



MINUTES: Planning & Zoning Commission
July 9th, 2018

MEMBERS PRESENT: Marissa Barrett, Matt Fuller, Phillip Surles, Dennis Dillon, Sandra Hensley, and Bo Cooper

MEMBERS ABSENT: Jason Collett

OTHERS PRESENT: City Planner Muzaib Riaz, Building Official Ramie Hammonds, Permit Technician Stefani Dodson, Roger Hennen, Connie Hennen, Jim Hoen, Chris Frerich, and Katy Hall

1. Call Planning & Zoning Commission Meeting to Order.

Meeting called to order at 7:00 p.m.

2. Determine Presence of a Quorum.

3. Pledge.

4. Consider and Possibly Adopt Minutes of the Meeting of June 11, 2018.

Dillon made a motion to approve minutes. Hensley seconded and motion passes unanimously.

5. Consider a Public Hearing Regarding the Replat of Part of Lot 1, Block A, of O'Dell Addition, Being 9.23 Acres in the C. Manchaca Survey, Abstract No. 790, and Being in the Extraterritorial Jurisdiction (ETJ) of the City of Sanger, Generally Located South of the Intersection of FM 455 and McReynolds Road.

Muzaib speaks briefly and reads over the staff report.

Public Hearing opens at: 7:03 p.m.

Roger Hennen stands to speak to board. He lives at 1200 McReynolds. He asks the board what is the applicant wanting to do with the property? He explains that one neighbor has a 4 million dollar home and he has a 3 million dollar home and they do not want a commercial brought in beside their homes. He explains that he has done road work for a living and the roads over there are already horrible. If a new company comes in who is going to maintain the roads because they are already in a bad state.

Jim Horn stands to speak with the board. He explains he live directly across the street from this address. He states he received a letter back in January that the applicant is wanting to build a Wedding Venue and they do not want it right next door to them. He also explained that the letters the City Of Sanger sends out does not give enough information to the people for them to understand what the meeting is about. There are gorgeous homes already built and they do not want any commercial properties beside them.

Roger Hennen request to speak again. He states that tonight is the first he has heard of a Wedding Venue and is against it. He also do not want a commercial right next to do his 3 million dollar home.

Muzaib states that at the P&Z Meeting all we have the right to do is platting. We will not have anything to do with the roads, zoning, or building. The property is in the Sanger ETJ so we do the platting only. For the zoning they will need to go to Lake Ray Roberts commission board and discuss the zoning.

Public Hearing closed at 7:10 p.m.

- 6. Consider, Discuss and Act on the Replat of Part of Lot 1, Block A, of O'Dell Addition, Being 9.23 Acres in the C. Manchaca Survey, Abstract No. 790, and Being in the Extraterritorial Jurisdiction (ETJ) of the City of Sanger, Generally Located South of the Intersection of FM 455 and McReynolds Road.**

Commissioner Dillon clarifies platting is all that the board can do in the City of Sanger for the ETJ. Dennis Dillon asks if they can table this for another hearing?

Ramie Hammonds says no action is an approval.

Commissioner Barrett explains from a platting point of view she doesn't see any reason not to approve. She understands what they are explaining but from just a platting point of view is how she is looking at it.

Commissioner Surles makes a motion to approve

Commissioner Barrett seconded and motion passes unanimously.

- 7. Consider a Public Hearing Regarding the SBRC Addition, Being a Replat of Part of Lot 1, Block A, of O'Dell Addition, and Adding Part of 22.35 Acres of tract, Being 2.00 Acres in the C. Manchaca Survey, Abstract No. 790, and Being in the Extraterritorial Jurisdiction (ETJ) of the City of Sanger, Generally Located North of**

FM 455 and Approximately 1190 Feet East of the Intersection of FM 455 and McReynolds Road.

Muzaib speaks briefly and reads over the staff report.

Open Public Hearing: 7:28 p.m.

Close Public Hearing: 7:29p.m. No one speaks

- 8. Consider, Discuss and Act on the SBRC Addition, Being a Replat of Part of Lot 1, Block A, of O'Dell Addition, and Adding Part of 22.35 Acres of tract, Being 2.00 Acres in the C. Manchaca Survey, Abstract No. 790, and Being in the Extraterritorial Jurisdiction (ETJ) of the City of Sanger, Generally Located North of FM 455 and Approximately 1190 Feet East of the Intersection of FM 455 and McReynolds Road.**

Commissioner Hensley makes a motion to approve

Commissioner Cooper seconded the motion and the motion passes unanimously.

- 9. Consider, Discuss and Act on the Final Plat of Lots 1-16, Block A of Arrowhead Estates Addition, Being 3.504 Acres Situated in the H. Tierwester Survey, Abstract No 1241, and Generally Located East of Railroad Avenue, and approximately 215 Feet South of the Intersection of Railroad Avenue and Willow Street.**

Muzaib speaks briefly and reads over the staff report.

Commissioner Hensley makes a motion to approve

Commissioner Dillion seconded the motion and the motion passes unanimously.

10. Adjourn

Commissioner Surles adjourns the meeting at 7:33 p.m.