

PLANNING & ZONING COMMISSION

MEETING MINUTES

OCTOBER 13, 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 6:10 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Charles Wood
Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Stephanie Holzer
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Lisa Cabrera (<i>not seated</i>)

BOARD MEMBERS ABSENT:

Commissioner, Place 5	Luke Leissner
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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 Skaggs.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

All consent items were read together by Commissioner Miller at 6:12 p.m.

1. Consideration and possible action of the minutes from August 12, 2025 meeting.

2. Consideration and possible action on a Request for a Replat of Corrida Estates Blk A Lot 5 and Blk B Lot 2, being Approximately 4.350 acres of Land Within the City of Sanger's ETJ, Generally Located on the East side of Corrida Lane, Approximately 1105 Feet North of the Intersection of Melton Rd and Corrida Ln.
3. Consideration and possible action on a Minor Plat of Major Moore Cell Tower being approximately 0.61 acres of land within the A1241A TIERWESTER, TR 57(PT)C, 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 Holzer makes a motion to approve consent agenda Items 1, 2, and 3. Commissioner Skaggs seconded the motion.

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

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller opened the Public Hearing Item 4 at 6:14 p.m.

4. Conduct a public hearing on a request for a Future Land Use Map change from Medium Residential to Industrial Light for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.

Director Hammonds presented the item. 8 notices were mailed and no opposed responses were received. 4 additional opposed responses were received at the meeting.

Commissioner Miller closed the Public Hearing Item 4 at 6:16 p.m.

Commissioner Miller opened the Public Hearing Item 5 at 6:16 p.m.

5. Conduct a public hearing on a request for a zoning change from Agriculture (AG) to Light Industrial (LI) for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.

Director Hammonds presented the item. 8 notices were mailed and no opposed responses were received. 4 additional opposed responses were received at the meeting.

Commissioner Miller closed the Public Hearing Item 5 at 6:18 p.m.

Commissioner Miller opened the Public Hearing Item 6 at 6:18 p.m.

6. Conduct a public hearing on an amendment to Ordinance No. 08-22-25 for approximately 130.907 acres of land described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.
Director Hammonds presented the item. 102 notices were mailed and 2 opposed responses were received.

Commissioner Miller closed the Public Hearing Item 6 at 6:20 p.m.

Commissioner Miller opened the Public Hearing Item 7 at 6:21 p.m.

7. Conduct a public hearing on a Request for a Replat of McCormick Addition Blk A Lot and Lot 2, being Approximately 9.605 and Kennington Addition Blk A Lot 3, being approximately 4.49 acres of Land Within the City of Sanger's ETJ, Generally Located on the north side of Lois Road East, approximately 735 east of the Santa Fe Railroad.

Director Hammonds presented the item. 11 notices were mailed and 1 response in favor was received.

Commissioner Miller closed the Public Hearing Item 7 at 6:22 p.m.

Commissioner Miller opened the Public Hearing Item 8 at 6:23 p.m.

8. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S. Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S. Stemmons Frwy.

Director Hammonds presented the item. 12 notices were mailed and no opposed responses were received.

Commissioner Miller closed the Public Hearing Item 8 at 6:24 p.m.

Commissioner Miller opened Public Hearing Items 9, 10, 11, 12, 13, and & 14 at 6:24 p.m.

9. Conduct a public hearing a request for a replat of Lois Road Estates Subdivision Filing No. 1, being approximately 17.136 acres of land described as A0029A R. BEEBEE, TR

107, 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.

10. Conduct a public hearing a request for a replat of Lois Road Estates Subdivision Filing No. 2, being approximately 11.287 acres of land described as A0029A R. BEEBEE, TR 107, 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.
11. Conduct a public hearing on a request for a replat of Lois Road Estates Subdivision Filing No. 3, being approximately 10.075 acres of land described as A0029A R. BEEBEE, TR 107, 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.
12. Conduct a public hearing on a request for a replat of Lois Road Estates Subdivision Filing No. 4, being approximately 15.037 acres of land described as A0029A R. BEEBEE, TR 107, 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. 2
13. Conduct a public hearing on a request for a replat of Lois Road Estates Subdivision Filing No. 5, being approximately 13.493 acres of land described as A0029A R. BEEBEE, TR 107, 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.
14. Conduct a public hearing on a request for a replat of Lois Road Estates Subdivision Filing No. 6, being approximately 0.988 acres of land described as A0029A R. BEEBEE, TR 107, 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.

Director Hammonds presented the items. 66 notices were mailed and no opposed responses were received.

Commissioner Miller closed Public Hearing Items 9, 10, 11, 12, 13, and 14 at 6:28 p.m.

ACTION ITEMS

15. Consideration and possible action on a request for a zoning change from Agriculture (AG) to Light Industrial (LI) for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd. Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Knabe makes a motion to approve the request for a zoning change from Agriculture (AG) to Light Industrial (LI). Commissioner Skaggs seconded the motion.

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

The motion passes unanimously.

16. Consideration and possible action on a request for a Future Land Use Map change from Medium Residential to Industrial Light for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Miller makes a motion to approve the request for a Future Land Use Map change from Medium Residential to Industrial Light. Commissioner Wood seconded the motion.

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

The motion passes unanimously.

17. Consideration and possible action on an amendment to Ordinance No. 08-22-25 for approximately 130.907 acres of land described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Skaggs makes a motion to approve an amendment to Ordinance No. 08-22-25. Commissioner Miller seconded the motion.

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

The motion passes unanimously.

18. Consideration and possible action on a Request for a Replat of McCormick Addition Blk A Lot and Lot 2, being Approximately 9.605 and Kennington Addition Blk A Lot 3, being approximately 4.49 acres of Land Within the City of Sanger's ETJ, Generally Located on the north side of Lois Road East, Approximately 735 east of the Santa Fe Railroad. Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial as not all comments have been met.

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

Commissioner Holzer makes a motion to deny the request for a rezoning change from Business 2 to Planned Development A to Planned Development PD. Commissioner Rippey seconded the motion.

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

The motion to deny the consideration passes unanimously.

19. Consideration and possible action on a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S. Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S. Stemmons Frwy.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

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

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

The motion passes unanimously.

20. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 1, being approximately 17.136 acres of land described as A0029A R. BEEBEE, TR 107, 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 denial as not all comments have been met.

Commissioner Skaggs makes a motion to deny the request for a rezoning change from Business 2 to Planned Development A to Planned Development PD. Commissioner Knabe seconded the motion.

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

The motion to deny the consideration passes unanimously.

21. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 2, being approximately 11.287 acres of land described as A0029A R. BEEBEE, TR 107, 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 denial.

Commissioner Knabe makes a motion to deny the request for a replat of Lois Road Estates Subdivision Filing No. 2. Commissioner Skaggs seconded the motion.

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

The motion to deny the consideration passes unanimously.

22. Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 3, being approximately 10.075 acres of land described as A0029A R. BEEBEE, TR 107, 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 denial.
Commissioner Miller makes a motion to deny the request for a replat of Lois Road Estates Subdivision Filing No. 3. Commissioner Knabe seconded the motion.

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

The motion to deny the consideration passes unanimously.

23. Consideration and possible action on a request for a replat of Lois Road Estates Subdivision Filing No. 4, being approximately 15.037 acres of land described as A0029A R. BEEBEE, TR 107, 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 denial.

Commissioner Knabe makes a motion to deny the request for a replat of Lois Road Estates Subdivision Filing No. 4. Commissioner Rippey seconded the motion.

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

The motion to deny the consideration passes unanimously.

24. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 5, being approximately 13.493 acres of land described as A0029A R. BEEBEE, TR 107, 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 denial.

Commissioner Miller makes a motion to deny the request for a replat of Lois Road Estates Subdivision Filing No. 5. Commissioner Knabe seconded the motion.

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

The motion to deny the consideration passes unanimously.

25. Consideration and possible action on a replat of Lois Road Estates Subdivision Filing No. 6, being approximately 0.988 acres of land described as A0029A R. BEEBEE, TR 107, 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 denial.

Commissioner Holzer makes a motion to deny the request for a replat of Lois Road Estates Subdivision Filing No. 6. Commissioner Miller seconded the motion.

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

The motion to deny the consideration 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 6:42 P.M.