

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

FEBRUARY 10, 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

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 January 13, 2025 meeting.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from Chapter 14, Section 52.2.B.2 to allow a variance from the minimum lot width of 60 feet and to allow for a minimum lot width of 51 feet for a residential lot to be developed generally located on Jones Street and approximately 450 feet south of E. Willow St.

ACTION ITEMS

3. Consideration and possible action on a request for a variance from Chapter 14, Section 52.2.B.2 to allow a variance from the minimum lot width of 60 feet and to allow for a minimum lot width of 51 feet for a residential lot to be developed generally located on Jones Street and approximately 450 feet south of E. Willow St.

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 February 6, 2025, 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 COMMUNICATION

DATE: February 10, 2025
FROM: Shelley Warner, Secretary
AGENDA ITEM: Consideration and possible action of the minutes from January 13, 2025 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 January 13, 2025.

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

JANUARY 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 6:13 P.M.

BOARD MEMBERS PRESENT:

- Commissioner, Place 2 Jon Knabe
- 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 1 Shane Stone
- Commissioner, Place 7 Lisa Freeman

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Miller.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from September 9, 2024 meeting.

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

Voting Yea: Commissioner Turner.

Commissioner Leissner, Commissioner Knabe and Commissioner Wood abstained from the vote.

The motion passes.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from PD-TH 06-08-14 to allow a variance from the minimum side yard setback of 7.5 feet and to allow for a minimum side yard setback of 7 feet for a townhome lot to be developed, located at 4511 Avion Dr in the Sanger Circle Phase 6A Blk C, Lot 5.

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

Director Hammonds presented the item noting that 10 notices were mailed with 0 responses received. Staff recommends approval.

Applicant was present.

Commissioner Miller closes the Public Hearing at 6:17 P.M.

ACTION ITEMS

3. Consideration and possible action on a request for a variance from PD-TH 06-08-14 to allow a variance from the minimum side yard setback of 7 1/2 feet and to allow for a minimum side yard setback of 7 feet for a townhome lot to be developed, located at 4511 Avion Dr in the Sanger Circle Phase 6A Blk C, Lot 5.

Commissioner Miller opens the item.

Director Hammonds presented the item.

Commissioner Turner makes a motion to approve the variance. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Skaggs, Commissioner Wood and Commissioner Leissner.

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

EXECUTIVE SESSION

Executive session was not held.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:19 P.M.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: February 10, 2025

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Conduct a public hearing on a request for a variance from Chapter 14, Section 52.2.B.2 to allow a variance from the minimum lot width of 60 feet and to allow for a minimum lot width of 51 feet for a residential lot to be developed generally located on Jones Street and approximately 450 feet south of E. Willow St.

SUMMARY:

- The property is zoned "SF-10" Single Family - 10.
- The applicant is seeking a variance from the minimum lot width of 60 feet and to allow a minimum lot width of 51 feet.
- The property is a pre-existing lot located on Jones Street.
- The applicant is proposing to develop 1 residential lot on the site for a single-family home.
- Staff mailed out 15 public hearing notices to owners of properties within 200 feet of the subject property. We received one response opposed.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

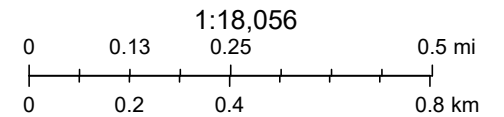
Location Map

LOCATION MAP

Item 2.



Jones Street - Variance
24SANZON-0038
Zoning Change



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Denton County Appraisal District, BIS Consulting - www.bisconsulting.com



ZONING BOARD OF ADJUSTMENT COMMUNICATION

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FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

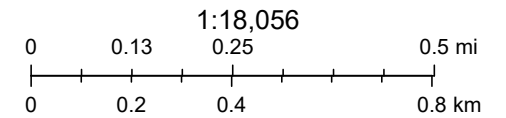
- Location Map
- Application
- Site Plan
- Letter of Intent
- SF-10 Regulations
- Response form - OPPOSED

LOCATION MAP

Item 3.



Jones Street - Variance
24SANZON-0038
Zoning Change



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Denton County Appraisal District, BIS Consulting - www.bisconsulting.com



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

VARIANCE APPLICATION

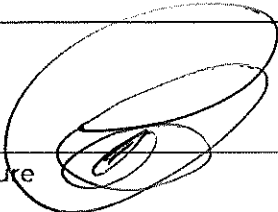
Applicant	Owner (if different from applicant)
Name: TENNYSON FLORIDA	Name:
Company:	Company:
Address: 2010 CORINTH PIKE WY, APT 5206	Address:
City, State, Zip: CORINTH, TX 76210	City, State, Zip:
Phone: 817-822-3884	Phone:
Fax:	Fax:
Email: tennyson.florida@hotmail.com	Email:

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.):

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

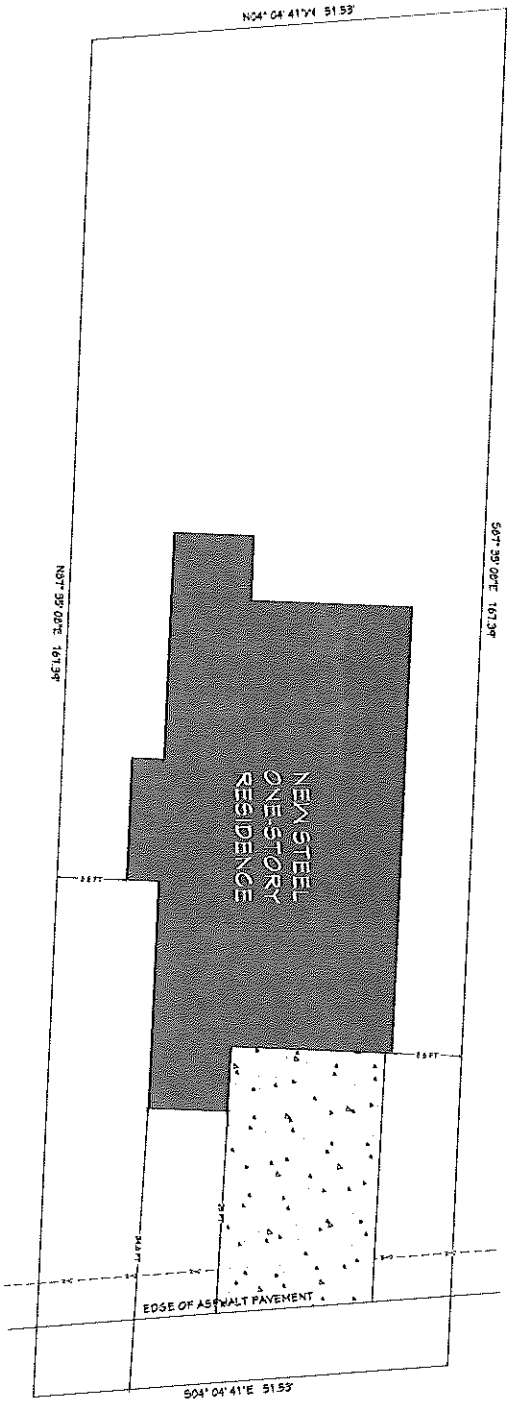
Owner Signature 

11 NOV 2024
 Date

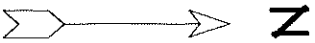
Office Use

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

(NO DEED INFO)



JONES ST.



Tennyson Florida
2010 Corinth Pkwy, Apt 5206
Corinth, TX 76210
tennyson.florida@hotmail.com
817-822-3884

City of Sanger
City Staff
Department of Development Services
Zoning Board of Adjustment

RE: Variance request for Tract 316 Jones St, Sanger, TX 76266

Dear Sir or Madam,

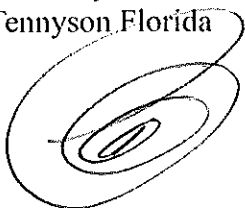
This letter of intent is a request for you to consider a variance for a plot of land which I recently purchased in August of this year. My realtor had been given information as well as a diagram of the land, and upon receiving it I decided to visit the location to see if it would work for my intent of building a residence for my retirement. It turned out to be a good location, but before I moved forward on the purchase, I decided to call the city to make sure I could build on that specific plot. There was a new home that had been built directly across the street from the plot, and a couple others next to it, but I wanted to make sure just the same.

After my conversation with an employee at the Department of Development, I was informed of the zoning criteria, and with that information along with the document I had from my realtor, I decided to move forward with the purchase.

Specifically, and the reason for the request of a variance, the zoning requires 60' width at the street, and while my document showed 67' at the street, the plot I was given after closing showed 51' at the street. I did not discover this until I physically went up to the Department of Development to inquire about permits, and after going through the city computer, it was determined my plat matched what the city had and 51' was accurate. It was at that moment, asking what I could do, that I was advised my only option was a variance. Therefore, as other homes in the area are being built on similar sized lots at under 60' at the street, I am requesting your permission for a variance to do the same.

I very much appreciate your consideration.

Sincerely,
Tennyson Florida



SECTION 52
“SF-10” - SINGLE-FAMILY RESIDENTIAL DISTRICT - 10

General Purpose and Description - This district was previously the Old SF-3 Single-Family Residential District - 3. The Old SF-3 was renamed in May 2010 to SF-10 to prevent confusion with the SF-3 district described in Section 11 of the Zoning Ordinance.

§ 52.1. Permitted Uses.

A. Uses permitted in the SF-2 through SF-10 districts are outlined in the chart in Section 30. (Ordinance 05-10-10 adopted 5/3/10)

§ 52.2. Area Regulations.

A. Size of Yards:

1. Minimum Front Yard - Twenty-five feet (25')[.]
2. Minimum Side Yard - eight feet (8'); Twenty feet (20') on corner adjacent to side street. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
3. Minimum Rear Yard - Twenty-five feet (25')[.]

B. Size of Lots:

1. Minimum Lot Area - Six thousand five hundred (6,500) square feet[.]
2. Minimum Lot Width - Sixty feet (60')[.]
3. Minimum Lot Depth - One hundred feet (100')[.]

C. Minimum Dwelling Size: One thousand two hundred (1,200) square feet[.]

D. Maximum Lot Coverage: Forty percent (40%) by the main building; Sixty percent (60%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.

E. Parking Regulations: Not less than two (2) off-street parking spaces shall be provided behind the front yard line. Off-street parking spaces and Loading Requirements shall be provided in Section 32.

F. Other Regulations:

1. Accessory Buildings:
 - a. Minimum Front Yard - Sixty feet (60')[.]
 - b. Minimum Side Yard - Ten feet (10')[.]
 - c. Minimum Rear Yard - Ten feet (10')[.]

(Ordinance 05-10-10 adopted 5/3/10)

Response Form

24SANZON-0038

Jones Street Variance Lot Width

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: 24SANZON-0038/ Variance Lot Width

Please circle one: In favor of request Opposed to request

Comments:
*Oppose the variance change. Require more information
The frontage to Jones Street is approximately 65 feet currently
for this*

Signature *Maria Falls*

Printed Name *Maria Falls*

Mailing Address *4409 McREYNOLDS RD*

City, State, Zip *SANGER TX 76266*

Phone Number *940-300-4837*

Email Address *eyeimages@yahoo*

Physical Address of Property within 200 feet *.E. JONES ST.*

denton County ID 56765DEN