

# **PLANNING & ZONING COMMISSION**

## **MEETING MINUTES**

**NOVEMBER 10, 2025, 6:00 PM**

**PLANNING & ZONING COMMISSION REGULAR MEETING  
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

### **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:01 P.M

### **BOARD MEMBERS PRESENT:**

Commissioner, Place 1	Charles Wood
Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Stephanie Holzer
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Randy Rippey

### **BOARD MEMBERS ABSENT:**

Commissioner, Alternate Lisa Cabrera

### **STAFF MEMBERS PRESENT:**

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

### **INVOCATION AND PLEDGE**

Pledge was led by Commissioner Skaggs.

### **CITIZENS COMMENTS**

No citizens came forward.

### **CONSENT AGENDA**

All consent items were read together by Commissioner Miller at 6:12 p.m.

1. Consideration and possible action of the minutes from October 13, 2025 meeting.

Commissioner Miller makes a motion to approve the consent agenda. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Leissner, Commissioner Knabe, Commissioner Wood, Commissioner Holzer and Commissioner Rippey.

The motion passes unanimously.

## **ACTION ITEMS**

2. Consideration and possible action on a request for a replat of McCormick Addition Blk A Lot 1 and Lot 2, being approximately 9.605 and Kennington Addition Blk A Lot 3, being approximately 4.49 acres of land within the City of Sanger's ETJ, generally located on the north side of Lois Road East, approximately 735 feet east of the Santa Fe Railroad.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 11 notices were mailed. 1 response in-favor was received. Staff recommends approval.

Commissioner Leissner makes a motion to approve the item. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Skaggs, Commissioner Wood, Commissioner Holzer, and Commissioner Rippey.

The motion passes unanimously.

3. Consideration and possible action on a Final Plat of Victory at Sanger Addition, being approximately 4.47 acres of land described as A1241A TIERWESTER, TR 61, within the City of Sanger, generally located on the southwest corner of the intersection of FM 455 and N. Tejas Dr.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. Staff recommends approval.

Commissioner Miller makes a motion to approve the item. Commissioner Rippey seconded the motion.

Voting Yea: Commissioner Skaggs, Commissioner Wood, Commissioner Holzer, Commissioner Knabe, and Commissioner Leissner.

The motion passes unanimously.

4. Consideration and possible action on a Replat of Belz Road Retail Addition and Sanger Exchange West being approximately 8.205 acres of land described as Belz Road Retail Addition, Blk A, Lot 5, Blk B Lot 2, Sanger Exchange West Sec 1 Blk A, Lot 1 and 2 and within the City of Sanger, generally on the north side of FM 455 W, approximately 930 feet west of the intersection of FM 455 W and I-35.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 31 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Leissner makes a motion to approve the item. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Rippey, Commissioner Wood, Commissioner Holzer, Commissioner Knabe, and Commissioner Miller.

The motion passes unanimously.

5. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 1, being approximately 17.136 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Leissner asked questions. Director Hammonds and the applicant, Rick Norris, responded.

Commissioner Skaggs makes a motion to approve the item. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Leissner, Commissioner Holzer, Commissioner Knabe, and Commissioner Rippey.

The motion passes unanimously.

6. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 2, being approximately 11.287 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Miller makes a motion to approve the item. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Leissner, Commissioner Holzer, Commissioner Knabe, and Commissioner Rippey.

The motion passes unanimously.

7. Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 3, being approximately 10.075 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Holzer and Commissioner Leissner asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the item. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Leissner, Commissioner Holzer, Commissioner Skaggs, and Commissioner Rippey.

The motion passes unanimously.

8. Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 4, being approximately 15.037 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Leissner makes a motion to approve the item. Commissioner Miller seconded the motion.

Voting Yea: Commissioner Knabe, Commissioner Wood, Commissioner Holzer, Commissioner Skaggs, and Commissioner Rippey.

The motion passes unanimously.

9. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 5, being approximately 13.493 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Leissner makes a motion to approve the item. Commissioner Miller seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Knabe, Commissioner Holzer, Commissioner Skaggs, and Commissioner Rippey.

The motion passes unanimously.

10. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 6, being approximately 0.988 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 66 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Wood makes a motion to approve the item. Commissioner Rippey seconded the motion.

Voting Yea: Commissioner Leissner, Commissioner Knabe, Commissioner Holzer, Commissioner Skaggs, and Commissioner Miller.  
The motion passes unanimously.

### **FUTURE AGENDA ITEMS**

Director Hammonds asked the Board for any special request items. Commissioner Wood suggested adding an item to vote for new chairpersons for the January meeting.

### **INFORMATIONAL ITEMS**

No items were discussed

### **ADJOURN**

There being no further items Commissioner Miller adjourns the meeting at 6:19 P.M.