

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

MAY 11, 2026, 6:00 PM



ZONING BOARD OF ADJUSTMENT 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.](#) Zoning Board of Adjustment Regular Meeting Minutes 03-09-2026

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.

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.

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

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 that is readily accessible to the general public at all times and was posted on the City of Sanger website on May 5, 2026, at 4:00 PM.

Shelley Warner, 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

MEETING MINUTES

MARCH 09, 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 5 Luke Leissner
- Commissioner, Place 7 Randy Rippey

BOARD MEMBERS ABSENT:

- Commissioner, Place 6 Jason Miller

STAFF MEMBERS PRESENT:

Seated Alternate Lisa Cabrera and Secretary Shelley Warner

STAFF MEMBERS ABSENT:

Director of Development Services Ramie Hammonds

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 October 13, 2025 meeting.

Commissioner Skaggs read the item.

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

Voting Yea: Commissioner Skaggs, Commissioner Holzer, Commissioner Knabe,
Commissioner Leissner and Commissioner Cabrera.

The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from APX ZO Zoning Ordinance, Article 1, Section 6 "Off-Street Parking and Loading Requirements" to allow a variance from the required minimum 1 space per 200 square feet of floor area and to allow for 1 space per 250 square feet of floor area, for the property generally located on the north west corner of N Stemmons Frwy and Belz Road.

Commissioner Skaggs opens the Public Hearing at 6:03 P.M.

Commissioner Skaggs read the item.

Secretary Warner presented the item noting that 11 notices were mailed. 1 response in favor was received.

Commissioner Holzer asked questions. The applicant was present and responded.
Commissioner Wood made comments.

Commissioner Miller closes the Public Hearing at 6:07 P.M.

ACTION ITEMS

3. Consideration and possible action on a request for a variance from APX ZO Zoning Ordinance, Article 1, Section 6 "Off-Street Parking and Loading Requirements" to allow a variance from the required minimum 1 space per 200 square feet of floor area and to

allow for 1 space per 250 square feet of floor area, for the property generally located on the north west corner of N Stemmons Frwy and Belz Road.

Commissioner Skaggs read the item.

Secretary Warner presented the item noting that 11 notices were mailed. 1 response in favor was received. Staff recommends approval.

Commissioner Skaggs asked questions. Commissioner Holzer responded.

Commissioner Knabe makes a motion to approve the variance from the required minimum 1 space per 200 square feet of floor area and to allow for 1 space per 250 square feet of floor area. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Holzer, Commissioner Skaggs, Commissioner Leissner, Commissioner Rippey, and Commissioner Cabrera.

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 6:10 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: May 11, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- This development is located in the City of Sanger at 180 E Chapman.
- The site was previously used for boat repair.
- The applicant is proposing equipment rental.
- Per the ordinance, parking must be on concrete or asphalt; the applicant is proposing crushed concrete.
- This site is adjacent to a residential area and in close proximity to commercial areas.
- Staff mailed 15 notices and, at the time of this report, has received 1 response in favor and 1 response undecided.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 13, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- This development is located in the City of Sanger at 180 E Chapman.
- The site was previously used for boat repair.
- The applicant is proposing equipment rental.
- Per the ordinance, parking must be on concrete or asphalt; the applicant is proposing crushed concrete.
- This site is adjacent to a residential area and in close proximity to commercial areas.
- Staff mailed 15 notices and, at the time of this report, has received 1 response in favor and 1 response undecided.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL.

ATTACHMENTS:

- Location Map
- Site Photo
- Survey
- Application
- Letter of Intent
- Response Form 1 – In Favor
- Response Form 1 - Undecided

180 E Chapman Dr

Item 3.

Legend

DCAD (Property Lines)

Parcels



ETJ

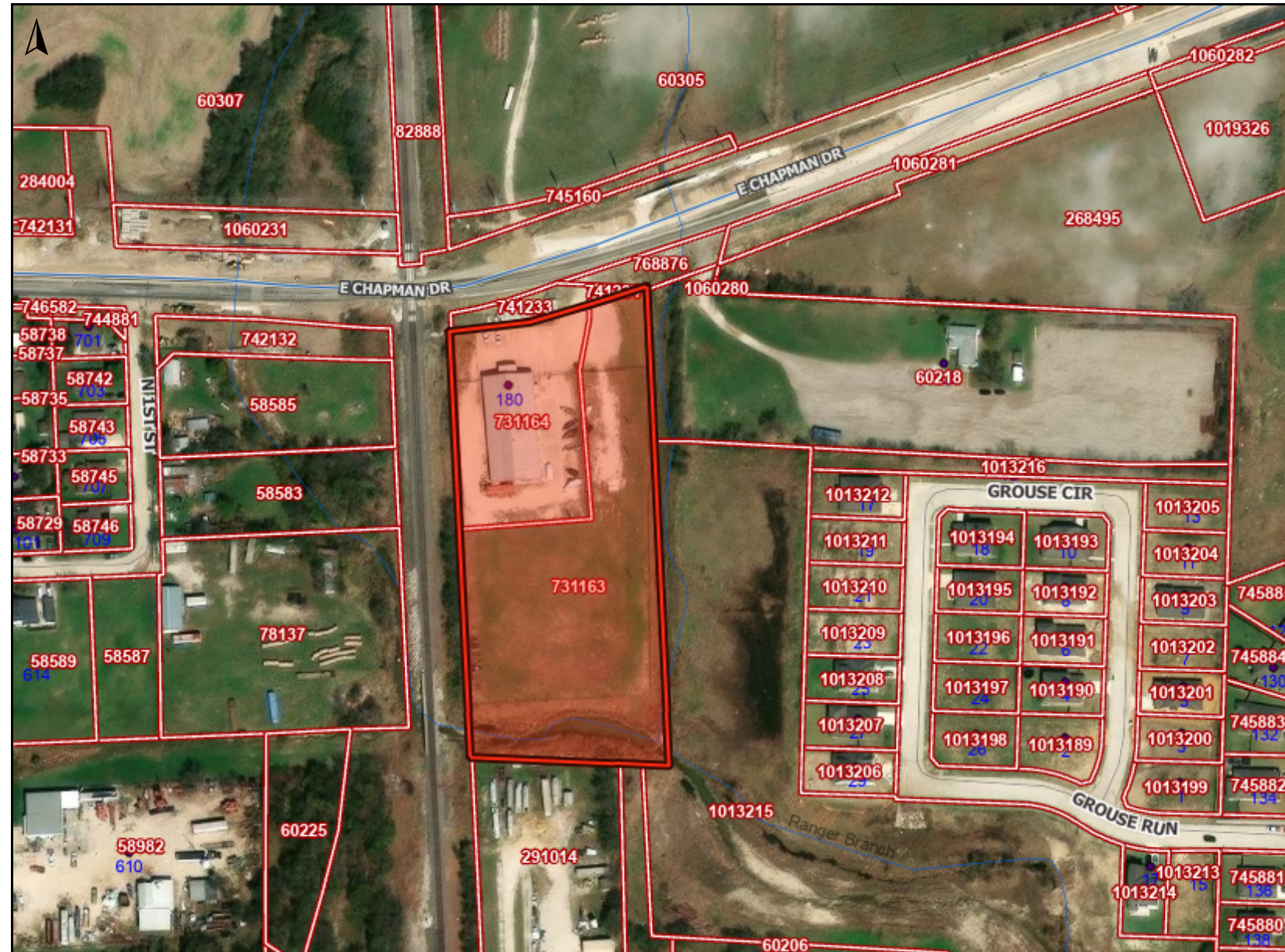
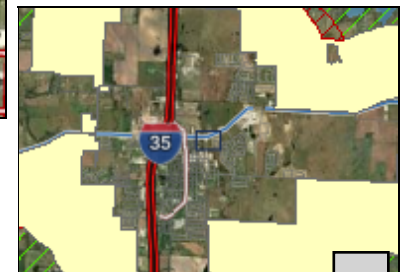
ETJ

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Planning and Zoning

Planning and Zoning

WATER WELL



Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

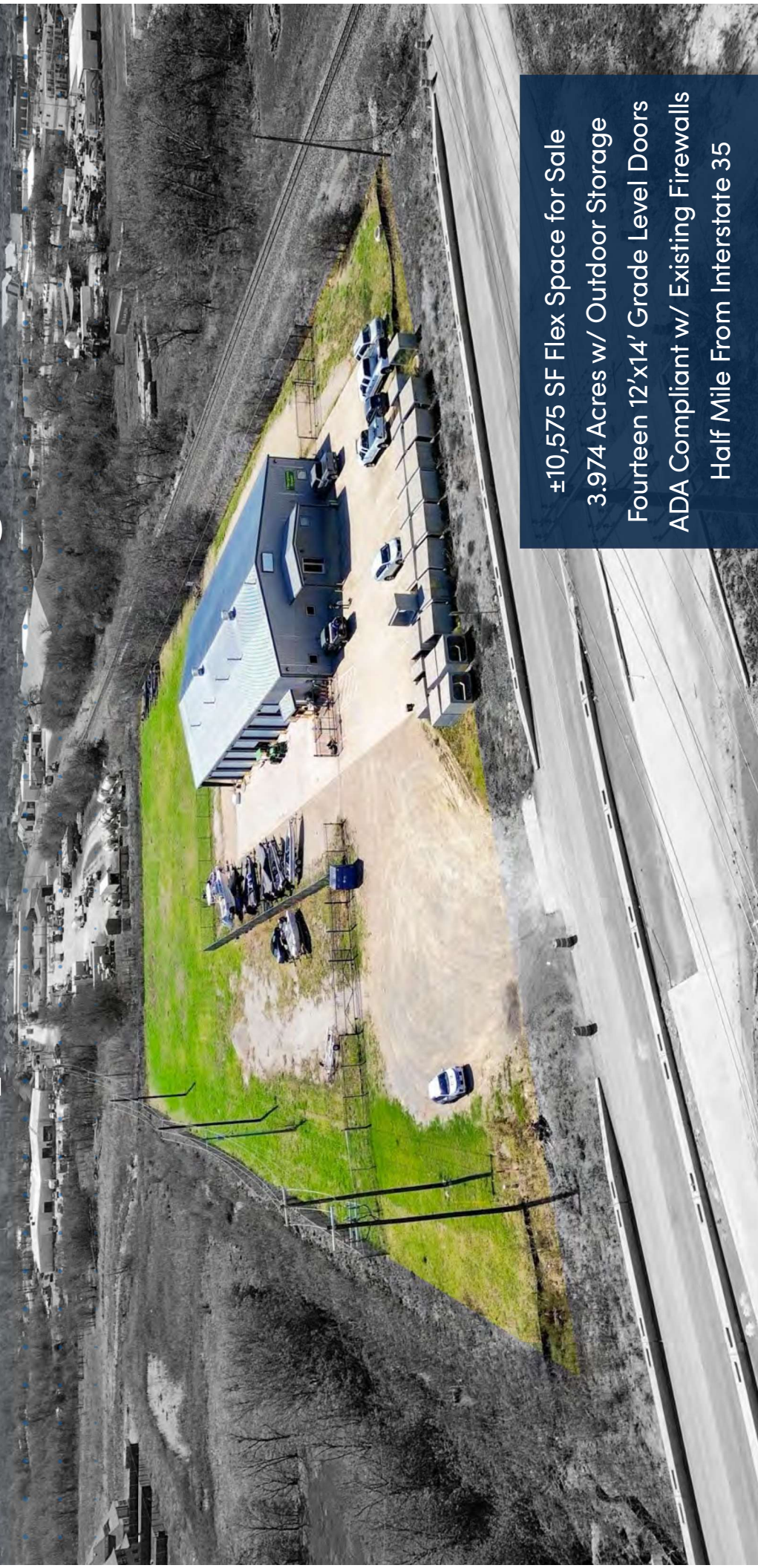
Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>

4/1/2026 4:55:11 PM

180 E Chapman Dr, Sanger, TX



±10,575 SF Flex Space for Sale
3.974 Acres w/ Outdoor Storage
Fourteen 12'x14' Grade Level Doors
ADA Compliant w/ Existing Firewalls
Half Mile From Interstate 35

Main Contact

Zach Strickland

Associate

zach.strickland@mdcregroup.com

82.229.9100

Kevin Weable, CCIM

Senior Associate Broker/Market Director

kevin@mdcregroup.com

214.801.7787



Item 3.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS CLASSIC FIBERGLASS, L.L.C. IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE REUBEN BEEBEE SURVEY, ABSTRACT NO. 29, DENTON COUNTY, TEXAS, BEING A RESURVEY OF THAT CERTAIN CALLED 4.17 ACRES TRACT OF LAND DESCRIBED IN DEED TO CLASSIC FIBERGLASS, L.L.C., RECORDED IN DOCUMENT #2014-46721, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 4.17 ACRE TRACT OF LAND.

THENCE SOUTH 03 DEGREES 27 MINUTES 22 SECONDS EAST, A DISTANCE OF 671.99 FEET TO A CAPPED IRON ROD MARKED "ALLIANCE" FOUND FOR AN "ELL" CORNER OF THAT CERTAIN CALLED 17.85 ACRE TRACT OF LAND DESCRIBED IN DEED TO JIM CONLEY AND DEBBIE CONLEY, RECORDED IN DOCUMENT #2002-0046495, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE SOUTHWEST CORNER OF SAID 4.17 ACRE TRACT OF LAND.

THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS WEST, PASSING AT 77.14 FEET A 3-INCH METAL FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK A OF CONLEY ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, PAGE 722, PLAT RECORDS, DENTON COUNTY, TEXAS, CONTINUING ON SAID COURSE FOR A TOTAL DISTANCE OF 277.85 FEET TO A 3-INCH METAL FENCE CORNER POST FOUND IN THE EAST RIGHT-OF-WAY LINE OF THE ATCHISON TORREKA & SANTA FE RAILROAD FOR THE NORTHWEST CORNER THEREOF AND THE SOUTHWEST CORNER OF SAID 4.17 ACRE TRACT OF LAND.

THENCE NORTH 03 DEGREES 29 MINUTES 09 SECONDS WEST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 622.81 FEET TO A CAPPED IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 455 (CHAPMAN STREET) FOR THE NORTHWEST CORNER OF SAID 4.17 ACRE TRACT OF LAND, SAID POINT BEING IN A CURVE TO THE LEFT:

THENCE WITH SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC LENGTH OF 119.54 FEET, A RADIUS OF 627.34 FEET, A CENTRAL ANGLE OF 10 DEGREES 58 MINUTES 10 SECONDS, AND A CHORD THAT BEARS NORTH 74 DEGREES 49 MINUTES 13 SECONDS EAST, A DISTANCE OF 119.36 FEET TO A CAPPED IRON ROD FOUND AT THE END OF SAID CURVE.

THENCE NORTH 89 DEGREES 21 MINUTES 37 SECONDS EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 36.23 FEET TO A CAPPED IRON ROD FOUND FOR CORNER.

THENCE SOUTH 87 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF 125.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.171 ACRES OF LAND, MORE OR LESS.

KNOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, CLASSIC FIBERGLASS, L.L.C. THRU ITS DULY SWORN REPRESENTATIVE, MIKE KERNAN, DOES ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE MINOR PLAT OF CLASSIC ADDITION, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON.

MIKE KERNAN

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MIKE KERNAN, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS DAY OF 2014

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY SUPERVISION.

J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS DAY OF 2014

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES

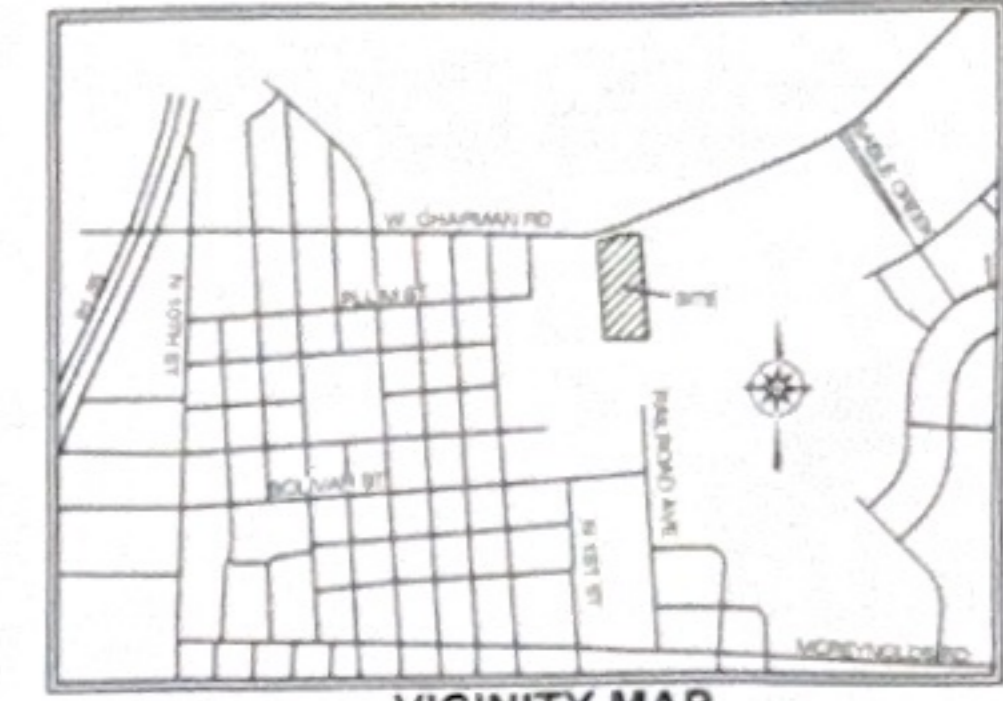
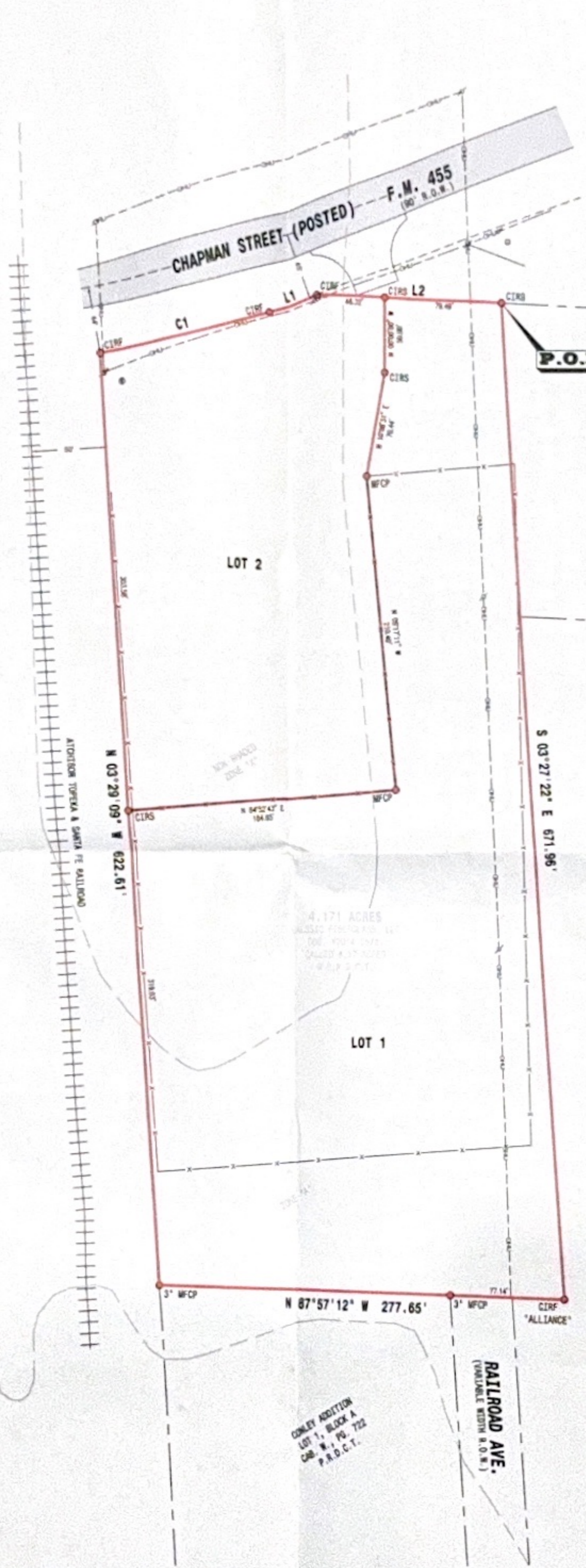


Table with columns: CURVE, BEARING, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Row 1: C1, 87°21'37", 119.54, 119.36, N 74°49'13" E, 10°58'10"

Table with columns: LINE, BEARING, DISTANCE. Row 1: L1, N 87°57'12" W, 277.85

LEGEND table listing symbols for Property Corner, Benchmark, Telephone Utility Marker, Survey Marker, etc.

LINETYPE LEGEND table listing line styles for Property Line, Easement Line, etc.



VICINITY MAP NTS

JAMES ROY PENNINGTON AND WIFE, BILLIE JOYCE PENNINGTON, VOL. 489, PG. 399, D.A.O.C.T.

REUBEN BEEBEE SURVEY A-29

JIM ZIMLEY AND DEBBIE CONLEY, DEC. 1989, 17.85 ACRES, R.P. & D.C.T.

CONLEY ADDITION LOT 1, BLOCK A, CAB. W, PG. 722, P.R.D.C.T.

RAILROAD AVE. (ORIGINAL BEING R.O.M.)

- GENERAL NOTES: 1. ALL LOT CORNERS ARE CAPPED 1/2" IRON ROD SET UNLESS OTHERWISE NOTED. 2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IN LIEU OF A PLAT, PRIOR TO PLATTING, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 3. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.

APPROVED AND ACCEPTED
MAYOR, CITY OF SANGER DATE
ATTESTED BY:
CITY SECRETARY, CITY OF SANGER DATE

MINOR PLAT CLASSIC ADDITION LOT 1 & 2, BLOCK A BEING 4.171 ACRES IN THE REUBEN BEEBEE SURVEY, ABSTRACT NO. 29 CITY OF SANGER DENTON COUNTY, TEXAS

OWNER MIKE KERNAN CLASSIC FIBERGLASS, L.L.C. 180 E. CHAPMAN ROAD SANGER, TX 76266
SURVEYOR J.E. THOMPSON II ALL AMERICAN SURVEYING 111 N. DIXON ST GAINESVILLE, TX 76240 PH. 940-665-9105



111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106 TSP/LS FIRM NO. 10546000

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480786, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF THIS PROPERTY IS WITHIN "ZONE A" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN IN PANEL 2213 (I) OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



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: Ben Dawson	Name: Chris McLain
Company: Duke Rentals	Company: Classic Fiberglass
Address: 831 NE Broadway Ave	Address: 180 E Chapman
City, State, Zip: Des Moines, IA 50313	City, State, Zip: Sanger TX
Phone: 515-238-6596	Phone: 940-458-0164
Fax:	Fax:
Email: bdawson@dukerentals.com	Email: chris@classic-fiberglass.com

Submittal Checklist


<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	\$350.00 Application Fee (Check Payable to City of Sanger)

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

180 E Chapman Dr, Sanger TX. 10,575 sf building on approximatly 4 acres

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

Use crushed concrete instead of concrete/asphalt requirement

DocuSigned by:

 248144713CC648D...
 Owner Signature

3/23/2026
 Date



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

VARIANCE REQUEST

A variance is permission to vary from the terms of the Zoning Ordinance, permission to construct something the Zoning Ordinance would otherwise prohibit because of unusual circumstances. Variance requests are considered by the Zoning Board of Adjustment following a public hearing. Variances are granted to relieve an unnecessary hardship or practical difficulty. A financial hardship is not justification for a variance.

A variance request must include the contents listed below. The City of Sanger will act on the request through the process described herein.

SUBMITTAL REQUIREMENTS:

- Letter of Intent
- Site Plan
- Application form signed by the owner and describing the property
- Application Fee

APPLICATION FEES: \$350.00

- The application fee covers part of the cost for the city to review and act on the rezoning request, including providing notice of the public hearings as required by law.
- The application fee is non-refundable.

MEETING DATES: The Zoning Board of Adjustment is scheduled to meet on the second Monday of each month, if there is business to be conducted. Meetings with no business are not held. Public hearings require both published and mailed notices to be made prior to the meeting. Application should be submitted about one (1) month prior to the meeting. Consult with City Staff prior to submitting your application for detailed scheduling information.



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

VARIANCE REQUEST PROCESS

The process for considering and acting on a request for a Variance to the Zoning Ordinance involves the following steps:

1. Pre-Application Consultation: A pre-application consultation with the city staff is recommended for all proposed variances. Staff can describe the request process and the criteria used by the Board of Adjustment.
2. Application: The completed application, letter of intent, site plan, and application fee should be submitted to the Department of Development Services on or before the deadline.
3. Public Notification: State law and the Zoning Ordinance require the public to be notified of the public hearing to consider the variance. Notice of the public hearing must be published in the newspaper at least fifteen (15) days prior. Notification of the public hearing is also mailed to the owners of the property within 200 feet of the subject property at least ten (10) days prior.
4. Zoning Board of Adjustment: The Zoning Board of Adjustment (BOA) will hold at least one (1) public hearing on the proposed variance. The applicant is expected to address the Board to describe the proposed variance and answer questions. During the public hearing, anyone in attendance may address the Board with comments and questions. City Staff will prepare a report for the Board and possibly make a recommendation to the Board.

After the public hearing, the Board can grant a variance by majority vote of the Board Members. The Board can grant a variance up to the amount noted in the public notifications, but not more than that.

VARIANCE REQUEST CRITERIA

The Zoning Ordinances sets the following criteria for the granting of variances from its strict terms.

In making its determination, the Board of Adjustment shall consider the following factors:

1. that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. that the special conditions and circumstances do not result from the actions of the applicant;
4. that granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district; and
5. no non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Financial hardship shall not be considered grounds for the issuance of a variance.



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

GUIDELINES FOR LETTER OF INTENT

All variance applications should include a Letter of Intent. The Letter of Intent is the applicant’s opportunity to describe and justify the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the letter prior to the public hearings.

Recommended content for a Letter of Intent:

- Describe the location of the subject property. The description can include any or all of the following:
 - Physical address
 - Legal description, such as a tract and abstract, or a lot, block, and subdivision
 - Location (southwest corner of This Street and That Road, across the street from Landmark).
- Describe the requested variance, such as a reduction in the minimum required rear yard from 25 feet to 20 feet.
- Describe how the request matches the criteria required for a variance.
- Contact information for the applicant or representative. This can be the owner, the prospective buyer, or someone else designated as point of contact.

GUIDELINES FOR SITE PLAN

All variance applications should include a Site Plan. The Site Plan is the applicant’s opportunity to graphically describe the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the site plan prior to the public hearings:

Recommended content for a Site Plan:

- | | |
|---|--|
| <ul style="list-style-type: none"> • property lines with dimensions • existing building and structures, with distances from property lines and other structures labeled | <ul style="list-style-type: none"> • proposed structures with dimensions and distances labeled • required setback lines • proposed variance with dimensions labeled |
|---|--|

Applicants are also encouraged to submit pictures of the property, pictures of the existing buildings, and/or pictures or drawings of the proposed structures.

March 19, 2026

Zoning Board of Adjustment
City of Sanger – Department of Development Services
201 Bolivar Street / PO Box 1729
Sanger, TX 76266

Re: Letter of Intent – Variance Request for Duke Rentals

Dear Members of the Zoning Board of Adjustment:

Property Description

This letter of intent is submitted on behalf of Duke Rentals in connection with a variance application for the subject property located at 180 E Chapman Drive, Sanger, TX 76266, legally described as Lots 1 and 2, Block A, Classic Addition. The applicant requests that the Board of Adjustment consider the following variance to the City's Zoning Ordinance.

Requested Variance

Duke Rentals respectfully requests a variance to the surface material requirement for lot coverage. Specifically, the applicant requests that a minimum of eight (8) inches of compacted crushed concrete base be approved as an acceptable alternative to the currently required asphalt or concrete paving surface. Duke Rentals intends to install the maximum lot coverage permitted by the City under this variance approval.

Justification and Variance Criteria

Duke Rentals submits that this request satisfies the criteria established by the Sanger Zoning Ordinance for the granting of a variance, as outlined below:

- 1. Special Conditions Peculiar to the Property.** The cost of full asphalt or concrete paving across the entirety of the proposed lot coverage area presents a difficulty that is not common to similarly situated properties in this area. The financial burden of traditional hard-surface paving, at the scale of maximum lot coverage. Creates a condition that would effectively prevent any economically viable development of this particular site.
- 2. Deprivation of Rights Enjoyed by Others.** Strict application of the paving requirement would deprive Duke Rentals of rights and opportunities commonly enjoyed by comparable operations and properties in the same zoning district. Without this variance, Duke Rentals will be unable to move forward with the development of this site entirely, precluding a beneficial use that would otherwise be consistent with the district.
- 3. Conditions Not of the Applicant's Making.** The cost and feasibility constraints associated with full asphalt or concrete paving are a function of current material and construction market conditions, not the result of any action by the applicant.


- 4. No Special Privilege Conferred.** Approving a crushed concrete base as an alternative surface does not confer any special privilege upon Duke Rentals. Crushed concrete base material, when installed at a minimum depth of eight (8) inches and properly compacted, provides a stable and durable surface appropriate for the intended use. This variance would simply allow a functionally comparable alternative surface material.

About Duke Rentals

Duke Rentals is committed to operating in a first-class manner. The company maintains a fleet of new, modern equipment and upholds high standards of professionalism and site appearance. The proposed location will employ between eight (8) and twelve (12) employees, providing meaningful employment and economic contribution to the Sanger community. Duke Rentals takes pride in presenting well-maintained, orderly facilities and expects this site to reflect that commitment.

Duke Rentals appreciates the Board's time and consideration of this variance request. We believe the proposed crushed concrete base surface, at a minimum depth of eight (8) inches, is a responsible and practical solution that meets the functional intent of the City's paving standards. We look forward to the opportunity to present this request at the public hearing and to answer any questions the Board may have.

Sincerely,

DocuSigned by:

248144713CC648D

Duke Rentals

Response Form

26SANZON-0008

180 E Chapman Dr – Concrete/Asphalt Variance

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 a copy to:

Email: rhammonds@sangertexas.org

Project No: 26SANZON-0008/ 180 E Chapman Dr – Concrete/Asphalt Variance

Please circle one: In favor of request Opposed to request

Comments:

Sure, let them have their crushed concrete parking

Signature *Matthew Eliason*

Printed Name *Matthew Eliason*

Mailing Address *25 Grouse Cir*

City, State, Zip *Sanger TX 76266*

Phone Number *469 288 2779*

Email Address *melie son @ live. com*

Physical Address of Property within 200 feet *25 Grouse Cir*

Sanger TX 76266

Response Form

26SANZON-0008

180 E Chapman Dr – Concrete/Asphalt Variance

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 a copy to:

Email: rhammonds@sangertexas.org

Project No: 26SANZON-0008/ 180 E Chapman Dr – Concrete/Asphalt Variance

Please circle one: In favor of request Opposed to request

Comments:

*un decided want to hear
Both sides*

Signature

Steve Hollingsworth

Printed Name

Steve Hollingsworth

Mailing Address

6033 Rector Rd

City, State, Zip

Sanger Tx

Phone Number

940-367-1439

Email Address

steve7250@aol.com

Physical Address of Property within 200 feet

North 1st Street