



**MINUTES:** Planning & Zoning Commission  
June 11, 2018

**MEMBERS PRESENT:** Jason Collett, Matt Fuller, Phillip Surles, Sherri McCandless, and Sandra Hensley

**MEMBERS ABSENT:** Dennis Dillon

**OTHERS PRESENT:** City Planner Muzaib Riaz, Building Official Ramie Hammonds, Permit Technician Stefani Dodson, Glynn Mason, Kim Musphm, Cheryl Escobedo, Lauren Hardy, Mark Donohue, Mike Boscacci, Vern Elddred, Brooke Gehard, Brad Bailey, Larry Fever, Pam Fever, Al Brule, B=Gina Brule, Doris Waslien, Katy Grieselying

**1. Call Planning & Zoning Commission Meeting to Order.**

**2. Determine Presence of a Quorum.**

**3. Pledge.**

**4. Consider and Possibly Adopt Minutes of the Meeting of May 14, 2018.**

Commissioner McCandless made a motion to accept. Commissioner Collett seconded the motion. Motion passed unanimously.

**5. Conduct a Public Hearing Regarding a Request for a Specific Use Permit (SUP) for a Temporary Concrete Batch Plant at 34.58 Acres of Willowood Addition Site Zoned Planned Development (PD-SF-06), Situated in the H. Tierwester Survey, Abstract No. 1241, Generally Located West of Rector Road and Railroad Line and North of Eider Drive and First Street.**

Commissioner McCandless request to recuse herself from the Willowood Addition. Muzaib speaks briefly and reads the staff report.



**Open Public Hearing at 7:04 p.m.**

Larry Fever asks where the placement of the batch plant will be located. He states his concerns for having the batch plant so close to his home. He is saying he doesn't want the dust from the batch plant to ruin their air quality in and around their home. He does not want to deal with his car being ruined from the cement dust. He states that his car is already covered in dirt every day. He states the mess they are already dealing with during the grading is bad. He has grandchildren and he doesn't want them outside around his home breathing in the dust. He asks why they need a batch plant. Mr. Fever also says that he doesn't want to deal with this for 6 months because the dust can cause cancer.

Muzaib says that TCEQ is who all complaints will need to be directed at because they are the ones who set the standards.

**Close Public Hearing at 7:08 p.m.**

- 6. Consider, Discuss and Act on a Request to Approve Ordinance #06-17-18 for a Specific Use Permit (SUP) for a Temporary Concrete Batch Plant at 34.58 Acres of Willowood Addition Site Zoned Planned Development (PD-SF-06), Situated in the H. Tierwester Survey, Abstract No. 1241, Generally Located West of Rector Road and Railroad Line and North of Eider Drive and First Street.**

Commissioner Fuller does not like that the batch plant is so close to a park.

Commissioner Fuller makes a motion to deny. Commissioner Collet seconded. Motion is denied unanimously.

- 7. Consider a Public Hearing Regarding the Replat of Lots 10AR1 & 10AR2, Block A, S.W.H. Addition, Being 2.88 Acres in the W. Mason Survey, Abstract Number 801, and Being a Replat of Lot 10A, Block A, S.W.H. Addition in the Extraterritorial Jurisdiction (ETJ) of the City of Sanger, Generally Located East of Henderson Road and Approximately 622 feet north of the Intersection of Lois Road West and Henderson Road.**

Muzaib speaks briefly and reads the staff report.

**Open Public Hearing at 7:15 p.m.**

**Close Public Hearing at 7:16 p.m.**



8. **Consider, Discuss and Act on the Replat of Lots 10AR1 & 10AR2, Block A, S.W.H. Addition, Being 2.88 Acres in the W. Mason Survey, Abstract Number 801, and Being a Replat of Lot 10A, Block A, S.W.H. Addition in the Extraterritorial Jurisdiction (ETJ) of the City of Sanger, Generally Located East of Henderson Road and Approximately 622 feet north of the Intersection of Lois Road West and Henderson Road.**

Commissioner McCandless makes a motion to approve. Commissioner Fuller seconded motion. Motion passes unanimously.

9. **Consider a Public Hearing Regarding the Replat of Lots 10R-1, Block A, Ridgecrest North Phase 1-A, and Lots 12, 13, & 14, Block A, Ridgecrest North Phase 3, Being a 52.41 Acres in the R. Bebee Survey, Abstract Number 29, and Being a Replat of Lot 10, Block A, Ridgecrest North Phase 1-A, in the Extraterritorial Jurisdiction (ETJ) of the City of Sanger, Generally Located West of Union Hill Road and Approximately 667 feet North of the Intersection of Union Hill Road and Ridgecrest Place.**

Muzaib speaks briefly and reads the staff report.

**Public Hearing Opens at 7:19 p.m.**

Doris Waslien stands up and asks what is going on? Who is supposed to maintain the roads? She explains how bad the roads are out there and more traffic would make it worse.

Muzaib explains that they are county roads and that Denton County Road and Bridge is in charge of maintaining the roadway.

Mike Boscacci asked what the zoning was for that area.

Muzaib explains we do not have a zoning for that area because it is not in the City of Sanger limits.

Property owner explains that it is in the Lake Ray Roberts zoning. He also explains that the area they all live in was his development also and that he feels like they have one of the nicest neighborhoods in Sanger.

Vern Eldred also states he is concerned about the roads. He also asks the owner if he could put restrictions on the property when he sells the land.

**Close Public Hearing at 7:34 p.m.**



- 10. Consider, Discuss and Act on the Replat of Lots 10R-1, Block A, Ridgecrest North Phase 1-A, and Lots 12, 13, & 14, Block A, Ridgecrest North Phase 3, Being a 52.41 Acres in the R. Bebee Survey, Abstract Number 29, and Being a Replat of Lot 10, Block A, Ridgecrest North Phase 1-A, in the Extraterritorial Jurisdiction (ETJ) of the City of Sanger, Generally Located West of Union Hill Road and Approximately 667 feet North of the Intersection of Union Hill Road and Ridgecrest Place.**

Commissioner Hensley makes a motion to approve. Commissioner Collett seconded motion. Motion passes unanimously.

- 11. Consider, Discuss and Act on the Amending Plat of Cottage Estates Lots 1A – 5A, Block A, Being 1.08 Acres of Land, Situated in the Henry Tierwester Survey, Abstract No. 1241, and Being an Amendment of Lots 1 – 5, Block A of Cottage Estates, and Generally Located Southeast of the Intersection of Willow Street and Railroad Avenue.**

Commissioner Fuller makes a motion to approve. Commissioner McCandless seconded the motion. Motion passes unanimously.

- 12. Consider, Discuss and Act on the Preliminary Plat of Lake Country Estates Addition, Being Approximately 50.337 Acres of Land Situated in the Reuben Bebee Survey, Abstract No. 29, and the J. Morton Survey, Abstract No. 792, Generally Located North of Union Hill Road and South of FM 455.**

Muzaib speaks briefly and reads the staff report.

Commissioner McCandless asks about the retention pond. Commissioner Fuller asks about it being a gated community with ½ acre lots.

Muzaib reminds them that this is just a preliminary plat.

Commissioner McCandless makes a motion to approve. Commissioner Fuller seconded. Motion passes unanimously.

- 13. Adjourn.**