

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

SEPTEMBER 09, 2024, 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 Zoning Board of Adjustment meeting to order at 7:03 P.M.

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Kristin Edwards
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Jacob Gastelum
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Lisa Freeman

BOARD MEMBERS ABSENT:

All members were present.

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, Planning Technician Stefani Dodson, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Miller.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from January 8, 2024 meeting.
Commissioner Miller makes a motion to approve the consent agenda.
Commissioner Freeman seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Turner, and Commissioner Gastelum.
Commissioner Edwards and Commissioner Skaggs abstained from the vote. The motion passes.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from Zoning Chapter 14, Section 48.5 to allow a variance from the required 20% landscaping and to allow for 13% landscaping for the commercial lots, being 9.82 acres, HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, LOT 7, BLOCK A located in the City of Sanger, and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr. and North Stemmons Frwy.

Commissioner Miller opens the Public Hearing at 7:01 P.M.

Planning Technician Dodson presented the item noting that 21 notices were mailed with 0 responses received.

Commissioner Stone, Commissioner Freeman, Commissioner Skaggs and Commissioner Gastelum asked questions. Drew Donosky explained the request and answered questions.

Commissioner Miller closes the Public Hearing at 7:07 P.M.

3. Conduct a public hearing on a request for a variance from Chapter 14A Zoning Ordinance – Section 25 - "I-1" Industrial District- Article 25.2 – Maximum height of two hundred feet and to allow a maximum height of three hundred feet, for Denton County Public Safety communication tower, located at 1175 Union Hill Rd.

Commissioner Miller opens the Public Hearing at 7:08 P.M.

Planning Technician Dodson presented the item noting that 7 notices were mailed with 0 responses received.

Officer Billy Willis with Denton County Sheriff's Office came forward and explained the need for coverage.

Commissioner Skaggs asked questions. Director Hammonds and Officer Willis responded.

Commissioner Miller closes the Public Hearing at 7:13 P.M.

4. Conduct a public hearing on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.

Commissioner Miller opens the Public Hearing at 7:14 P.M.

Planning Technician Dodson presented the item noting that 3 notices were mailed with 0 responses received.

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

Commissioner Miller closed the Public Hearing at 7:17 P.M.

ACTION ITEMS

5. Consideration and possible action on a request for a variance from Zoning Chapter 14, Section 48.5 to allow a variance from the required 20% landscaping and to allow for 13% landscaping for the commercial lots, being 9.82 acres, HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, LOT 7, BLOCK A located in the City of Sanger, and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr. and North Stemmons Frwy.

Planning Technician Dodson presented the item. Staff recommends approval.

Commissioner Gastelum makes a motion to approve the variance. Commissioner Miller seconded the motion. Voting Yea: Commissioner Turner, Commissioner Stone, Commissioner Freeman, Commissioner Edwards and Commissioner Skaggs. The motion passes unanimously.

6. Consideration and possible action on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.

Planning Technician Dodson presented the item. Staff recommends approval.

Commissioner Miller makes a motion to approve the variance. Commissioner Freeman seconded the motion. Voting Yea: Commissioner Turner, Commissioner Stone, Commissioner Gastelum, Commissioner Edwards and Commissioner Skaggs. The motion passes unanimously.

7. Consideration and possible action on a request for a variance from Chapter 14A Zoning Ordinance – Section 25 - "I-1" Industrial District- Article 25.2 – Maximum height of two hundred feet and to allow a maximum height of three hundred feet, for Denton County Public Safety communication tower, located at 1175 Union Hill Rd.

Planning Technician Dodson presented the item. Staff recommends approval.

Commissioner Turner makes a motion to approve the variance. Commissioner Stone seconded the motion. Voting Yea: Commissioner Freeman, Commissioner Miller, Commissioner Gastelum, Commissioner Edwards and Commissioner Skaggs. 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 7:25 P.M.