

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

OCTOBER 13, 2025, 6:00 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 6:42 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 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Randy Rippey

STAFF MEMBERS PRESENT:

Not seated Alternate Lisa Cabrera, 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

1. Consideration and possible action of the minutes from July 14, 2025 meeting.

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

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

The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from APX ZO Zoning Ordinance Section 6, "14", Town Residential formerly SF-10 to allow a variance from the Lot Coverage of 40% and to allow for a Lot Coverage of 65% for a residential development generally located on the north side of Chapman Dr, east of Santa Fe Railroad and west of Sanger Circle.

Commissioner Miller opens the Public Hearing at 6:43 P.M.

Commissioner Miller read the item.

Director Hammonds presented the item noting that 169 notices were mailed. 3
opposed responses were received.

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

Commissioner Miller closes the Public Hearing at 6:47 P.M.

ACTION ITEMS

3. Consideration and possible action on a request for a variance from APX ZO Zoning Ordinance Section 6, "14", Town Residential formerly SF-10 to allow a variance from the Lot Coverage of 40% and to allow for a Lot Coverage of 65% for a residential development generally located on the north side of Chapman Dr, east of Santa Fe Railroad and west of Sanger Circle.

Commissioner Miller read the item.

Director Hammonds presented the item noting that 169 notices were mailed. 3
opposed responses were received. Staff recommends approval.

Commissioner Skaggs makes a motion to approve the variance. Commissioner Rippey
seconded the motion.

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

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

FUTURE AGENDA ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:42 P.M.