

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

MARCH 09, 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

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.

INVOCATION AND PLEDGE

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 October 13, 2025, meeting.

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.

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.

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 March 3, 2026, at 3:00 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

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.



ZONING BOARD OF ADJUSTMENTS COMMUNICATION

DATE: March 9, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- This development is located in the City of Sanger.
- It is zoned Regional Commercial.
- The project is a proposed large box store.
- The site will have access from N Stemmons Frwy and Belz Road.
- The site shows good circulation in, out, and around the development.
- The additional impervious area will allow for development of future outparcels.
- Staff mailed 11 notices and, at the time of this report, has received 1 response in favor.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map

Legend

- Planning and Zoning
 - Planning and Zoning
 - ▲ WATER WELL
 - PERMITS
- Public Safety
 - Addresses 911
- Lakes and Streams
 - Lakes
 - Streams



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>

1/21/2026 11:55:49 AM



ZONING BOARD OF ADJUSTMENTS COMMUNICATION

DATE: March 9, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

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- Staff mailed 11 notices and, at the time of this report, has received 1 response in favor.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

- Location Map
- Application
- Response Form 1 – In Favor

Legend

- Planning and Zoning
 - Planning and Zoning
 - ▲ WATER WELL
 - PERMITS
- Public Safety
 - Addresses 911
- Lakes and Streams
 - Lakes
 - Streams



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1/21/2026 11:55:49 AM

Response Form

26SANZON-0001
Belz Road - 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-0001/Belz Road - Variance

Please circle one: In favor of request Opposed to request

Comments:

Signature *Robert Johnson Jr.* DATE: *1/30/2026*

Printed Name *RIBERT J. JOHNSON JR.*

Mailing Address *2095 N. COLLINS BLVD., STE 200*

City, State, Zip *RICHARDSON, TX 75080*

Phone Number *214-532-4430*

Email Address *BOB@JOHNSONANDPAYNE.COM*

Physical Address of Property within 200 feet *SANGER RANCH LLC.*

*280 ACRES ADJACENT TO
NORTH BOUNDARY OF VARIANCE PROPERTY*

Response Form

26SANZON-0002

Belz Road Zoning Change

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-0002/Belz Road – Zoning Change

Please circle one: In favor of request Opposed to request

Comments:

Signature

Robert J. Johnson DATE: 1/30/2026

Printed Name

ROBERT J. JOHNSON JR.

Mailing Address

2095 N. COLLINS BLVD., STE 200

City, State, Zip

RICHARDSON, TX 75080

Phone Number

214-532-4430

Email Address

BOB@JOHNSONANDPAYNE.COM

Physical Address of Property within 200 feet

SANGER RANCH LLC.

280 ACRES ADJACENT TO
NORTH BOUNDARY OF ZONING PROPERTY.



Map Title

**SANGER RANCH
280 ACRES**



Department of Technology Services | Questions? (940) 349-HELP (4357) or helpdesk@dertontx.gov

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