

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

JULY 14, 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	Shane Stone
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Charles Wood

BOARD MEMBERS ABSENT:

Commissioner, Place 2	Jon Knabe
Commissioner, Place 7	Vacant

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Turner.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from February 10, 2025 meeting.

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

Voting Yea: Commissioner Stone, Commissioner Miller, Commissioner Leissner,
Commissioner Turner, and Commissioner Stone.

The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from Chapter 14, Section 16.2.A.2 and 16.2.A.3 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 5 feet and from the minimum rear yard setback of 25 feet and to allow for a minimum rear yard setback of 20 feet for 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 6:50 P.M.

Director Hammonds presented the item noting that 178 notices were mailed. 12 opposed responses and 1 neutral response were received. Staff recommends approval.

Commissioner Miller closes the Public Hearing at 6:50 P.M.

ACTION ITEMS

3. Consideration and possible action on a request for a variance from Chapter 14, 16.2.A.2 and 16.2.A.3 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 5 feet and from the minimum rear yard setback of 25 feet and to allow for a minimum rear yard setback of 20 feet for 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. Staff recommends approval.

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

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Stone, and Commissioner Wood.

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

Director Hammonds advised the Board that should an August meeting be necessary then it would be held on Tuesday, August 12 instead of Monday, August 11. She will keep the Board informed.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:52 P.M.