

MINUTES: PLANNING AND ZONING COMMISSION
JULY 23, 2012

MEMBERS

PRESENT: Sherri McCandless, Billy Ezell, Mark McNeal, Allen Chick, Justin Allen

MEMBERS

ABSENT: James Adams, Evelyn Shaw

OTHERS

PRESENT: Director of Development Services Joseph Iliff, Development Services Secretary Jennifer Shumate

1. Meeting called to order by Allen Chick at 7:03pm.
2. Consider minutes of the meeting of April 9, 2012.

Minutes approved unanimously.

3. Report from the Director of Development Services Joseph Iliff regarding staff updates, introductions of new Planning & Zoning Commission members as well as some duties, expectations, and procedures.
4. Consider, discuss, and possibly act on the Minor Final Plat of lots 1-2, Block A of the Lynch Addition, Being 12.12 acres in the Rueben Bebee Survey, Abstract #29 in the City of Sanger's Extra-Territorial Jurisdiction Denton County, Texas.

Mr. Iliff explained that this is a minor final plat and offered his recommendation to accept.

Allen Chick asked if new lot will tie into Mesquite Hill Road and was advised that it would in face tie into Mesquite Hill Road.

Mark McNeal made a motion to recommend approval to City Council. Motion seconded by Justin Allen. Motion passed unanimously.

5. Report from the Director of Development Services concerning ideas on the enhancement of neighborhood character within Sanger's Historic Core.

Joseph Iliff explained a two tier approach to possibly governing new construction in the Historic Core. First would be a point system where points are awarded depending on different aspects of the house with dormer windows, materials used, and large porches as examples. The second tier would be to take the building permits before the Historic Commission for approval. Joseph also explained that this would be an overlay to the districts already in place for the area proposed.

Commission has concerns about new home or remodel being able to meet points system requirements on a smaller square footage home (smaller lot size). Suggestion was made to agree on equation based on lot size to offer lower points for smaller homes.

Other concerns mentioned include the actual area the historic core is to include as well as if remodels would be included in new building restrictions. Joseph Iliff reiterated that the guidelines are up for discussion and review.

Commission unanimously agreed to send out notices for a public hearing to be held on September 10, 2012.

6. Conduct a public hearing to receive comments, hear questions, and develop ideas concerning the enhancement of neighborhood character within Sanger's Historic Core.

No public attended.

7. Consider, discuss, and possibly make a recommendation concerning the enhancement of neighborhood character within Sanger's Historic Core.

Commission agreed to have public hearing to further discuss and receive input prior to recommendation.

8. Meeting Adjourned.