

PLANNING & ZONING COMMISSION

MEETING MINUTES

MARCH 9, 2026, 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 Skaggs called the Planning and Zoning meeting to order at 6:10 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 7	Randy Rippey

BOARD MEMBERS ABSENT:

Commissioner, Place 6 Jason Miller

STAFF MEMBERS PRESENT:

Seated Alternate Lisa Cabrera and Secretary Shelley Warner

STAFF MEMBERS ABSENT:

Director of Development Services Ramie Hammonds

INVOCATION AND PLEDGE

Pledge was led by Commissioner Holzer.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from February 9, 2026 meeting.

Commissioner Skaggs read the item.

Commissioner Cabrera makes a motion to approve the consent agenda. Commissioner Leissner seconded the motion.

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

Commissioner Skaggs abstained from the vote.

The motion passes 6 yeas and 1 abstained.

PUBLIC HEARING ITEMS

Commissioner Skaggs opened the Public Hearing at 6:13 p.m.

2. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Outside Sales and Display for approximately 4.052 acres of land from A0029A R BEEBE, TR 64A, within the City of Sanger and generally located approximately 320 feet south of the intersection of FM 455 and Sable Creek Dr.

Commissioner Skaggs read the item.

Secretary Warner presented the item. 37 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Wood and Commissioner Holzer asked questions. The applicant was present and responded. Commissioner Leissner responded.

Citizen Laura Fernberg was present, commented in favor of the request and asked questions. The applicant responded. Commissioner Holzer, Commissioner Wood and Commissioner Skaggs commented.

Commissioner Skaggs closed the Public Hearing at 6:22 p.m.

ACTION ITEMS

3. Consideration and action on a request for a Specific Use Permit (SUP) for Outside Sales and Display for approximately 4.052 acres of land from A0029A R BEEBE, TR 64A, within the City of Sanger and generally located approximately 320 feet south of the intersection of FM 455 and Sable Creek Dr.

Commissioner Skaggs read the item.

Secretary Warner presented the item. 37 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Leissner makes a motion to approve the request for a Specific Use Permit (SUP) for Outside Sales and Display within the City of Sanger and generally located approximately 320 feet south of the intersection of FM 455 and Sable Creek Dr. Commissioner Wood seconded the motion.

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

The motion passes unanimously.

4. Consideration and possible action on a Minor Plat of Giese Addition being approximately 2.581 acres of land with 2.443 acres of land within the A0940A McKinney & Williams, TR 2 and TR 2A, and 0.137 acres of land within the A0071A Burleson, TR 1A, within the City of Sanger, generally located on the east side of Cowling Road, approximately 256 feet south of the intersection of 5th Street and Cowling Road.

Commissioner Skaggs read the item.

Secretary Warner presented the item. Staff recommends denial as not all comments have been met.

The applicant was present and comment. Commissioner Skaggs responded.

Commissioner Holzer makes a motion to deny the Minor Plat of Giese Addition within the City of Sanger, generally located on the east side of Cowling Road, approximately 256 feet south of the intersection of 5th Street and Cowling Road. Commissioner Knabe seconded the motion.

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

The motion passes unanimously.

5. 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 Skaggs read the item.

Secretary Warner presented the item. Staff recommends approval.

Commissioner Rippey asked questions. Secretary Warner responded.

Commissioner Wood makes a motion to approve the request for the Final Plat of Victory at Sanger Addition within the City of Sanger, generally located on the southwest corner of the intersection of FM 455 and N. Tejas Dr. Commissioner Cabrera seconded the motion.

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

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Skaggs adjourns the meeting at 6:35 P.M.