

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

SEPTEMBER 14, 2026, 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

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Board on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Board with regard to matters on the agenda will be received at the time the item is considered. The Board is not allowed to converse, deliberate or take action on any matter presented during citizen input.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Board member to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

1. Consideration and possible action of the minutes from May 11, 2026 meeting.

ACTION ITEMS

2. Consideration and possible action on electing a Chair and Vice Chair for the Zoning Board of Adjustment.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the President and Board members to bring forward items they wish to discuss at a future meeting, A Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Board or at the call of the President.

INFORMATIONAL ITEMS

ADJOURN

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on September 08, 2026, at 3:30 PM.

Bailey Carter, Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.



ZONING BOARD OF ADJUSTMENTS COMMUNICATION

DATE: September 14, 2026

FROM: Bailey Carter, Administrative Assistant

AGENDA ITEM: Consideration and possible action of the minutes from May 11, 2026 meeting.

SUMMARY:
N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from 05-11-2026

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

MAY 11, 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 6:00 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 6	Jason Miller
Commissioner, Place 7	Randy Rippey

BOARD MEMBERS ABSENT:

Commissioner, Place 5	Luke Leissner
Alternate Lisa Cabrera	

STAFF MEMBERS PRESENT:

Seated and Secretary Shelley Warner

STAFF MEMBERS ABSENT:

Director of Development Services Ramie Hammonds, Planning Technician Lydianna Biggs, & 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 March 09, 2026 meeting.

Commissioner Miller read the item.

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

Voting Yea: Commissioner Miller, Commissioner Skaggs, Commissioner Knabe, and
Commissioner Rippey.

The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance APX ZO Zoning Ordinance, Article 1, Section 6.A.3 "Off Street Parking and Loading Requirements" to allow a variance from the required paved concrete or asphalt parking and to allow for crushed concrete for a lot located at 180 E Chapman Dr.

Commissioner Miller opens the Public Hearing at 6:02 P.M.

Commissioner Miller read the item.

Director Hammonds presented the item noting that 15 notices were mailed. 1 response in favor and 1 undecided response were received.

Mike Cerdan, a representative for the applicant, was present to briefly elaborate about the project and answer questions.

Commissioner Skaggs, Commissioner Holzer, and Commissioner Miller asked questions. The applicant was present and responded. Commissioner Wood made comments. Director Hammonds and the applicant responded

Commissioner Miller closes the Public Hearing at 6:14 P.M.

ACTION ITEMS

3. Consideration and possible action on a request for a variance APX ZO Zoning Ordinance, Article 1, Section 6.A.3 "Off Street Parking and Loading Requirements" to allow a variance from the required paved concrete or asphalt parking and to allow for crushed concrete for a lot located at 180 E Chapman Dr.

Commissioner Miller read the item.

Director Hammonds presented the item noting that 15 notices were mailed. 1 response in favor and 1 undecided response were received. Staff recommends denial.

Commissioner Miller, Commissioner Wood, and Commissioner Skaggs asked questions.

Director Hammonds responded.

Commissioner Miller makes a motion to deny the request for a variance APX ZO Zoning Ordinance, Article 1, Section 6.A.3 "Off Street Parking and Loading Requirements" to allow a variance from the required paved concrete or asphalt parking and to allow for crushed concrete for a lot located at 180 E Chapman Dr. Commissioner Wood seconded the motion.

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

Voting Nay: Commissioner Skaggs

The motion passes 5 to 1.

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 6:22 P.M.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: September 14, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on electing a Chair and Vice Chair for the Zoning Board of Adjustment.

SUMMARY:

- Elect Chair and Vice Chair

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

N/A