

PLANNING & ZONING COMMISSION

MEETING AGENDA

SEPTEMBER 14, 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

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Commission 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 Commission with regard to matters on the agenda will be received at the time the item is considered. The Commission 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 Commissioner 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 of the minutes from August 10, 2026, meeting.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on, and make a recommendation regarding, 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.
3. Conduct a public hearing on, and make a recommendation regarding, a request for the establishment of Planned Development (PD) zoning, upon annexation into the corporate limits of 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.
4. 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

5. Conduct a public hearing on a request for a replat of Palomino Bay Addition Blk A Lot 9 and Lot 10, being approximately 4.398 acres of land within the City of Sanger's ETJ. Generally located at 1040 and 1041 Waters Edge Dr., Sanger, Texas.

ACTION ITEMS

6. Consideration and possible action on, and make a recommendation regarding, 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. Consideration and possible action on, and make a recommendation regarding, a request for the establishment of Planned Development (PD) zoning, upon annexation into the corporate limits of 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.
8. Consideration and action on a request for Ordinance No. XX-XX-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
9. Consideration and possible action on a request for a replat of Palomino Bay Addition Blk A Lot 9 and Lot 10, being approximately 4.398 acres of land within the City of Sanger's ETJ. Generally located at 1040 and 1041 Waters Edge Dr., Sanger, Texas.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and Commissioners to bring forward items they wish to discuss at a future meeting, A Commissioner 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 Commission or at the call of the Chairman.

INFORMATIONAL ITEMS

ADJOURN

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 08, 2026, at 3:30 PM.

Bailey Carter, 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.