

PLANNING & ZONING COMMISSION

MEETING MINUTES

JULY 14, 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	Shane Stone
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Charles Wood

BOARD MEMBERS ABSENT:

Commissioner, Place 2	Jon Knabe
Commissioner, Place 7	Vacant

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Turner.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from June 9, 2025 meeting.

Commissioner Stone makes a motion to approve consent agenda Item 1 with the correction of the minutes to reflect the meeting was adjourned by Commissioner Miller. Commissioner Miller seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Skaggs, Commissioner Leissner, and Commissioner Wood.

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller opened the Public Hearing Items at 6:03 p.m.

2. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Office Use, on the south end 3.935 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St. Commissioner Miller read the item at 6:03 p.m.

Director Hammonds presented the item. 22 notices were mailed. No responses were received.

3. Conduct a Public Hearing on a request for 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 at 6:07 p.m.

Director Hammonds presented the item noting the replat meets all requirements. 31 notices were mailed. No responses were received.

4. Conduct a Public Hearing on a request for a Request for a Replat of Corrida Estates Blk A Lot 5 and Blk B Lot 2, being Approximately 4.350 acres of Land Within the City of Sanger's ETJ, Generally Located on the East side of Corrida Lane, Approximately 1105 Feet North of the Intersection of Melton Rd and Corrida Ln. Commissioner Miller read the item at 6:14 p.m.

Director Hammonds presented the item. 9 notices were mailed. No responses were received.

5. Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A

R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

Director Hammonds presented the item. 123 notices were mailed; 1- in favor and 1- neutral responses were received. Director Hammonds mentioned that the project still has comments outstanding. Staff recommends approval with all comments being met prior to City Council approval.

Commissioner Stone, Commissioner Wood and Commissioner Skaggs asked questions. Director Hammonds responded.

The developer, Jerry Sylo with JBI Partners, was present and disseminated supplementary plans and drawings to the Board.

Commissioner Miller, Commissioner Wood and Commissioner Turner asked additional questions. Developer Jerry Sylo responded.

Commissioner Miller closed the Public Hearing Items at 6:33 p.m.

ACTION ITEMS

6. Consideration and possible action on a request for a Specific Use Permit (SUP) for Office Use, on the south end 3.935 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item. Staff recommends approval with all comments being met prior to City Council approval.

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

Voting Yea: Commissioner Miller, Commissioner Stone, Commissioner Leissner, and Commissioner Skaggs.

The motion passes unanimously.

7. 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 Ramie Hammonds presented the item. Staff recommends approval with all comments being met prior to City Council approval.

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

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Skaggs, and Commissioner Wood.

The motion passes unanimously.

8. Consideration and possible action on a Request for a Replat of Corrida Estates Blk A Lot 5 and Blk B Lot 2, being Approximately 4.350 acres of Land Within the City of Sanger's ETJ, Generally Located on the East side of Corrida Lane, Approximately 1105 Feet North of the Intersection of Melton Rd and Corrida Ln.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item. Staff recommends approval with all comments being met prior to City Council approval.

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

Voting Yea: Commissioner Stone, Commissioner Turner, Commissioner Skaggs, and Commissioner Wood.

The motion passes unanimously.

9. Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item. Staff recommends approval with all comments being met prior to City Council approval.

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

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Stone, and Commissioner.

Voting Nay: Commissioner Wood

The motion passes 5 yeas and 1 nay.

10. Consideration and possible action on a Minor Plat of Major Moore Cell Tower being approximately 0.61 acres of land within the A1241A TIERWESTER, TR 57(PT)C, within the City of Sanger, generally located on the east side of Keith Dr, approximately 994 feet north of the intersection of Keith Dr and W Chapman.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item. Staff recommends approval with all comments being met prior to City Council approval.

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

Voting Yea: Commissioner Stone, Commissioner Turner, Commissioner Leissner, and Commissioner Wood.

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

Director Hammonds advised the Board that the August meeting will be held on Tuesday, August 12 instead of on Monday, August 11.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:42 P.M.