

PLANNING & ZONING COMMISSION

MEETING MINUTES

JANUARY 12, 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 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 2	Jon Knabe
Alternate	Lisa Caberra

STAFF MEMBERS PRESENT:

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 December 08, 2025 meeting.

Commissioner Skaggs makes a motion to approve the consent agenda. Commissioner Wood seconded the motion.

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

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 replat of Bolivar Ranch Estates Blk B Lot 5, being approximately 13.331 acres of land within the City of Sanger's ETJ, 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 and stated all comments have not been met. 14 notices were mailed. No opposed responses were received. Staff recommends denial until all comments have been met.

Property owner was present to address questions.

3. Conduct a public hearing 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 and noted all comments have been met. 14 notices were mailed. 1 response in favor was received. Staff recommends denial until all comments have been met.

4. Conduct a public hearing on an amendment to Chapter 8 Offenses and Nuisances, 8.103 Notice to Abate Nuisance, amending the language to include a public hearing before the municipal court and vehicle identification if available on site.

Director Hammonds presented the item.

5. Conduct a public hearing on amendments to Apx SR Sign Regulations, Section 4, 5, 6, 7, 9, and 15 of the Code of Ordinances.

Director Hammonds presented the item.

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

Commissioner Miller closed the Public Hearing at 6:12 p.m.

ACTION ITEMS

6. 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, 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 and stated not all comments have been met. Staff recommends denial until all comments have been met.

Commissioner Miller makes a motion to deny the request for a replat of Bolivar Ranch Estates Blk B Lot 5 until all comments have been met. Commissioner Leissner seconded the motion.

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

The motion passes unanimously.

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 and stated not all comments have been met. Staff recommends denial until all comments have been met.

Commissioner Skaggs makes a motion to deny the request for a replat of Kirkland Street Addition Blk A Lot 2-A until all comments have been met. Commissioner Rippey seconded the motion.

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

The motion passes unanimously.

8. Consideration and possible action on Ordinance No. 01-07-26 an amendment to Chapter 8 Offenses and Nuisances, 8.103 Notice to Abate Nuisance, amending the language to

include a public hearing before the municipal court and vehicle identification if available on site.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

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

Commissioner Miller makes a motion to approve the amendment to Ordinance No. 01-07-26 an amendment to Chapter 8 Offenses and Nuisances, 8.103 Notice to Abate Nuisance. Commissioner Leissner seconded the motion.

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

The motion passes unanimously.

9. Consideration and possible action on Ordinance No. 01-05-26 amendments to Apx SR Sign Regulations, Section 4, 5, 6, 7, 9, and 15 of the Code of Ordinances.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Skaggs asked questions. Director Hammonds responded. Commissioner Leissner commented.

Commissioner Leissner makes a motion to approve Ordinance No. 01-05-26 amendments to Apx SR Sign Regulations, Section 4, 5, 6, 7, 9, and 15 of the Code of Ordinances. 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 6:23 P.M.