

CITY COUNCIL

MEETING AGENDA

OCTOBER 05, 2026, 6:00 PM

CITY COUNCIL REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

- City Attorney position

Section 551.072. DELIBERATION REGARDING REAL PROPERTY

For deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Triple T Ranch

RECONVENE INTO WORK SESSION

Reconvene into the Work Session. Any action deemed necessary as a result of Executive Session will be taken during the Regular Session.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

**The Regular Meeting will begin following the Work Session
but not earlier than 7:00 p.m.**

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Council on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Council with regard to matters on the agenda will be received at the time the item is considered. The Council is not allowed to converse, deliberate or take action on any matter presented during citizen input.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Councilmember to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

1. Consideration and possible action on the minutes from the September 21, 2026, meeting.
2. Consideration and possible action on Resolution 2026-13, appointing Municipal Court Clerk.
3. Consideration and possible action on purchasing materials from Techline Inc. for the Lane Ranch Phase 5 Residential Development and authorizing the City Manager to execute the agreement and all necessary documents.
4. Consideration and possible action on setting a maximum transaction amount of \$2,000 for electronic utility payments.

PUBLIC HEARING ITEMS

5. Conduct a public hearing on a request for a Rezoning from Planned Development (PD) to Light Industrial (LI) of approximately 202.45 acres of land described as part of A0029A R. BEEBE, TR 107. Generally located South of Lois Road, approximately 1200 feet west of the intersection of Marion Rd and Lois Rd East. Property ID: 59829
6. Conduct a public hearing on a request for an amendment to the Future Land Use Map of the City of Sanger Comprehensive Plan from Ranch/Estate Residential to Medium Residential for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.
7. Conduct a public hearing on annexing for full purposes approximately 387 acres of land described as R. BEBEE SURVEY, A-29, and J. MORTON SURVEY. A-792 generally located north of FM 1190 and east of Union Hill Road, including approximately 0.75 acres of adjacent right-of-way owned by the Texas Department of Transportation.

8. Conduct a Public Hearing on authorizing and creating the Triple T Ranch Public Improvement District within the extraterritorial jurisdiction of the City of Sanger, Texas, in accordance with Chapter 372 of the Texas Local Government Code.
9. Conduct a public hearing on establishing Planned Development (PD) zoning for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.

ACTION ITEMS

10. Consideration and action on a request for Ordinance No. 09-31-26 for a Rezoning from Planned Development (PD) to Light Industrial (LI) of approximately 202.45 acres of land described as part of A0029A R. BEEBE, TR 107. Generally located South of Lois Road, approximately 1200 feet west of the intersection of Marion Rd and Lois Rd East. Property ID: 59829
11. Consideration of and possible action on a CCN Transfer Agreement with Bolivar Water Supply Corporation for the transfer of the water certificate of convenience and necessity (CCN) to the City of Sanger for approximately 387 acres in the R. BEBEE Survey, A-29 and the J. Morton Survey, A-792 generally located north of FM 1190 and east of Union Hill Road.
12. Consideration and possible action on Ordinance No. 09-32-26 a request for an amendment to the Future Land Use Map of the City of Sanger Comprehensive Plan from Ranch/Estate Residential to Medium Residential for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.
13. Consideration of and possible action on a Development Agreement with Triple T Farms, LTD. governing approximately 387 acres in the R. BeBee Survey, A-29 and the J. Morton Survey, A-792 generally located north of FM 1190 and east of Union Hill Road including the form of public improvement district reimbursement agreement.
14. Consideration and possible action on Resolution No. R2026-14 of the City of Sanger, Texas, authorizing and creating the Triple T Ranch Public Improvement District within the extraterritorial jurisdiction of the City of Sanger, Texas, in accordance with Chapter 372 of the Texas Local Government Code.
15. Consideration and possible action on Ordinance No. 09-33-26 annexing for full purposes approximately 387 acres of land described as R. BEBEE SURVEY, A-29, and J. MORTON SURVEY. A-792 generally located north of FM 1190 and east of Union Hill Road, as well as approximately 0.75 acres of adjacent right-of-way owned by the Texas Department of Transportation.

16. Consideration and possible action on Ordinance No. 09-34-26 establishing Planned Development (PD) zoning for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the Mayor and Councilmembers to bring forward items they wish to discuss at a future meeting, A Councilmember may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Council or at the call of the Mayor.

INFORMATIONAL ITEMS

Information Items are for informational purposes only. No action may be taken on items listed under this portion of the agenda.

17. Republic Services Waste Report August 2026

ADJOURN

NOTE: The City Council reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on September 29, 2026, by 3:30 PM.

/s/Kelly Edwards

Kelly Edwards, City Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.