



**MINUTES  
PLANNING AND ZONING COMMISSION  
MONDAY, MAY 9, 2022  
7:00 PM  
HISTORIC CHURCH BUILDING - 403 NORTH 7TH STREET  
SANGER, TEXAS**

**BOARD MEMBERS PRESENT:**

Matt Fuller, Jason Miller, Allen McAlister, Phillip Surles, Jackie Turner, Sally Amendola

**BOARD MEMBERS ABSENT:**

Shane Stone, Bo Cooper

**STAFF MEMBERS PRESENT:**

Director of Development Services Ramie Hammonds, Stefani Dodson

**1. Call Meeting to Order, Establish a Quorum (Roll Call), Invocation.**

There being a quorum Phillip Surles calls the meeting to order at 7:08 p.m.

**2. CITIZEN INPUT:**

No citizens came forward to speak.

**3. CONSENT AGENDA:**

Jason Miller makes a motion to approve the consent agenda. Matt Fuller seconded the motion. Motion passes unanimously with a 6-0 vote.

**a. Approval of Minutes**

1. MINUTES FOR 04-19-2022

**4. Consider Any Items Removed from Consent Agenda.**

No items were discussed.

**REGULAR AGENDA**

**5. STEPHENS TOWNE CROSSING - ZONING CHANGE - PH**

Conduct a Public Hearing for a zoning change from A (Agricultural) to PD (Planned Development) for approximately 486 acres of tracts described as A0029A R. BEEBE, TR 66, 67, 68, 72B, 72B(2A)(1), 72 and 107, within the City of Sanger, and generally located on the north side of FM

455 adjacent the BNSF Railway and continuing east to Marion Rd and north to Lois Rd. (Hammonds)

Phillips Surles opens the public hearing at 7:26 p.m.

Director of Development Services Ramie Hammonds explains about the project. She explained that the City sent out 94 letter and received 3 back all opposed.

Michael Batey starts a presentation and goes over the slides for the board. He goes over the sizes of the lots, and streets.

Matt Fuller asked about the size of the streets and expressed he thinks they need to be 31 ft from front to front.

Sally Amendola stated she was worried about the smaller lots and homes.

Phillip Surles closed the public hearing at 7:53 p.m.

#### **6. STEPHENS TOWNE CROSSING - ZONING CHANGE**

Consider a request for a zoning change from A (Agricultural) to PD (Planned Development) for approximately 486 acres of tracts described as A0029A R. BEEBE, TR 66, 67, 68, 72B, 72B(2A) (1), 72 and 107, within the City of Sanger, and generally located on the north side of FM 455 adjacent the BNSF Railway and continuing east to Marion Rd and north to Lois Rd. (Hammonds)

Matt Fuller makes a motion to approve with a condition the streets will need to be 31 ft. front of curb to front of curb. Phillip Surles seconded the motion. Motion passes unanimously with a 6-0 vote.

#### **7. 1114 N STEMMONS - SUP -PH**

Conduct a public hearing on a request for a Specific Use Permit (SUP) for Restaurant use located at 1114 N Stemmons Frwy. in the north suite of a multi-suite building on approximately 1.42 acres of land described as A00290A R. BEEBE, TR 133, zoned as Industrial 1 (I-1) within the City of Sanger and generally located on the corner of N 5th St and N Stemmons Frwy.

Phillips Surles opens the public hearing at 8:02 p.m.

Director of Development Services Ramie Hammonds explains about the project. She tells the board this is a mexican restaurant wanting to move where the cleaners was located. This is currently zoned I-1, so they are requesting and SUP.

Phillip Surles closes the public hearing at 8:L03 p.m.

#### **8. 1114 N STEMMONS - SUP**

Consider a request for a Specific Use Permit (SUP) for Restaurant use located at 1114 N Stemmons Frwy. in the north suite of a multi-suite building on approximately 1.42 acres of land described as A00290A R. BEEBE, TR 133, zoned as Industrial 1 (I-1) within the City of Sanger and generally located on the corner of N 5th St and N Stemmons Frwy. (Hammonds)

Phillip Surles makes a motion to approve. Allen McAlister seconded the motion. Motion passes unanimously with a 6-0 vote.

**9. LANE RANCH - ZONING CHANGE - PH**

Conduct a Public Hearing on a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 326 acres of tracts described as A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Road and FM 455 and continuing south to McReynolds Rd. (Hammonds)

Phillips Surles opens the public hearing at 7:11 p.m.

Director of Development Services Ramie Hammonds explains about the project. She explains that City Council made some tweaks and requested 60 ft lots. They wanted to have this go before Planning and Zoning again since there were changes.

Casey McGeniss, Developer and owner of Lane Ranch, explains he is here to answer any questions. He explains some of the verbiage from "may" to "shall" was also changed. Also that any storage would require an "SUP". He explains that there will be about 85 acres of park space.

Matt Fuller asked if the park space will be kept up by HOA or will it be a City Park?

Casey McGeniss said a little bit of both.

Gary Bilyeu speaks to the board. He explains that Lane Ranch did present to council and the council did request some changes. He states that they can do smaller lots but they need bigger homes on them. He also explains that he had heard that the City of Sanger is about 35% rental community and this is something that developers look at when looking to build a Grocery Store. He said the Developer took the councils feed back and made some changes.

Phillip Surles closed the public hearing at 7:24 p.m.

**10. LANE RANCH - ZONING CHANGE**

Consider a request for a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 326 acres of tracts described as A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Road and FM 455 and continuing south to McReynolds Rd. (Hammonds)

Jason Miller made a motion to approve. Jackie Turner seconded the motion. Motion passes with a 5-1 vote. Matt Fuller opposed.

**11. INFORMATION ITEMS:**

No items were discussed.

**12. FUTURE AGENDA ITEMS:**

No items were discussed.

**13. ADJOURN.**

With no further items on the agenda Phillip Surles closes the meeting at 8:04 p.m.