

# **ZONING BOARD OF ADJUSTMENT**

## **MEETING AGENDA**

**OCTOBER 10, 2022, 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**

### **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 June 13, 2022, meeting.

### **PUBLIC HEARING ITEMS**

2. Conduct a public hearing regarding a request for a Variance from Chapter 14 Planning and Zoning - Article 14.100 Zoning Ordinance Adopted, Section 52.2.A.2 side yard setbacks to allow a variance from the required 8-foot side yard setback and to allow for a 7-foot 9-inch side yard setback for the property located at 4207 Baccaret Ln.

### **ACTION ITEMS**

3. Consideration and possible action regarding a request for a Variance from Chapter 14 Planning and Zoning - Article 14.100 Zoning Ordinance Adopted, Section 52.2.A.2 side yard setbacks to allow a variance from the required 8-foot side yard setback and to allow for a 7-foot 9-inch side yard setback for the property located at 4207 Baccaret Ln.

### **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.*

## **ADJOURN**

**NOTE:** The Board reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

## **CERTIFICATION**

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall is readily accessible to the general public at all times and posted on the City of Sanger website on October 06, 2022, at 5:15 PM.

/s/ Stefani Dodson  
Stefani Dodson, 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 ADJUSTMENT COMMUNICATION

**DATE:** October 10, 2022

**FROM:** Stefani Dodson, Secretary

**AGENDA ITEM:** Consideration and possible action of the minutes from June 13, 2022, meeting.

**SUMMARY:**

N/A

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Minutes



**MINUTES  
BOARD OF ADJUSTMENT  
MONDAY, JUNE 13, 2022  
7:00 PM  
HISTORIC CHURCH BUILDING - 403 NORTH 7TH STREET  
SANGER, TEXAS**

**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 6	Jason Miller
Commissioner, Place 7	Phillip Surles

**BOARD MEMBERS ABSENT:**

Commissioner, Place 5	Matt Fuller
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**STAFF MEMBERS PRESENT:**

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

**1. Call Meeting to Order, Establish a Quorum (Roll Call), Invocation.**

There being a quorum Commissioner Surles called the meeting to order at 7:00 p.m.

**2. CITIZEN INPUT:**

No citizens came forward to speak.

**3. CONSENT AGENDA:**

**a. Approval of Minutes**

**1. MINUTES FROM 05-09-2022**

Motion to approve made by Commissioner Miller, seconded Commissioner Stone.

Voting Yea: Commissioner Surles, Commissioner Amendola, Commissioner Turner, and Commissioner McAlister.

**4. Consider Any Items Removed from Consent Agenda.**

**REGULAR AGENDA**

**5. 209 MARSHALL STREET - VARIANCE SIDE AND FRONT SETBACK - PH**

Conduct a Public Hearing for a Variance from Chapter 14 Planning and Zoning - Article 14.100 Zoning Ordinance Adopted, Section 52.2.3 Setbacks to allow a variance from the required 25 foot front yard setback and to allow for a 6 foot front yard setback and to the required 8 foot side yard setback and to allow for a 7 foot setback on the east side. (Hammonds)

Commissioner Surles opens the public hearing at 7:01 p.m.

Director Ramie Hammonds explains that this project came to the board previously but they were needing to ask for a variance of the setbacks.

Keith McIntire explains to the board that the home just will not fit with the current set backs. He says the lot is small and he needs the setbacks so he can continue to build.

Commissioner Surles closes the public hearing at 7:03 p.m.

**6. 209 MARSHALL STREET - VARIANCE SIDE AND FRONT SETBACK**

Consider a request for a Variance from Chapter 14 Planning and Zoning - Article 14.100 Zoning Ordinance Adopted, Section 52.2.3 Setbacks to allow a variance from the required 25 foot front yard setback and to allow for a 6 foot front yard setback and from the required 8 foot side yard setback and to allow for a 7 foot setback on the east side. (Hammonds)

Motion to approve made by Commissioner McAlister, seconded Commissioner Miller.

Voting Yea: Commissioner Surles, Commissioner Amendola, Commissioner Turner, and Commissioner Stone.

**7. ADJOURN.**

There being no further items on the agenda Commissioner Surles adjourns the meeting at 7:04 p.m.



## ZONING BOARD OF ADJUSTMENT COMMUNICATION

**DATE:** October 10, 2022

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Conduct a public hearing regarding a request for a Variance from Chapter 14 Planning and Zoning - Article 14.100 Zoning Ordinance Adopted, Section 52.2.A.2 side yard setbacks to allow a variance from the required 8-foot side yard setback and to allow for a 7-foot 9-inch side yard setback for the property located at 4207 Baccaret Ln.

**SUMMARY:**

- The property is zoned SF-10.
- The applicant is seeking a variance to the required 8-foot side yard setback and seeking a 7-foot 9-inch setback.
- This lot is in the Sanger Circle Phase 6 Subdivision.
- The applicant has a purchaser that would like the plan shown on the site plan constructed on that lot.
- Staff mailed out 3 public hearing notices to owners of properties within 200 feet of the subject property.
- Staff received one response in favor.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

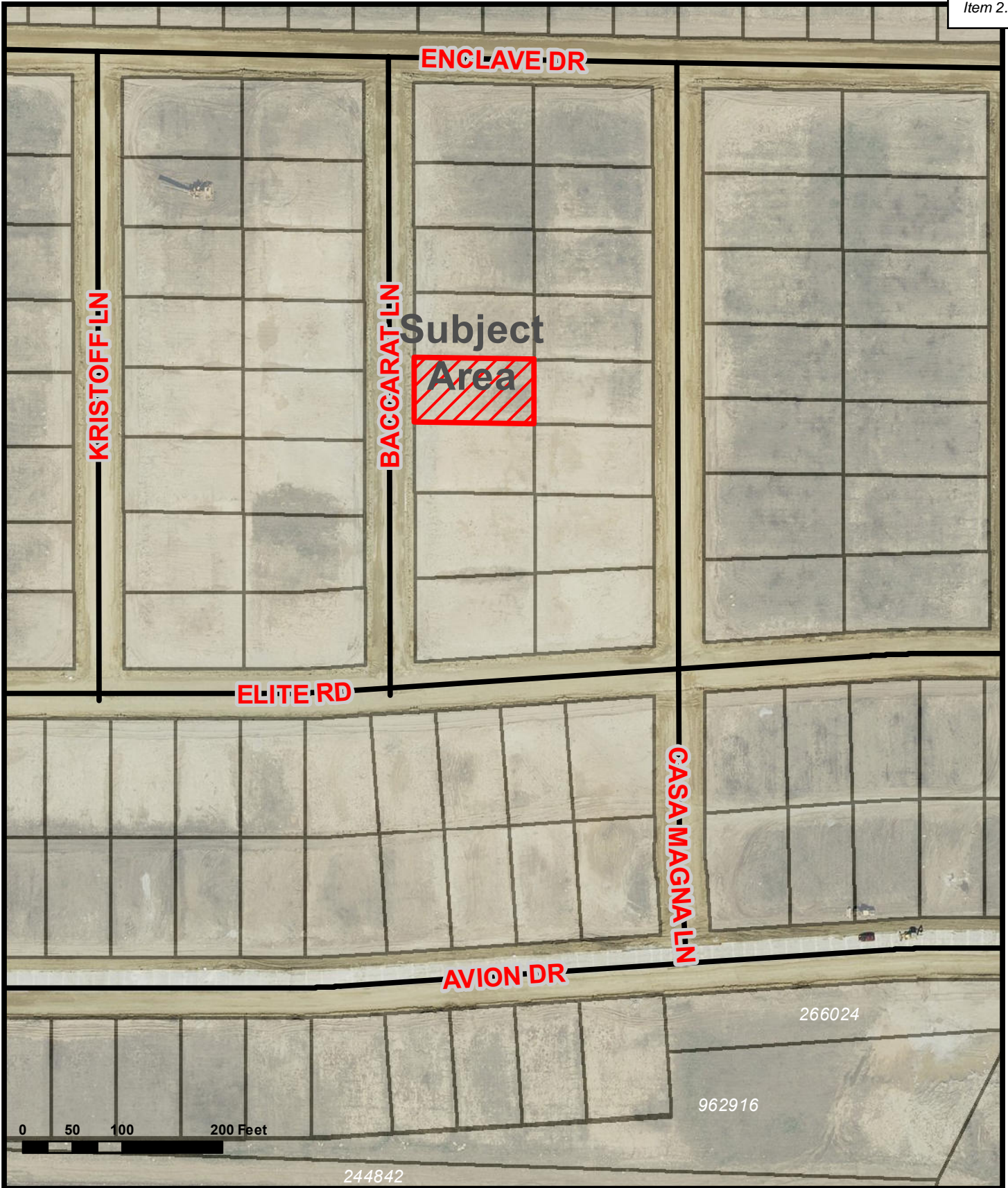
**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map

Site Plan



**SANGER**  
TEXAS

Project Name: 4207 Baccarat Lane  
Setback Variance  
Project: 22SANZON-0051

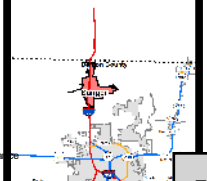


City Limits

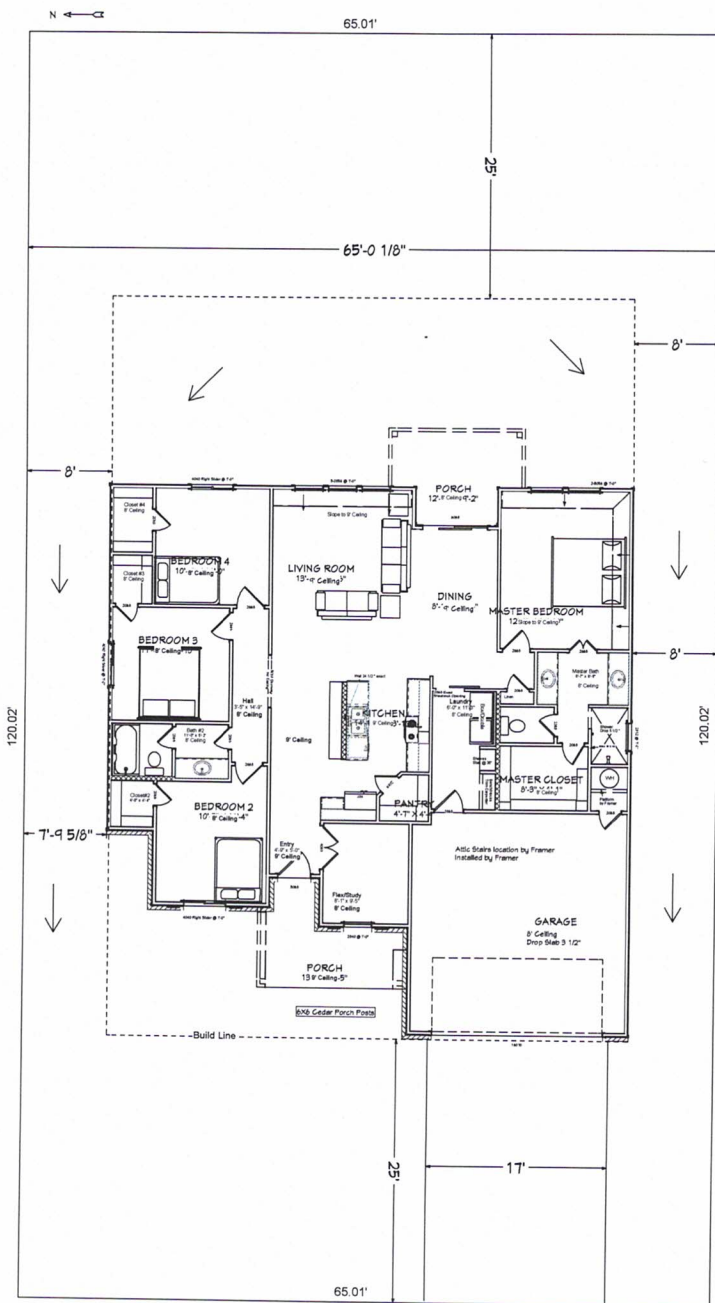


Exhibits

DISCLAIMER:  
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.  
Date: 9/17/2022 5:19:22 PM  
Doc Name: 22SANZON-0051 4207 Baccarat Lane Variance







4207 Baccarat Lane  
Lot 13, Block I, Sanger Circle Phase 6

8





## ZONING BOARD OF ADJUSTMENT COMMUNICATION

**DATE:** October 10, 2022

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action regarding a request for a Variance from Chapter 14 Planning and Zoning - Article 14.100 Zoning Ordinance Adopted, Section 52.2.A.2 side yard setbacks to allow a variance from the required 8-foot side yard setback and to allow for a 7-foot 9-inch side yard setback for the property located at 4207 Baccaret Ln.

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### **FISCAL INFORMATION:**

Budgeted: N/A

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GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

### **ATTACHMENTS:**

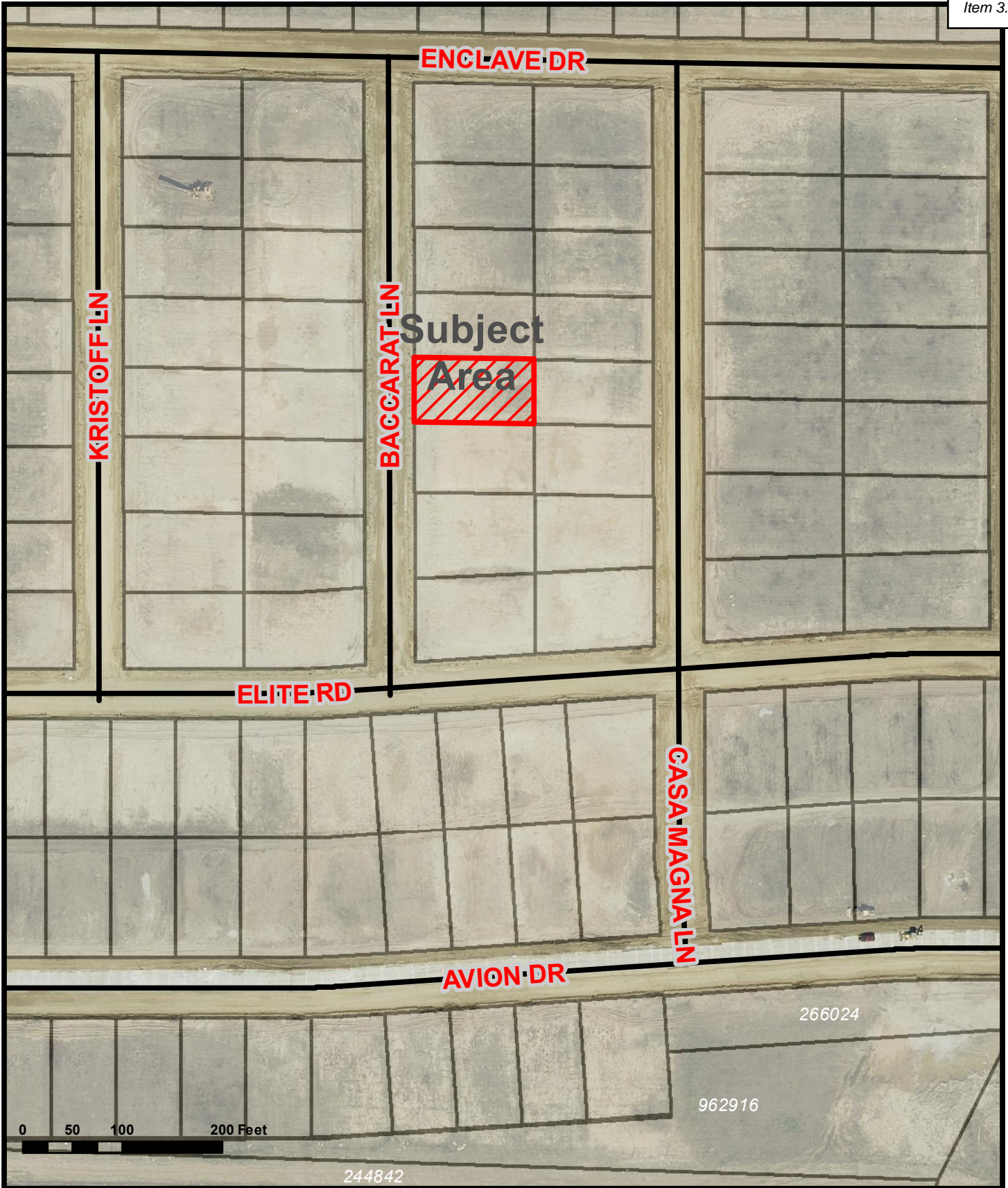
Location Map

Site Plan

Application

Letter of Intent

Complete Response Form – IN FAVOR



**SANGER**  
TEXAS

Project Name: 4207 Baccarat Lane  
Setback Variance  
Project: 22SANZON-0051

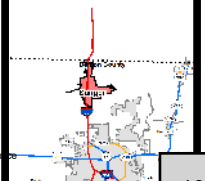


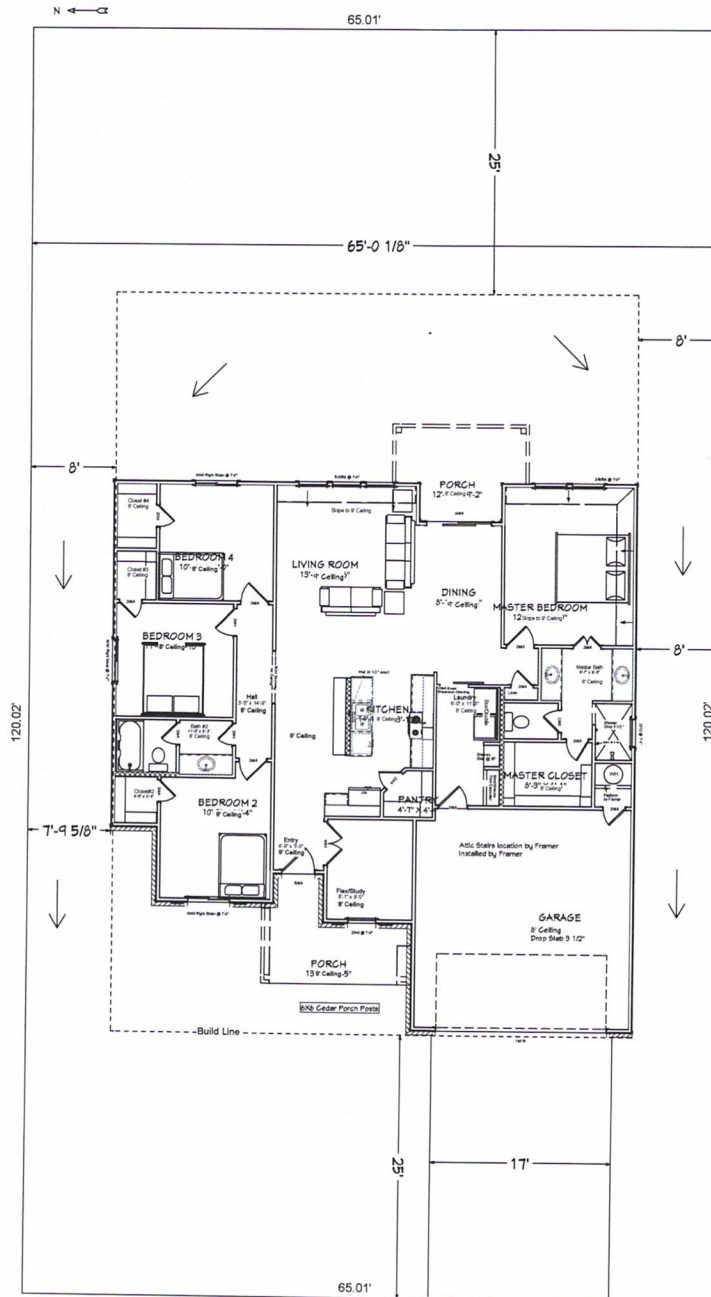
City Limits



Exhibits

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Date: 9/17/2022 5:19:22 PM  
Doc Name: 22SANZON-0051 4207 Baccarat Lane Variance









201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059(office)\*940-458-4072(fax)\*www.sangertexas.org

## VARIANCE APPLICATION

**Applicant****Owner (if different from applicant)**

Name: Carolyn Cashion	Name:
Company: US Ultra Homes, LLC	Company:
Address: PO Box 1025	Address:
City, State, Zip Pilot Point, TX, 76258	City, State, Zip
Phone: 940-686-2888	Phone:
Fax:	Fax:
Email: scarlett@ultrahomes.us	Email:

**Submittal Checklist**

<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):

4207 Baccarat Ln., Lot 13, Block I, Sanger, TX 76266

Describe the proposed variance (how much, where on the property, for what purpose):

An adjustment of 2 3/8in from the side build line to allow the selected house elevation to be used.

Owner Signature

9/6/2022

Date

**Office Use**

<input type="checkbox"/>	Fee
<input type="checkbox"/>	Date



PO Box 1025, Pilot Point, TX 76258 - 940-686-2888

September 6, 2022

To whom it may concern,

Please consider this our letter of intent requesting a variance in the zoning ordinance for our property located at:

4207 Baccarat Ln.  
Lot 13, Block I  
Sanger, TX 76266  
Sanger Circle Addition

We are requesting a variance to the 8' build line on the side of the property be adjusted to allow an overage of 2 3/8". In the site plan included, you can see that in the front, left corner of the property, our plan sits at a measurement of 7' 9 5/8". With the overage being at only the forementioned 2 3/8", we are hoping a variance will be allowed so the desired plan and elevation can still be available to our purchaser.

We are happy to answer any questions and supply you with any other documentation necessary to obtain approval.

Thank you,

Carolyn Cashion  
President/ CEO  
Ultra Homes  
940-686-2888

# Response Form

Item 3.

22SANZON-0051

Setback Variance - 4207 Baccarat

In order for your opinion to be counted, please complete and mail this form to:

**Development Services Department**

**Attn: Ramie Hammonds**

**P.O. Box 1729**

**Sanger, TX 76266**

You may also email or fax a copy to:

Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

Fax: (940) 458-4072

**Project No:** 22SANZON-0051/ Setback Variance – 4207 Baccarat

**Please circle one:** In favor of request ☒ Opposed to request ☐

**Comments:**

Signature

Carolyn Cashion

Printed Name

Carolyn Cashion

Mailing Address

PO BOX 1025

City, State, Zip

Pilot Point, TX 76258

Phone Number

940 390-6928

Email Address

Carolyn@ultrahomes.us

Physical Address of Property within 200 feet 4204 Baccarat, 4205 Baccarat, 4206 Baccarat

4208 Baccarat, 4209 Baccarat.