

PLANNING & ZONING COMMISSION

MEETING MINUTES

AUGUST 12, 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 6:07 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

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Skaggs.

CITIZENS COMMENTS

Commissioner Miller opened the floor for Citizen Comments at 6:08 p.m.

Citizens Erika Jones and Corey Dewart came forward to discuss floodplain items pertaining to her property located at 501 Rising Star.

Commissioner Miller closed the floor for Citizen Comments at 6:15 p.m.

CONSENT AGENDA

1. Consideration and possible action of the minutes from July 14, 2025 meeting.

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

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

Abstaining: Commissioner Holzer and Commissioner Rippey

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller opened the Public Hearing Item at 6:16 p.m.

2. Conduct a public hearing on a request for a rezoning change from Business 2 to Planned Development A to Planned Development PD for approximately 23.425 acres of land, described as A0029A R. BEEBEE, TR 64B, within the City of Sanger, and generally located south of FM 455 and east of the Santa Fe Railroad.

Director Hammonds presented the item. 129 notices were mailed. 2 opposed responses were received. 4 additional opposed responses were received at the meeting. Staff recommends approval with the condition all comments are met prior to City Council approval.

Citizens Jackie Lock, Dana Chandler, Mary Brickey, Britton Walker, Debra Reaves, Scott Ross, Jennifer Ross, Sharon Rizzs were present and expressed their opposition and asked questions. Director Hammonds and developer, Kevin Ware, responded.

Commissioner Miller closed the Public Hearing Item at 6:41 p.m.

ACTION ITEMS

3. Consideration and possible action on a Final Plat of Willowstone Phase 1, being approximately 29.191 acres of land described as A0029A R. BEEBEE, TR 72B (1), 72B(2A)(1), and 72C, within the City of Sanger, generally located on the west of Sanger Circle, east of the Santa Fe Railroad, and between FM 455 and Lois Rd East.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval with the condition all comments are met.

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

Commissioner Miller makes a motion to approve the item with all comments being met prior to City Council approval. Commissioner Wood seconded the motion.

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

The motion passes unanimously.

4. Consideration and possible action on a request for a rezoning change from Business 2 to Planned Development A to Planned Development PD for approximately 23.425 acres of land, described as A0029A R. BEEBEE, TR 64B, within the City of Sanger, and generally located south of FM 455 and east of the Santa Fe Railroad.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval with the condition all comments are met.

Commissioner Wood asked questions. Director Hammonds and the developer responded.

Commissioner Leissner makes a motion to approve the item with all comments being met. Commissioner Skaggs seconded the motion.

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

Voting Nay: Commissioner Wood

The motion passes with 5 Yeas and 1 Nay

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:56 P.M.