

PLANNING & ZONING COMMISSION

MEETING MINUTES

DECEMBER 08, 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 6:00 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 6	Jason Miller
Commissioner, Place 7	Randy Rippey

BOARD MEMBERS ABSENT:

Commissioner, Place 5	Luke Leissner
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STAFF MEMBERS PRESENT:

Seat Alternate Lisa Cabrera in Commissioner Leissner's absence, 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

1. Consideration and possible action of the minutes from November 12, 2025 meeting.

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

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

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller opened the Public Hearing Item 2 at 6:02 p.m.

2. Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for Lane Ranch Phase 5, being approximately 26.102 acres of land described as A0029A R. BEEBE, TR 56A and 56B(1) within the City of Sanger and generally located north of McReynolds Rd, approximately 1245 feet east of the intersection of McReynolds Rd and Lake Ridge Dr.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 8 notices were mailed. 1 opposed response was received. Staff recommends approval.

Commissioner Skaggs and Commissioner Wood asked questions. Commissioner Holzer and Commissioner Cabrera commented. Director Hammonds and the applicant responded.

Commissioner Miller closed the Public Hearing Item 2 at 6:15 p.m.

ACTION ITEMS

3. Consideration and possible action on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for Lane Ranch Phase 5, being approximately 26.102 acres of land described as A0029A R. BEEBE, TR 56A and 56B(1) within the City of Sanger and generally located north of McReynolds Rd, approximately 1245 feet east of the intersection of McReynolds Rd and Lake Ridge Dr.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

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

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

The motion passes unanimously.

4. Consideration and possible action on a Minor Plat of Rangers Elite Field Addition being approximately 9.602 acres of land within the A0792A J. MORTON, TR 53B(PT), 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 Hammonds presented the item and noted all comments have been met. Staff recommends denial based on unmet comments.

Commissioner Miller, Commissioner Skaggs, and Commissioner Holzer asked questions. Commissioner Holzer and Commissioner Cabrera commented. Director Hammonds responded.

Commissioner Miller makes a motion to deny the request for a Minor Plat of Rangers Elite Field Addition being approximately 9.602 acres of land within the A0792A J. MORTON, TR 53B(PT). Commissioner Holzer seconded the motion.

Voting Yea: Commissioner Knabe, Commissioner Skaggs, Commissioner Wood, and Commissioner Cabrera.

The motion to deny the consideration passes unanimously.

5. Consideration and possible action on electing officers for the Planning and Zoning Board.

Commissioner Miller read the item.

Commissioner Skaggs nominated Commissioner Miller to be appointed as Chair. Commissioner Rippey seconded the motion.

Voting Yea: Commissioner Holzer, Commissioner Knabe, Commissioner Wood, and Commissioner Cabrera. The motion passes unanimously.

Commissioner Miller nominated Commissioner Skaggs to be appointed as Vice Chair. Commissioner Wood seconded the motion.

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

The motion passes unanimously.

FUTURE AGENDA ITEMS

Commissioner Wood asked questions regarding changing Special Use Permit requirements. Commissioner Skaggs asked additional questions. Commissioner Cabrera made comments. Director Hammonds responded.

INFORMATIONAL ITEMS

Director Hammonds presented informational items to the Board regarding plat procedures.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:34 P.M.