

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

JUNE 12, 2023, 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 May 17, 2023, meeting.

PUBLIC HEARING ITEMS

2. Conduct a Public Hearing on a request for a variance from Chapter 14, Section 52.2.B the minimum lot size of 6500 square feet and the minimum lot depth of 100 feet and allowing for a lot size of 5460 square feet and lot depth of 75 feet, a variance from Chapter 14, Section 52.2.A a minimum front yard setback of 25 feet and allowing for a front yard setback of 21 feet, and a variance from the rear yard setback of 25 feet and allowing for a rear yard setback of 18 feet for a new residential home to be constructed at 102 Sims Street, and generally located approximately 97 feet north of the intersection of Kirkland Street and Sims Street.

ACTION ITEMS

3. Consideration and possible action on a request for a variance from Chapter 14, Section 52.2.B the minimum lot size of 6500 square feet and the minimum lot depth of 100 feet and allowing for a lot size of 5460 square feet and lot depth of 75 feet, a variance

from Chapter 14, Section 52.2.A a minimum front yard setback of 25 feet and allowing for a front yard setback of 21 feet, and a variance from the rear yard setback of 25 feet and allowing for a rear yard setback of 18 feet for a new residential home to be constructed at 102 Sims Street, and generally located approximately 97 feet north of the intersection of Kirkland Street and Sims Street.

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 June 7, 2023, 10:30 AM

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: June 12, 2023

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from May 17, 2023, 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 May 17, 2023.

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

MAY 17, 2023, 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

There being a quorum Phillip Surles called the Planning and Zoning meeting to order at 6:01 P.M.

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 5	Matt Fuller
Commissioner, Place 7	Phillip Surles

BOARD MEMBERS ABSENT

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from April 14, 2023, meeting.

Commissioner Fuller makes a motion to approve the consent agenda
Commissioner Stone seconded the motion.

Voting Yea: Commissioner Surles, Commissioner Amendola, Commissioner McAlister, Commissioner Turner, Commissioner Miller. The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a Public Hearing on a request for a variance from Chapter 14, Section 57.3 minimum front yard setback of 20 feet and allowing for a front yard setback of 17 feet for new residential townhome structures to be constructed on Blk A, Lots 2-11, Lots 13-18, Kits 21-30, Blk B, Lots 2-11, Lots 12-17, Lots 19-23, and Blk C, Lots 1-10 of the Sanger Circle Phase 6 subdivision and generally located on the north and south side of Avion Drive.

Commissioner Surles opens the public hearing at 7:01 P.M.

Stefani Dodson let the board know that the applicant is needing to change the setback as the townhomes that are being built need additional room for the porch.

Tommy Crutcher spoke to the board and let them know that most of the lots have a different size and that the townhomes they are building are almost 1900 sq. feet and they really don't want to reduce the size of the townhomes.

Commissioner Surles closes the public hearing at 7:05 P.M.

ACTION ITEMS

3. Consideration and possible action on a request for a variance from Chapter 14, Section 57.3 minimum front yard setback of 20 feet and allowing for a front yard setback of 17 feet for new residential townhome structures to be constructed on Blk A, Lots 2-11, Lots 13-18, Kits 21-30, Blk B, Lots 2-11, Lots 12-17, Lots 19-23, and Blk C, Lots 1-10 of the Sanger Circle Phase 6 subdivision and generally located on the north and south side of Avion Drive.

Commissioner Fuller makes a motion to approve the variance to allow a 17-foot front yard setback for the townhomes on Avion Dr.

Commissioner Miller seconded the motion.

Voting Yea: Commissioner Surles, Commissioner Amendola, Commissioner McAlister, Commissioner Turner, Commissioner Stone. The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Surles adjourns the meeting at 7:07 P.M.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: June 12, 2023

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 the minimum lot size of 6500 square feet and the minimum lot depth of 100 feet and allowing for a lot size of 5460 square feet and lot depth of 75 feet, a variance from Chapter 14, Section 52.2.A a minimum front yard setback of 25 feet and allowing for a front yard setback of 21 feet, and a variance from the rear yard setback of 25 feet and allowing for a rear yard setback of 18 feet for a new residential home to be constructed at 102 Sims Street, and generally located approximately 97 feet north of the intersection of Kirkland Street and Sims Street.

SUMMARY:

- The properties are zoned "SF-10" Single Family Homes.
- The applicant is seeking a variance to the required 6500 square feet minimum lot size and to allow a lot size of 5460 square feet.
- The applicant is seeking a variance from the minimum lot depth of 100 feet to allow for minimum lot depth of 75 feet.
- The applicant is seeking a variance from the required front yard setback of 25 feet to allow a front yard setback of 21 feet and the require rear yard of 25 feet and to allow a rear yard of 18 feet.
- The property is generally located approximately 97 feet north of the intersection of Kirkland Street and Sims Street.
- Staff mailed out 13 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this meeting has received no responses.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

Location Map

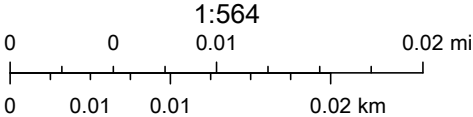
Denton CAD Web Map

Item 2.



5/30/2023, 2:48:38 PM

-  Parcels
-  Roads





ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: June 12, 2023

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on a request for a variance from Chapter 14, Section 52.2.B the minimum lot size of 6500 square feet and the minimum lot depth of 100 feet and allowing for a lot size of 5460 square feet and lot depth of 75 feet, a variance from Chapter 14, Section 52.2.A a minimum front yard setback of 25 feet and allowing for a front yard setback of 21 feet, and a variance from the rear yard setback of 25 feet and allowing for a rear yard setback of 18 feet for a new residential home to be constructed at 102 Sims Street, and generally located approximately 97 feet north of the intersection of Kirkland Street and Sims Street.

SUMMARY:

- The properties are zoned "SF-10" Single Family Homes.
- The applicant is seeking a variance to the required 6500 minimum lot size to allow a lot size of 5460.
- The applicant is seeking a variance from the required front yard setback of 25 feet to allow a front yard setback of 21 feet.
- The applicant is seeking a variance from the required 25 feet to allow a rear yard setback of 18 feet.
- The property is generally located approximately 97 feet north of the intersection of Kirkland Street and Sims Street.
- Staff mailed out 13 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this meeting has received no responses.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

Applications
Location Map
Site Plan
Elevation and Layout
Letter of Intent



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: <u>Lora Blakelee Atkinson</u>	Name: <u>Habitat</u>
Company: <u>Habitat For Humanity of Denton</u>	Company:
Address: <u>1505 Cornell</u>	Address:
City, State, Zip: <u>Denton TX 76201</u>	City, State, Zip:
Phone: <u>940-484-5006</u>	Phone:
Fax: <u> </u>	Fax:
Email: <u>lora@hfhdentoncounty.org</u>	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.):

102 Sims Street, Sanger

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

We are requesting 1) reduction lot minimum 2) reduction of rear setback 3) reduction of front setback only for front porch.

Lora Blakelee Atkinson
Owner Signature

3/31/2023
Date

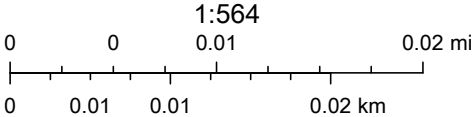
Office Use

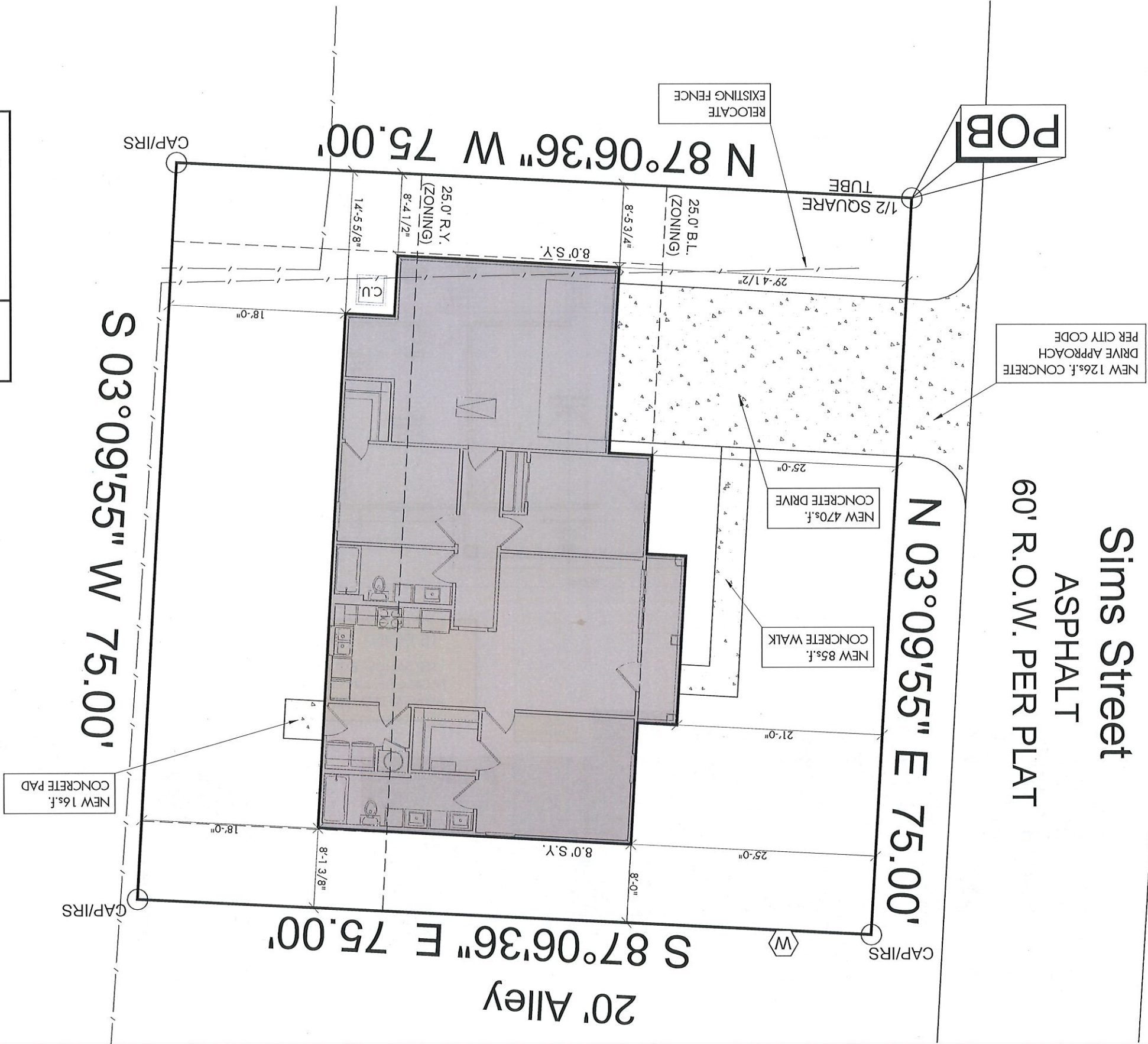
<input type="checkbox"/>	Fee
<input type="checkbox"/>	Date



5/30/2023, 2:48:38 PM

-  Parcels
-  Roads





#102

PROPERTY ID: 60106

ZONING: SF-10
LOT: 5,625 s.f.
MAIN BUILDING: 1,828 s.f.
CONCRETE FLATWORK: 697 s.f.

MAIN BUILDING LOT COVERAGE: 32.5%
TOTAL LOT COVERAGE: 45%

1" = 10'

SITE PLAN

SP

SHEET NO.:

SITE PLAN

SHEET NAME:

CHI


DRAWN BY:

1" = 10'


SCALE:

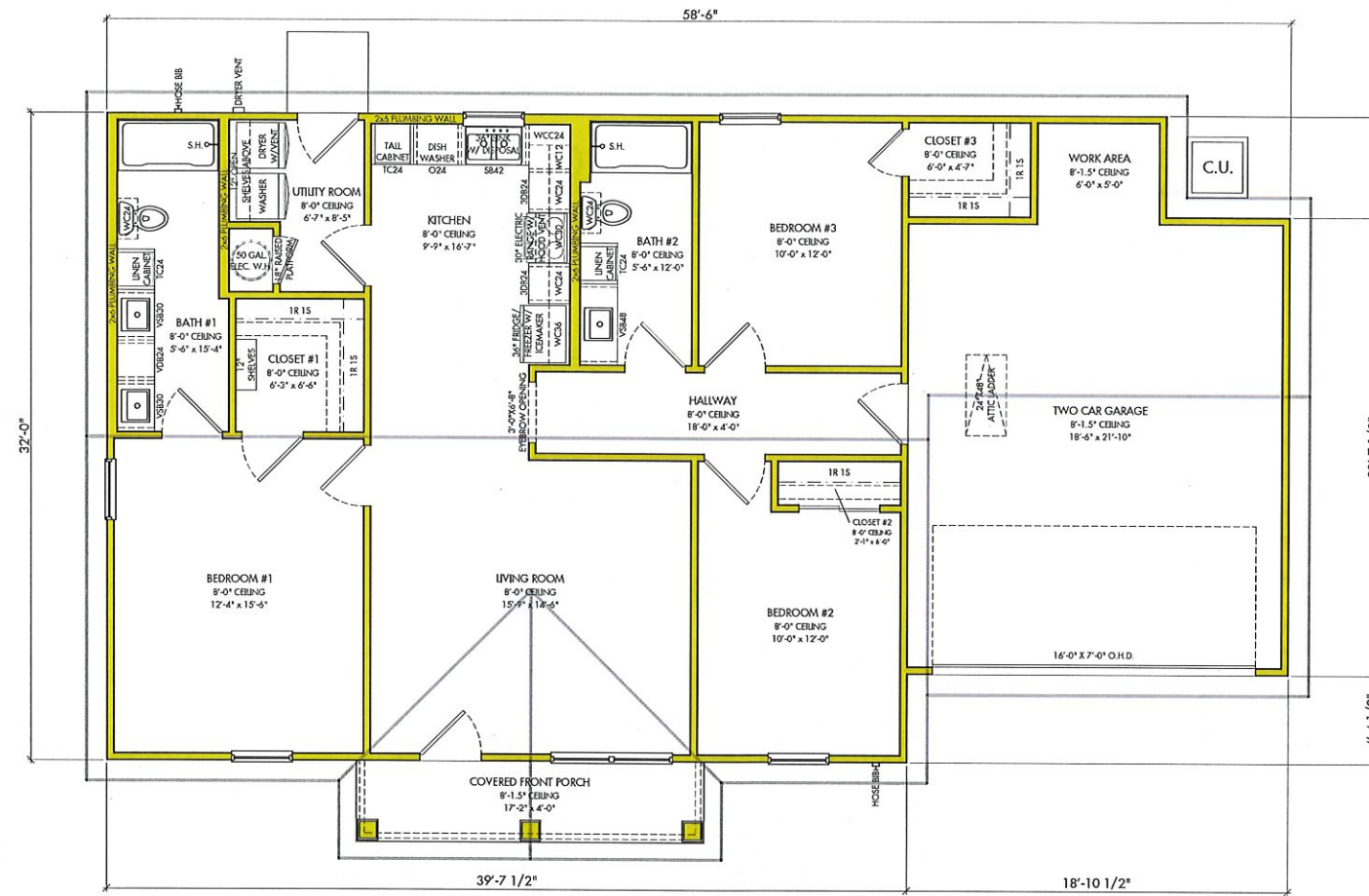
04.03.23

DATE:

Habitat
for Humanity
DeWitt County, TX

102 SIMS ST.
SANGER, TX 76266

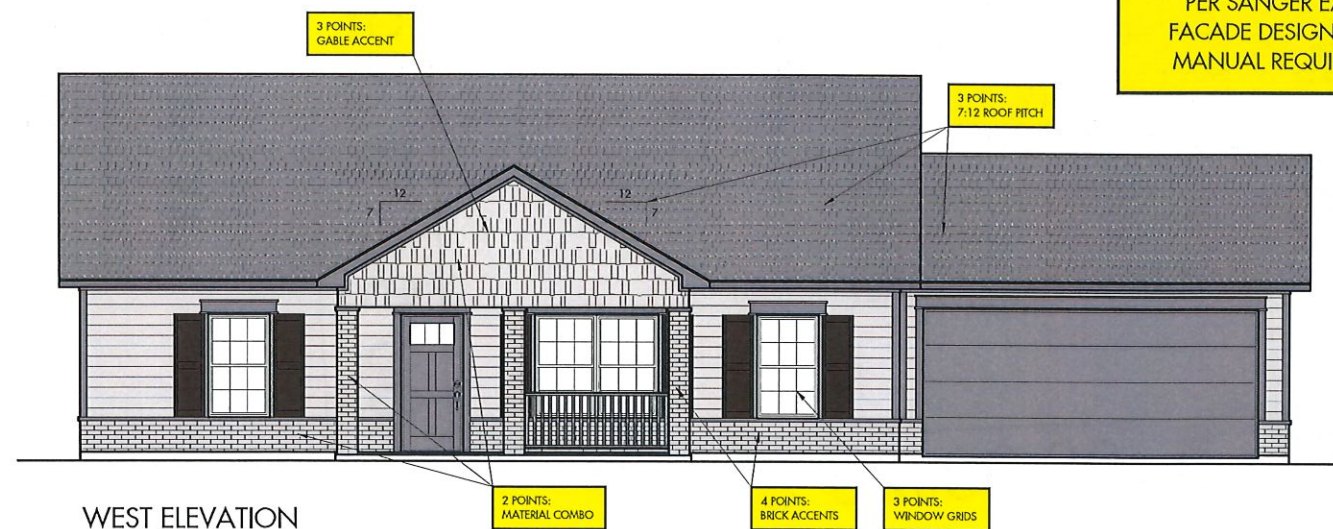
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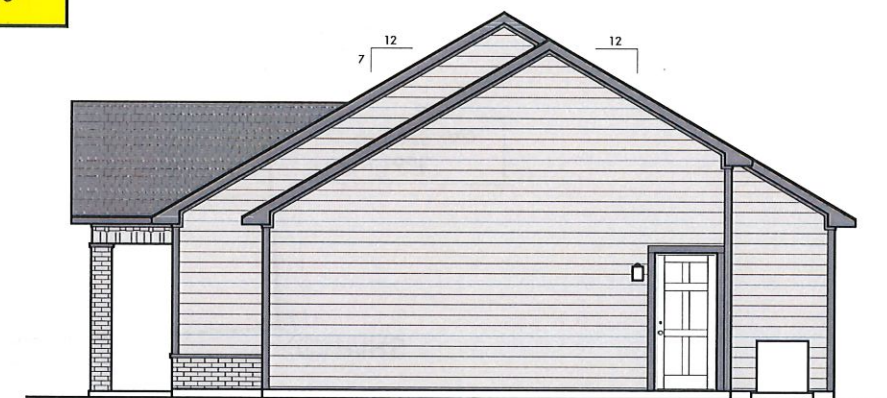
FLOOR PLAN

$$\overline{1/8'' = 1'-0''}$$

15 POINT TOTAL
PER SANGER EXTERIOR
FACADE DESIGN CRITERIA
MANUAL REQUIREMENTS



WEST ELEVATION

$$1/8'' = 1'-0''$$


SOUTH ELEVATION

$$1/8'' = 1'-0''$$


102 SIMS ST.
SANGER, TX 76266



DATE:
03.30.23

SCALE:
1/8" = 1'-0"

DRAWN BY:
CHJ

SHEET NAME:

FLOOR PLAN
& ELEVATIONS

SHEET NO.:

A1



We build strength, stability, self-reliance, and shelter.

3/31/2023

Board of Adjustment
Sanger Development Services
201 Bolivar Street
Sanger, TX 76266

Dear Board of Adjustment,

Habitat for Humanity of Denton County was founded on the conviction that every man, woman, and child in Denton County should have a simple, durable place to live in dignity and safety, and should be a matter of conscience and action for all.

This Letter of Intent is in support of three variances for the empty lot of 102 Sims Street. The requested variances will allow a new single-family residence home to be built for a hard-working family that is vetted through our stringent processes. Habitat families purchase their homes and receive mortgages with 0% interest rates. Our families also contribute sweat equity.

The new single-family residence we are proposing to build at 102 Sims Street is complimentary and similar to the existing neighborhood. (Please see attached elevation and floor plan.) Our homes are built utilizing quality materials and are certified energy efficient. The proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base.

We are requesting three variances. The first variance requested is for a 4' reduction in the front yard for the front porch, so the porch would have a 21' setback – the rest of the home would be on the 25' setback. The second requested variance is for the rear yard. We are requesting a 18' setback from the 25' requirement. The third variance request is for the total lot area – 102 Sims total lot is 5,460 square feet. (Please see attached site plan.)

We appreciate the Board of Adjustment's consideration. Please let me know if we can provide further information.

Kindly,

A handwritten signature in black ink, appearing to read "Lora Blakeslee Atkinson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Lora Blakeslee Atkinson, MNM
Executive Director