

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

OCTOBER 09, 2023, 7:00 PM



**ZONING BOARD OF ADJUSTMENT 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 7:00 P.M.

BOARD MEMBERS PRESENT

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Sally Amendola
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Allen McAlister
Commissioner, Place 5	Jacob Gastelum
Commissioner, Place 6	Jason Miller

BOARD MEMBERS ABSENT:

Commissioner, Place 7	Lisa Freeman
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STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from August 14, 2023, meeting.
2. Consideration and possible action of the minutes from September 11, 2023, meeting.

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

Voting Yea: Commissioner Amendola, Commissioner Gastelum, Commissioner McAlister, Commissioner Turner. The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller Opens the Public Hearings at 7:03 P.M.

3. Conduct a public hearing on a request for a variance from Chapter 14, Section 25.3.1.a to allow a variance from the minimum front yard setback of 20 feet and to allow for a minimum front yard setback of 12 feet for a new awning that will attached to the existing structure at 302 Acker Street.

Director Hammonds goes over the project and explains the applicant is to add an awning to the front of her business for customers to be out of the weather. She states currently the setback is 20 feet and the customer needs the setback to be 12 feet. Staff mailed out 8 notices and received no responses. Staff would recommend approval.

4. Conduct a public hearing on a request for a variance from Chapter 14, Section 34.2 to allow a variance from the ordinance that prohibits bathroom plumbing except for a hand sink and to allow for a toilet in each bathroom in two portable buildings that will be located at 1012 N 5th Street.

Director Hammonds goes over the project and explains the applicant wants to add a toilet to accessory structures. Currently, you are only allowed to have a hand sink. These are going to be temporary structures and the main structure does have bathrooms. The reason for the ordinance is so people to not make accessory structures permanent. Staff does recommend denial.

Lee Allison- Grace Bible Church

He explains to the board that the buildings will be for classes for the kids. He stated that without bathrooms in the buildings, the kids would have to go to the main building and be escorted by an adult. He stated the time frame for the buildings to be on the property is 3-10 years, depending on construction. He did say they will be ADA compliant. The plumbing would also tie into the City of Sanger water/wastewater.

Commissioner Miller Closes the Public Hearings at 7:13 P.M.

ACTION ITEMS

5. Consideration and possible action on a request for a variance from Chapter 14, Section 25.3.1.a to allow a variance from the minimum front yard setback of 20 feet and to allow for a minimum front yard setback of 12 feet for a new awning that will attached to the existing structure at 302 Acker Street.

Commissioner Amendola makes a motion to approve the variance to allow a 12' (foot) front yard setback.

Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Gastelum, Commissioner Turner, Commissioner Miller, Commissioner Stone. The motion passes unanimously.

6. Consideration and possible action on a request for a variance from Chapter 14, Section 34.2 to allow a variance from the ordinance that prohibits bathroom plumbing except for a hand sink and to allow for a toilet in each bathroom in two portable buildings that will be located at 1012 N 5th Street.

Commissioner Amendola made a motion to deny. Motion failed due to lack of second.

Commissioner McAlister makes a motion to approve the variance to allow toilets to be added in the accessory structures. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Gastelum, Commissioner Turner, Commissioner Miller.

Voting Nay: Commissioner Amendola

The motion passes 5-1 vote.

7. Consideration and possible action on electing officers for the Zoning Board of Adjustment Board.

Commissioner Miller nominated Commissioner Stone for Vice Chairman.

Commissioner Stone nominated Commissioner Miller for Chairman.

Commissioner McAlister seconded both nominations.

Voting Yea: Commissioner Gastelum, Commissioner Turner, Commissioner Amendola.

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 7:15 P.M.