



MINUTES: Planning & Zoning Commission
May 14, 2018

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

MEMBERS ABSENT: Dennis Dillon

OTHERS PRESENT: Director of Economic and Community Development Alina Ciocan, City Planner Muzaib Riaz, Building Official Ramie Hammonds, Permit Technician Stefani Dodson, Joe Strittmatter, Lynda Marshall, Lindsey Jonas, Bill Wait, Murriss McIntosh, Terry Phillips, Shawn McKein, Jim Wagner, Jane Wagner, Laci Turner, Justin Farewell, Anna Blackwell, Kristi Jones, and Osburn Contractors

1. Call Meeting to Order at 7:05 P.M.

2. Determine Presence of a Quorum.

Missing Dennis Dillon but still have a Quorum.

3. Pledge.

4. Consider and Possibly Adopt Minutes of the Meeting of April 9, 2018.

Commissioner McCandless made a motion to accept minutes. Passes unanimously

5. Consider a Public Hearing Regarding a Request to Amend Planned Development Ordinance #06-18-17 to Extend Boundaries from Willowood Addition to Include An Approximate Additional 3.634 Acres and Rezone Said Acreage From A Agricultural to Planned Development. The Property is Generally Located West of Rector Road and Railroad Line and North of Eider Drive and First Street.

Commissioner McCandless recuses herself.

Open Public Hearing at 7:32 PM

Justin Farewell stands to speak about his drainage issues at his house 1000 Primerose. He also states the trees and rubbish left behind from the previous builder caused drainage issues. He fears that the problem will be worse with more housing.

Linda Marshall stands to speak about her drainage issues at her house on Aster Dr. She states that the alley way behind her home has standing water that will not drain. Said the Developer put up an erosion fence and it made the problem worse. The City went and cut a hole into the fence to allow the water to drain. She also states she is worried about the traffic problems that will arise on Aster. She did not want her street to become a major thoroughfare. She also did not want her street to end up like Quail Crossing and becoming a parking lot.

Jim Wagner stands to speak about his drainage issues he is having at his house Aster Dr. He is worried that the new development will cause the problem to be worse. He also asked question about the size of the new homes.

Alina Ciocan speaks up and explains that the reason we are in front of P&Z is only because he is adding a new piece of property to the plat. That the actual development has already been passed.

Bill Wait stands to speak and asks the board if he may address some of the concerns the public has brought up. The board does allow him to speak. He states that if the drainage was done properly once he finishes his project it will help with the drainage problems they are having.

Public Hearing Closes at 8:20 PM.

- 6. Consider, Discuss and Act on Request to Amend Planned Development Ordinance #06-18-17 to Extend Boundaries From Willowood Addition to Include Approximate Additional 3.634 Acres and Rezone Said Acreage From A Agricultural to Planned Development. The Property is Generally Located West of Rector Road and Railroad Line and North of Eider Drive and First Street.**

Commissioner Collett made a motion to approve. Commissioner Surles seconded the motion. Motion passes unanimously.

- 7. Consider a Public Hearing Regarding the Replat of the Willowood Addition, Approximately 34.58 Acres of Land 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.**

Public Hearing Opens at 8:22

Public Hearing Closes at 8:26

- 8. Consider, Discuss and Act on the Replat of the Willowood Addition, Approximately 34.58 Acres of Land 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 Collett made a motion to approve. Commissioner Hensley seconded. Motion passed unanimously.

- 9. Conduct a Public Hearing Regarding a Request to Amend the Comprehensive Plan and Future Land Use Map From Rural Residential Use and Commercial Use to Industrial Use for Approximately 55.147 Situated in the William Mason Survey Abstract No. 801, and Generally Located West of I-35 North and Approximately 650 feet South of View Road.**

Open Public Hearing at 7:09 PM

Muzaib Riaz read the staff report. Anna Blackwell, civil engineer for McClain's RV, spoke briefly about the project to the board.

Close Public Hearing at 7:11 PM

- 10. Consider, Discuss and Act on a Request to Amend the Comprehensive Plan and Future Land Use Map From Rural Residential Use and Commercial Use to Industrial Use for Approximately 55.147 Acres Situated in the William Mason Survey Abstract No. 801, and Generally Located West of I-35 North and Approximately 650 feet South of View Road.**

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

- 11. Conduct a Public Hearing Regarding a Request to Rezone Approximately 55.147 Acres From A Agricultural to I-1 Industrial District, Situated in the William Mason Survey Abstract No. 801, and Generally Located West of I-35 North and Approximately 650 feet South of View Road.**

Open Public Hearing at 7:15 PM

Muzaib Riaz goes over staff report. Alina Ciocan speaks about the reason for the zoning that is currently in place. She explains when property gets annexed in it is automatically zoned Ag until zoning change.

Close Public Hearing at 7:18 PM

12. Consider, Discuss and Act on a Request to Rezone Approximately 55.147 Acres From A Agricultural to I-1 Industrial District, Situated in the William Mason Survey Abstract No. 801, and Generally Located West of I-35 North and Approximately 650 feet South of View Road.

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

13. Consider, Discuss and Act on the Final Plat of Lot 1 & Lot 2, Block 1, McClain Acres, Being 55.147 Acres and Situated in the William Mason Survey Abstract No. 801, and Generally Located West of I-35 North and Approximately 650 feet South of View Road.

Muzaib Riaz goes over the staff report. Commissioner McCandless makes a motion to approve. Commissioner Collett seconded the motion. Motion passes unanimously.

14. Conduct a Public Hearing Regarding a Request for a Specific Use Permit (SUP) for a Temporary Concrete Batch Plant at the R&L Carriers Job Site Zoned as I-1 Industrial District, Situated in B.F. Lynch Survey, Abstract #725, Known as R-L Carriers Addition, Block 1, Lot 1, and Generally Located East of I-35 and North of View Road.

Open Public Hearing at 7:22 PM

Muzaib Riaz goes over staff report.

Company representatives request a 1 year SUP and explain they should not need the full year.

Close Public Hearing at 7:23

15. Consider, Discuss and Act on a Request for a Specific Use Permit (SUP) for a Temporary Concrete Batch Plant at the R&L Carriers Job Site Zoned as I-1 Industrial District, Situated in B.F. Lynch Survey, Abstract #725, Known as R-L Carriers Addition, Block 1, Lot 1, and Generally Located East of I-35 and North of View Road.

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

16. Consider, Discuss and Act on the Final Plat of Lots 1-3, Block A of Kirkland Addition, Being 0.50 Acres Situated in the R. Bebee Survey A-29, and Generally Located South of Kirkland Street and Approximately 76.8 Feet West of Sims Street.

Muzaib Riaz goes over staff report. Owner Joe Stritmatter stands to speak to the board. Explain what his intent is with the property. He wants to build nice 3-2-2 homes that are around 1400 – 1500 square feet and make them very nice but affordable. He will use Acme brick.

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

17. Consider, Discuss and Act on the Final Plat of Lots 1-2, Block A of Higgs Addition, Being 5.779 Acres in the R. Beebe Survey Abstract No. 29 in the Extraterritorial Jurisdiction (ETJ) of the City of Sanger, and Generally Located South of Lois Road East, Approximately 264.02 Feet West of Huling Road, and Approximately 2397 Feet East of Marion Road.

Muzaib Riaz reads over staff report. Commissioner McCandless makes a motion to approve. Commissioner Fuller seconded the motion. Motion passes unanimously.

18. Consider, Discuss and Act on the Minor Plat of Lot 1, Block A, of Jeff Thomas Addition, Being 0.29 Acres in the W.A. Thompson Survey Abstract No. 1238, and Generally Located on the Southwest Corner of Elm Street and North 8th Street.

Muzaib Riaz reads over staff report. Commissioner Hensley makes a motion to approve. Commissioner Fuller seconded the motion. Motion passes unanimously.

19. Consider, Discuss and Act on the Amending Plat of Lot 5R1-R and 5R2-R, Block A, N.L. Hobbs Addition, Being an Amendment of Lot 5R1 and Lot 5R2, Block A, N.L. Hobbs Addition, Being 5.89 Acres of Land Situated in the Reuben Bebee Survey Abstract No. 29, and Generally Located Northeast of the Intersection of Marion Road and Sanger Circle Drive.

Muzaib Riaz reads over staff report and gives more explanation about the plat. Commissioner McCandless makes a motion to approve. Commissioner Hensley seconded the motion. Motion passes unanimously.

20. Consider, Discuss and Act on the Preliminary Plat of Arrowhead Estates, Being Approximately 3 Acres of Land and Being Subdivided into 14 Single Family Residential Lots, Situated in the H. Tierwester Survey, Abstract No. 1241, and Generally Located at the Southeast Corner of Willow Street and Railroad Avenue.

Muzaib Riaz asks for a correction on the agenda to change from 14 to 16 Single Family Lots. Board notices the letter of intent doesn't match 16 lots request. Explained that the lot amount changed after letter of intent was turned in.

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

21. Adjourn

Meeting adjourned at 8:44 P.M.