

PLANNING & ZONING COMMISSION

MEETING MINUTES

FEBRUARY 9, 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

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 6	Jason Miller
Commissioner, Place 7	Randy Rippey

BOARD MEMBERS ABSENT:

Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner

STAFF MEMBERS PRESENT:

Seat Alternate Lisa Cabrera in Commissioner Skaggs and Commissioner Leissner's absence, Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Holzer.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from January 12, 2026 meeting.

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

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

The motion passes unanimously.

PUBLIC HEARING ITEMS

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

2. Conduct a public hearing on a request for a PD (Planned Development) Amendment for Sanger Circle Phase 7, to add 0.628 acres of land from A0029A R. BEEBE, TR 74 and generally located on the east side of Thistle Dr. to the existing PD.

Commissioner Miller read the item.

Director Hammonds presented the item. 46 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Wood and Commissioner Knabe asked questions. Director Hammonds responded.

3. Conduct a public hearing on a request for a zoning change from Agriculture (AG) to Regional Commercial (RC) for approximately 30.83 acres described as A1241A J. MORTON, TR 4 (PT), generally located on the northwest corner of N Stemmons Frwy and Belz Road.

Commissioner Miller read the item.

Director Hammonds presented the item. 11 notices were mailed. No responses were received.

Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Miller closed the Public Hearing at 6:09 p.m.

ACTION ITEMS

4. Consideration and possible action on a request for a replat of Bolivar Ranch Estates Blk B Lot 5, being approximately 13.331 acres of land within the City of Sanger's ETJ, 1 generally located on the east side of Chisum Road, approximately 1341 feet north of the intersection of FM 2450 and Chisum Road.

Commissioner Miller read the item.

Director Hammonds presented the item. All comments have been met. 14 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Wood makes a motion to approve the request for a replat of Bolivar Ranch Estates. Commissioner Knabe seconded the motion.

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

The motion passes unanimously.

5. Consideration and possible action on a request for a PD (Planned Development) Amendment for Sanger Circle Phase 7, to add 0.628 acres of land from A0029A R. BEEBE, TR 74 and generally located on the east side of Thistle Dr. to the existing PD.

Commissioner Miller read the item.

Director Hammonds presented the item. 46 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Miller makes a motion to approve the request for a PD (Planned Development) Amendment for Sanger Circle Phase 7. Commissioner Rippey seconded the motion.

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

Voting Nay: Commissioner Knabe.

The motion passes with 5 yeas and 1 nay.

6. Consideration and possible action on a request for a zoning change from Agriculture (AG) to Regional Commercial (RC) for approximately 30.83 acres described as A1241A J. MORTON, TR 4 (PT), generally located on the northwest corner of N Stemmons Frwy and Belz Road.

Commissioner Miller read the item.

Director Hammonds presented the item. 11 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Wood asked questions. Commissioner Cabrera made comments. Director Hammonds responded.

Commissioner Cabrera makes a motion to approve the request for a zoning change from Agriculture (AG) to Regional Commercial (RC). Commissioner Holzer seconded the motion.

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

Voting Nay: Commissioner Wood.

The motion passes with 5 yeas and 1 nay.

7. Consideration and possible action on a request for a replat of Kirkland Street Addition Blk A Lot 2-A, being approximately 0.23 acres of land, and A0029A R. BEEBE, TR 187, being approximately 0.114 acres of land within the City of Sanger, generally located on the southwest corner of Kirkland Street and Sims Street.

Commissioner Miller read the item.

Director Hammonds presented the item. All comments have been met. 14 notices were mailed. 1 response in Favor was received. Staff recommends approval.

Commissioner Holzer and Commissioner Cabrera asked questions. Director Hammonds responded.

Commissioner Cabrera makes a motion to approve the request for a request for a replat of Kirkland Street Addition. Commissioner Holzer seconded the motion.

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

The motion passes unanimously.

8. 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. All comments have been met. Staff recommends approval.

Commissioner Miller asked questions. Director Hammonds responded.

Commissioner Knabe makes a motion to approve the Minor Plat of Rangers Elite Field Addition. Commissioner Wood seconded the motion.

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

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 6:20 P.M.