

PLANNING & ZONING COMMISSION

MEETING MINUTES

JUNE 9, 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 2	Jon Knabe
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 7	Vacant
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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 May 12, 2025 meeting.

Commissioner Leissner makes a motion to approve consent agenda Item 1.
Commissioner Skaggs seconded the motion.

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

The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a rewrite of Chapter 3 Building Regulations, Article 3.1400 Sign Regulations, of the Code of Ordinances.

Commissioner Miller read the item at 6:03 p.m.

Director Hammonds presented the item. Commissioner Skaggs asked questions.
Director Hammonds responded.

Commissioner Miller closed the item at 6:06 p.m.

3. Conduct a public hearing on a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances.

Commissioner Miller read the item at 6:07 p.m.

Director Hammonds presented the item. Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Miller closed the item at 6:14 p.m.

4. Conduct a public hearing on a rewrite of Chapter 10 Subdivision Regulations, of the Code of Ordinances.

Commissioner Miller read the item at 6:14 p.m.

Director Hammonds presented the item.

Commissioner Miller closed the item at 6:17 p.m.

5. Conduct a public hearing on amendments to Chapter 6, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item at 6:17 p.m.

Director Hammonds presented the item. Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller closed the item at 6:25 p.m.

6. Conduct a public hearing on amendments to Chapter 8, Offenses and Nuisances, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item at 6:25 p.m.

Director Hammonds presented the item. Commissioner Stone, Commissioner Skaggs, Commissioner Turner, and Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Miller closed the item at 6:44 p.m.

7. Conduct a public hearing on amendments to Chapter 12, Traffic and Vehicles, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item at 6:44 p.m.

Director Hammonds presented the item. Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller closed the item at 6:47 p.m.

8. Conduct a Public Hearing on a request to Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.

Commissioner Miller read the item at 6:47 p.m.

Director Hammonds presented the item.

Commissioner Miller closed the item at 6:49 p.m.

ACTION ITEMS

9. Consideration and possible action on a rewrite of Chapter 3 Building Regulations, Article 3.1400 Sign Regulations, of the Code of Ordinances.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

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

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

The motion passes unanimously.

10. Consideration and possible action on a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

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

Voting Yea: Commissioner Stone, Commissioner Leissner, Commissioner Knabe, Commissioner Skaggs and Commissioner Wood.

The motion passes unanimously.

11. Consideration and possible action on a rewrite of Chapter 10 Subdivision Regulations, of the Code of Ordinances.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

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

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

The motion passes unanimously.

12. Consideration and possible action on amendments to Chapter 6, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

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

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

The motion passes unanimously.

13. Consideration and possible action on amendments to Chapter 8, Offenses and Nuisances, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

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

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

Abstained: Commissioner Skaggs

The motion passes 6 yeas and 1 abstained.

14. Consideration and possible action on amendments to Chapter 12, Traffic and Vehicles, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

Commissioner Skaggs & Commissioner Wood asked questions. Director Hammonds responded.

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

Voting Yea: Commissioner Stone, Commissioner Miller, Commissioner Knabe, and Commissioner Wood, and Commissioner Skaggs.

15. Consideration and possible action on a Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.

Commissioner Miller read the item.

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

Commissioner Skaggs makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Wood seconded the motion.

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

The motion passes unanimously.

16. Consideration and possible action on a Minor Plat of Dhakal Karki Addition, being approximately 1.375 acres of land described as A1241A Tierwester, TR 239 and TR 240, within the City of Sanger, generally located on the northeast corner of 5th Street and Freese St.

Commissioner Miller read the item.

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

Commissioner Wood makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Leissner, Commissioner Skaggs, and Commissioner Knabe.

The motion passes unanimously.

17. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 1, being approximately 38.769 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

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

The developer was present to address questions.

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

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

The motion passes unanimously.

18. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 2, being approximately 29.228 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

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

Commissioner Miller makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Stone seconded the motion.

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

The motion passes unanimously.

19. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 3, being approximately 45.25 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

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

Commissioner Miller makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Skaggs seconded the motion.

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

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:12 P.M.