

PLANNING & ZONING COMMISSION

MEETING MINUTES

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

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:09 P.M.

BOARD MEMBERS PRESENT:

Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Stephanie Holzer
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Randy Rippey

BOARD MEMBERS ABSENT:

Commissioner, Place 1	Lisa Cabrera
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STAFF MEMBERS PRESENT:

Director Ramie Hammonds, Planning Technician Lydianna Biggs, Administrative Assistant Bailey Carter 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 August 10, 2026 meeting.

Commissioner Miller read the item.

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

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

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller opened the Public Hearings at 6:06 p.m.

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.

Commissioner Miller read and opened Public Hearing Item 2 at 6:09 p.m.

Director Hammonds presented the item. Staff mailed 45 notices. 15 opposed responses were received. 2 responses in favor were received.

Citizens came forward to speak:

Name	Address	Speak Time	City Limits Resident	Position
James Walton	318 Fallmeadow Drive	6:09-6:11	No	Opposed
Ken Warzecha	460 Ridgecrest Place	6:11-6:14	No	Opposed
Dana Huckaby	319 Fallmeadow Drive	6:14-6:16	No	Opposed
Al Brule	2639 Union Hill Road	6:19-6:20	No	Opposed
Christy Cannon	400 Muir Road	6:20-6:23	No	Opposed
Dennis Satterfield	440 Muir Road	6:23-6:25	No	Opposed
Stephanie (Lori) Farris	2301 Harvest Moon Road	6:25-6:27	No	Opposed
John Cannon	400 Muir Road	6:27-6:30	No	Opposed
Troy Vaughn	480 Muir Road	6:30-6:33	No	Opposed
Chris Scott	2325 Autumn Creek Drive	6:33-6:34	No	Opposed
Teri Como*	420 Ridge Crest Place	6:34-6:37	No	Opposed
Sara Como*	420 Ridge Crest Place	6:38-6:38	No	Opposed

Dana Hawkins	3295 Union Hill Road	6:38-6:42	No	Opposed
John Peters	204 Diane Drive	6:42-6:43	No	Opposed
Stacy McCullom	2557 Union Hill Road	6:43-6:46	No	Opposed
Molly Irwin	11154 FM 1190	6:46-6:49	No	Opposed
Andrea Vaughn	480 Muir Road	6:50-6:50	No	Opposed
Don Freeman	1184 FM 455W	6:50-6:53	No	Opposed
Marvin Perkins	2790 Union Hill Road	6:53-6:54	No	Opposed
Sue Allison	1958 Huling Road	6:55-6:56	No	Opposed

**Not listed as DCAD property owner*

Commissioner Miller closed the Public Hearing Item 2 at 6:56 p.m.

- 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.

Commissioner Miller read and opened Public Hearing Item 3 at 6:56 p.m.

Director Hammonds presented the item. Staff mailed 45 notices.

Citizens came forward to speak:

Name	Address	Speak Time	City Limits Resident	Position
James Walton	318 Fallmeadow Drive	6:09-6:11	No	Opposed
Dana Hawkins	3295 Union Hill Road	6:38-6:42	No	Opposed
John Peters	204 Diane Drive	7:04-7:05	No	Opposed
Troy Vaughn	480 Muir Road	7:05-7:07	No	Opposed
Ed Hall	536 Lake Ray Roberts Drive	7:07-7:08	No	Opposed
Shirley Stratton	2210 Union Hill Road	7:09-7:12	No	Opposed
Cindy Peterson	540 Lake Ray Roberts Drive	7:12-7:13	No	Opposed
Christy Cannon	400 Muir Road	7:13-7:18	No	Opposed
Dennis Satterfield	440 Muir Road	7:18-7:20	No	Opposed
Donna Hunter	12205 Lakeshore Court	7:21-7:22	No	Opposed
Chris Scott	2325 Autumn Creek Drive	7:22-7:22	No	Opposed
Molly Irwin	11154 FM 1190	7:23-7:25	No	Opposed
Ray Gould	3131 Union Hill Road	7:26-7:28	No	Opposed
Teri Como*	420 Ridge Crest Place	7:29-7:32	No	Opposed
Sherry Bates	2687 Union Hill Road	7:33-7:33	No	Opposed
Blake Lemons	365 Lake Ray Roberts Road	7:33-7:36	No	Opposed
Kenneth Crouch	2159 Union Hill Road	7:36-7:38	No	Opposed
Ernest Evans	1042 Union Hill Road	7:38-7:38	No	Opposed
Becky McDermott	12061 Marion Road	7:39-7:41	No	Opposed
<i>Jackson Walker (Atty)</i>	<i>**Elaborated on legal statuses</i>	<i>7:41-7:41</i>	No	Opposed
John Cannon	400 Muir Road	7:41-7:44	No	Opposed
Jim Byford	2420 Harvest Moon Lane	7:45-7:46	No	Opposed
Elizabeth Duran	1150 FM 455W	7:47-7:49	No	Opposed

Shirley Stratton	2210 Union Hill Road	7:49-7:50	No	Opposed
James Walton	318 Fallmeadow Drive	7:50-7:51	No	Opposed
Natashia Chiofalo	229 W Lake View Ln	7:51-7:55	No	Opposed
Andrea Vaughn	480 Muir Road	7:56-7:58	No	Opposed
Crystal Paul	8577 Travis Rd. (<i>Bolivar</i>)	7:57-8:00	No	Opposed
Donna Hunter	12205 Lakeshore Court	8:01-8:03	No	Opposed
Andrew Warren	9499 Culp Branch Road	8:03-8:05	No	Opposed

**Not listed as DCAD property owner*

Commissioner Miller closed the Public Hearing Item 3 at 8:05 p.m.

- 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

Commissioner Miller read and opened Public Hearing Item 4 at 8:05 p.m.

Director Hammonds presented the item. Staff mailed 124 notices. 4 opposed responses were received. 1 response in favor was received.

Citizens came forward to speak:

Name	Address	Speak Time	City Limits Resident	Position
Theodore Soprenuk	4823 Enclave Drive	8:10-8:11	Yes	Opposed
Linda Ratliff	4721 Enclave Drive	8:11-8:13	Yes	Opposed
Crystal Paul	8577 Travis Road (<i>Bolivar</i>)	8:13-8:14	No	Opposed
Lee Allison	1958 Huling Road	8:15-8:18	Yes	Opposed
Lindsey McCuistion	3514 E. Lois Road	8:18-8:22	No	Opposed
Simon Arzaga	4215 Kristoff Lane	8:22-8:26	Yes	Opposed
Sue Allison	1958 Huling Road	8:26-8:27	No	Opposed

Commissioner Miller closed the Public Hearing Item 4 at 8:27 p.m.

- 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.

Commissioner Miller read and opened the Public Hearing Item 5 at 8:27 p.m.

Director Hammonds presented the item. Staff mailed 3 notices. No responses were received.

Citizens came forward to speak:

Name	Address	Speak Time	City Limits Resident	Position
Troy Vaughn	480 Muir Road	8:28-8:29	No	In Favor

Commissioner Miller closed the Public Hearing Item 5 at 8:29 p.m.

Commissioner Miller closed the public hearings at 8:29 P.M.

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.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff mailed 45 notices. 15 opposed responses were received. 2 responses in favor were received. Staff recommends approval.

Commissioner Skaggs, Commissioner Knabe, and Commissioner Miller asked questions. Director Hammonds responded. Commissioner Rippey made comments.

Commissioner Holzer and Commissioner Knabe asked the developer questions. The developer responded.

Commissioner Skaggs asked additional questions. Director Hammonds and the developer responded.

Commissioner Leissner makes a motion to deny the 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. Commissioner Rippey seconded the motion.

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

The motion passes unanimously.

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.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Skaggs, Commissioner Knabe, and Commissioner Miller asked questions. Director Hammonds responded. Commissioner Rippey made comments.

Commissioner Skaggs asked the questions. Director Hammonds and the attorney responded.

Commissioner Miller makes a motion to deny the request, on the basis of density, 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. Commissioner Leissner seconded the motion.

Commissioner Skaggs and Commissioner Leissner requested to be specifically named in regards to denial based on the density.

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

The motion passes unanimously.

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

Commissioner Miller read the item.

Staff mailed 124 notices. 4 opposed responses were received. 1 response in favor was received. Staff recommends approval.

Lee Ramsey and Kimley-Horn representatives were present for the developer to comment and respond to questions.

Commissioner Leissner asked questions. Lee Ramsey (*Developer*) responded.

Commissioner Knabe asked questions. Director Hammonds responded.

Matt Mattke with Kimley-Horn and Greg Johnson (*Broker*) commented on the project.

Commissioner Skaggs and Commissioner Holzer asked questions. Director Hammonds and the developer responded.

Commissioner Skaggs makes a motion to approve the request for Ordinance No. 10-31-26 for a Rezoning from Planned Development (PD) to Light Industrial (LI). Commissioner Leissner seconded the motion.

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

Voting Nay: Commissioner Holzer

The motion passes with 5 yeas and 1 nay.

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.

Commissioner Miller read the item.

Director Hammonds presented the item. 3 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Miller makes a motion to approve the request for a replat of Palomino Bay Addition Blk A Lot 9 and Lot 10, being approximately 4.398 acres of land. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Holzer, Commissioner Knabe, Commissioner Leissner 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 9:03 P.M.