

PLANNING & ZONING COMMISSION

MEETING MINUTES

APRIL 13, 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 Miller called the Planning and Zoning meeting to order at 6:00 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:

No absences

STAFF MEMBERS PRESENT:

Not seated Alternate Commissioner Lisa Cabrera, Director Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Alternate Commissioner Cabrera.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

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

Commissioner Miller read the item.

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

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

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Skaggs opened the Public Hearing at 6:02 p.m.

2. Conduct a public hearing on a request for a replat of Sanger Circle Phase 7, Blk O, Lot 4, and 0.628 acres and from A0029A R. BEBEE, TR 74 being approximately 2.475 total acres of land within the City of Sanger, generally located on the east side of Thistle Drive.

Commissioner Miller read the item.

Director Hammonds presented the item. 46 notices were mailed. One response in favor was received.

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

Commissioner Miller closed the Public Hearing at 6:06 p.m.

ACTION ITEMS

3. Consideration and possible action on a Final Plat of Elada Ph 1A, being approximately 64.437 acres of land being part of A1241A TIERWESTER, TR 4(PT)1, and part of A1241A TIERWESTER, TR 8, within the City of Sanger, generally located on the north side of Belz Road approximately 915 feet west of the intersection of Belz Road and N Stemmons Frwy.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial on the condition that comments have not been satisfied.

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

Commissioner Knabe makes a motion to deny the request for the Final Plat of Elada Ph 1A. Commissioner Wood seconded the motion.

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

The motion passes unanimously.

4. Consideration and possible action on a Final Plat of Fast Electric Addition, being approximately 3.31 acres of land being part of A1241A TIERWESTER, TR 82(PT), within the City of Sanger, generally located on the northwest corner of the intersection of Duck Creek Road and S Stemmons Frwy.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial on the condition that comments have not been satisfied.

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

Commissioner Miller makes a motion to deny the request for a Final Plat of Fast Electric Addition. Commissioner Skaggs seconded the motion.

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

The motion passes unanimously.

5. Consideration and possible action on a request for a replat of Sanger Circle Phase 7, Blk O, Lot 4, and 0.628 acres and from A0029A R. BEBEE, TR 74 being approximately 2.475 total acres of land within the City of Sanger, generally located on the east side of Thistle Drive.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial on the condition that comments have not been satisfied.

Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Skaggs makes a motion to deny the request for a replat of Sanger Circle Phase 7. Commissioner Rippey seconded the motion.

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

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 6:15 P.M.