Service Food and Beverage Shop on property legally described as Lot 1B, Block A, Sanger Industrial Park Addition, located at 499 West Chapman.

Discussion followed. Mr. Iliff explained that this SUP is for this particular location only.

Robert Patton made a motion to approve the request with a condition that traffic flow will not be blocked in the parking lot. Seconded by Sherri McCandless. Motion approved unanimously.

6. Conduct a Public Hearing to consider the Land Use Assumptions and Capital Improvements Plan under which an impact fee may be imposed.

Public Hearing opened. No one spoke for or against. Public Hearing closed.

7. Consider, discuss, and possibly act on the Land Use Assumptions and Capital Improvements Plan under which an impact fee may be imposed.

The City Council has appointed the Planning & Zoning Commission to serve as the Capital Improvement Advisory Committee (CIAC).

Discussion followed on imposing an impact fee on new users of the water and wastewater system.

The Texas Local Government Code allows cities to collect up to 50% of the total cost per service unit, unless the city does a more detailed study indicating that higher percentage is justified.

Staff is proposing that the City of Sanger collect a water impact fee of \$2250 per service unit. Staff is also recommending that the City of Sanger collect a wastewater impact fee of between 70% and 100% of the maximum impact fee of \$4916.50.

The Commission was concerned that due to the economy being what it is today, that this is not a good time to be raising fees for future development in the city.

Shelley Ruland made a motion to not act at this time on the Land Use Assumptions and Capital Improvements Plan under which an impact fee may be imposed. Robert Patton seconded. Motion passed unanimously.

8. Meeting adjourned.