

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

SEPTEMBER 11, 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.

PUBLIC HEARING ITEMS

1. Conduct a public hearing on a request for a variance from Chapter 14, Section 51.2.B.2 to allow a variance from the minimum lot width of 90 feet and to allow for a minimum lot width of 76 feet for 6 new residential lots being developed generally located on Holt Street approximately 789 feet east of the intersection of Keaton Rd and Holt Street.

ACTION ITEMS

2. Consideration and possible action on a request for a variance from Chapter 14, Section 51.2.B.2 to allow a variance from the minimum lot width of 90 feet and to allow for a minimum lot width of 76 feet for 6 new residential lots being developed generally located on Holt Street approximately 789 feet east of the intersection of Keaton Rd and Holt Street.

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 September 8, 2023, at 11:30 AM.

/s/Ramie Hammonds
Ramie Hammonds, Development Service Director

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: September 11, 2023

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Conduct a public hearing on a request for a variance from Chapter 14, Section 51.2.B.2 to allow a variance from the minimum lot width of 90 feet and to allow for a minimum lot width of 76 feet for 6 new residential lots being developed generally located on Holt Street approximately 789 feet east of the intersection of Keaton Rd and Holt Street.

SUMMARY:

- The property is zoned "SF-9" Single Family - 9.
- The applicant is seeking a variance from the minimum lot width of 90 feet and to allow a minimum lot width of 76 feet.
- The property is located on Holt Street
- The applicant is proposing to develop 6 residential lots on the site for single-family homes.
- Staff mailed out 15 public hearing notices to owners of properties within 200 feet of the subject property. At the time of this report, staff had received three responses one in favor and two opposed.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

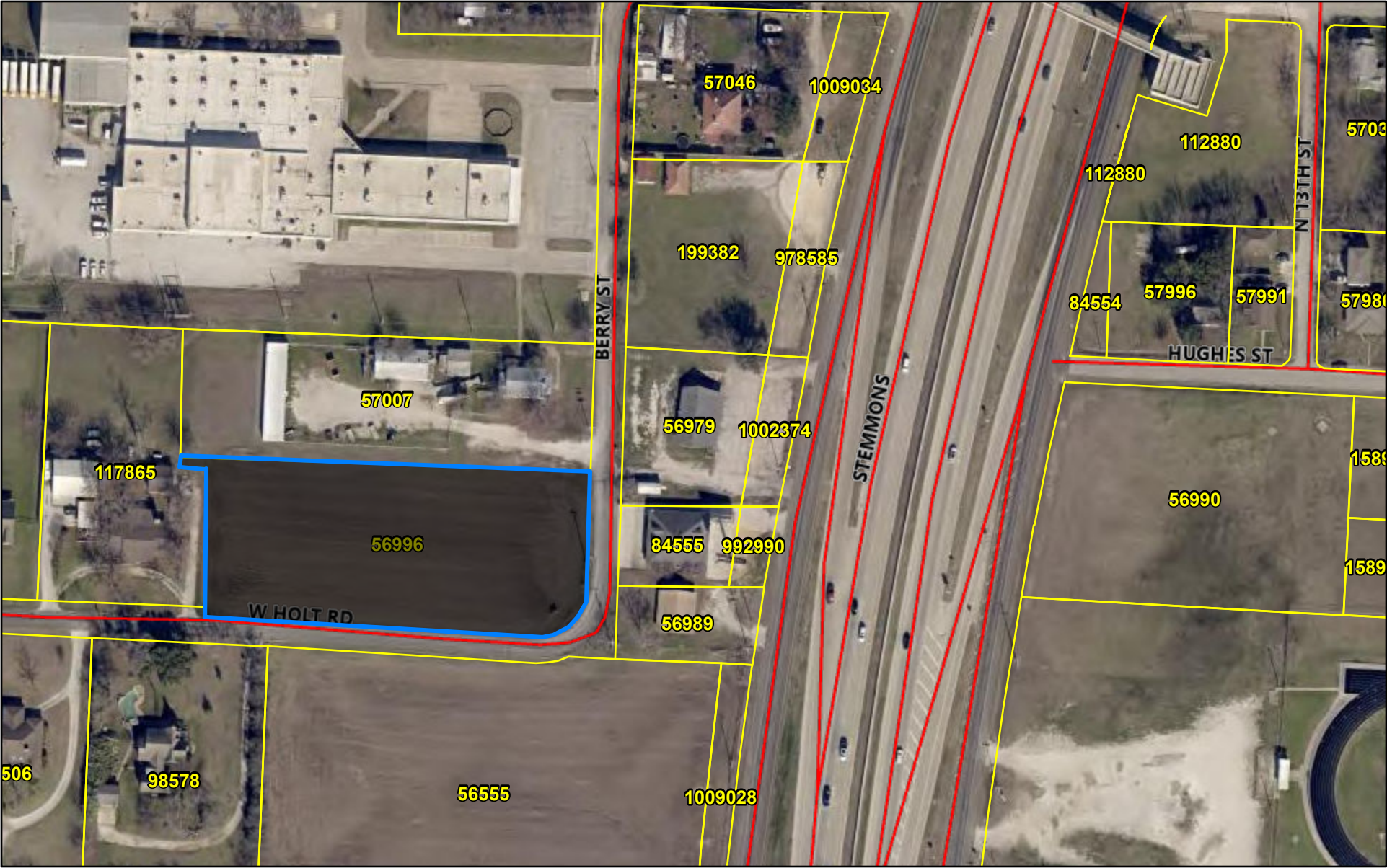
Staff recommends DENIAL.

ATTACHMENTS:

Location Map

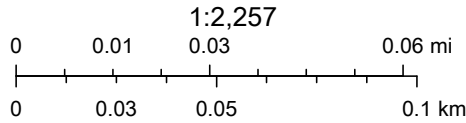
Denton CAD Web Map

Item 1.



8/24/2023, 3:23:39 PM

- Parcels
- Roads





ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: September 11, 2023

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on a request for a variance from Chapter 14, Section 51.2.B.2 to allow a variance from the minimum lot width of 90 feet and to allow for a minimum lot width of 76 feet for 6 new residential lots being developed generally located on Holt Street approximately 789 feet east of the intersection of Keaton Rd and Holt Street.

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FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL.

ATTACHMENTS:

Location Map
Application
Site Plan
Letter of Intent
SF-9 Regulations
Response Form 1 – In Favor
Response Form 1 – Opposed
Response Form 2- Opposed

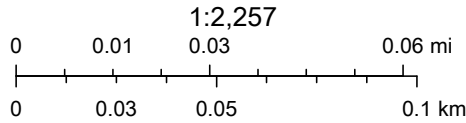
Denton CAD Web Map

Item 2.



8/24/2023, 3:23:39 PM

- Parcels
- Roads





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>Jonathan Whitworth</u>	Name:
Company: <u>Whitworth Custom Homes Inc</u>	Company:
Address: <u>10000 Pollard Rd (Holt & Berry)</u>	Address:
City, State, Zip: <u>Sanger TX. 76266</u>	City, State, Zip
Phone: <u>940-458-4379</u>	Phone:
Fax: <u>940-458-4379</u>	Fax:
Email: <u>Jwhit940@aol.com</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.):

Corner of Holt and Berry 1241A Tierwester Trg 1928 Acres old ROAD SAT 4 TR 64
2.02 Acres N.W. 458.62', S.W. 191.74', SE 488.38' NE. 178.18

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

We were Told the width needed to be 90' but they are 76' 15" wide
the Depth is longer than the minimum so there is more
Sq. footage on each pt than required so it balances out

Jonathan Whitworth (WCH Inc).
Owner Signature

8-3-23

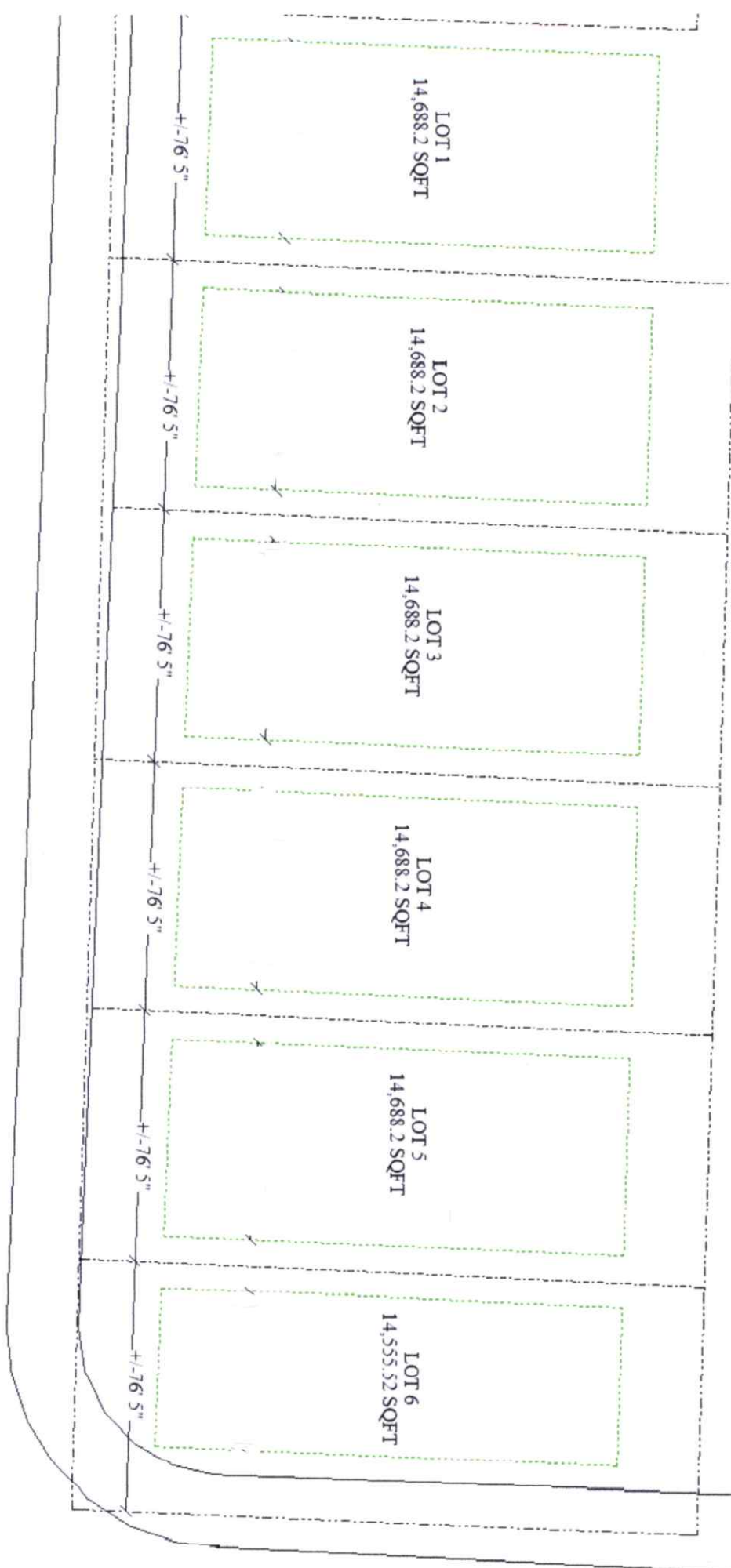
Date

LOT WIDTH → 76' 5" WIDE
LENGTH → 191.74

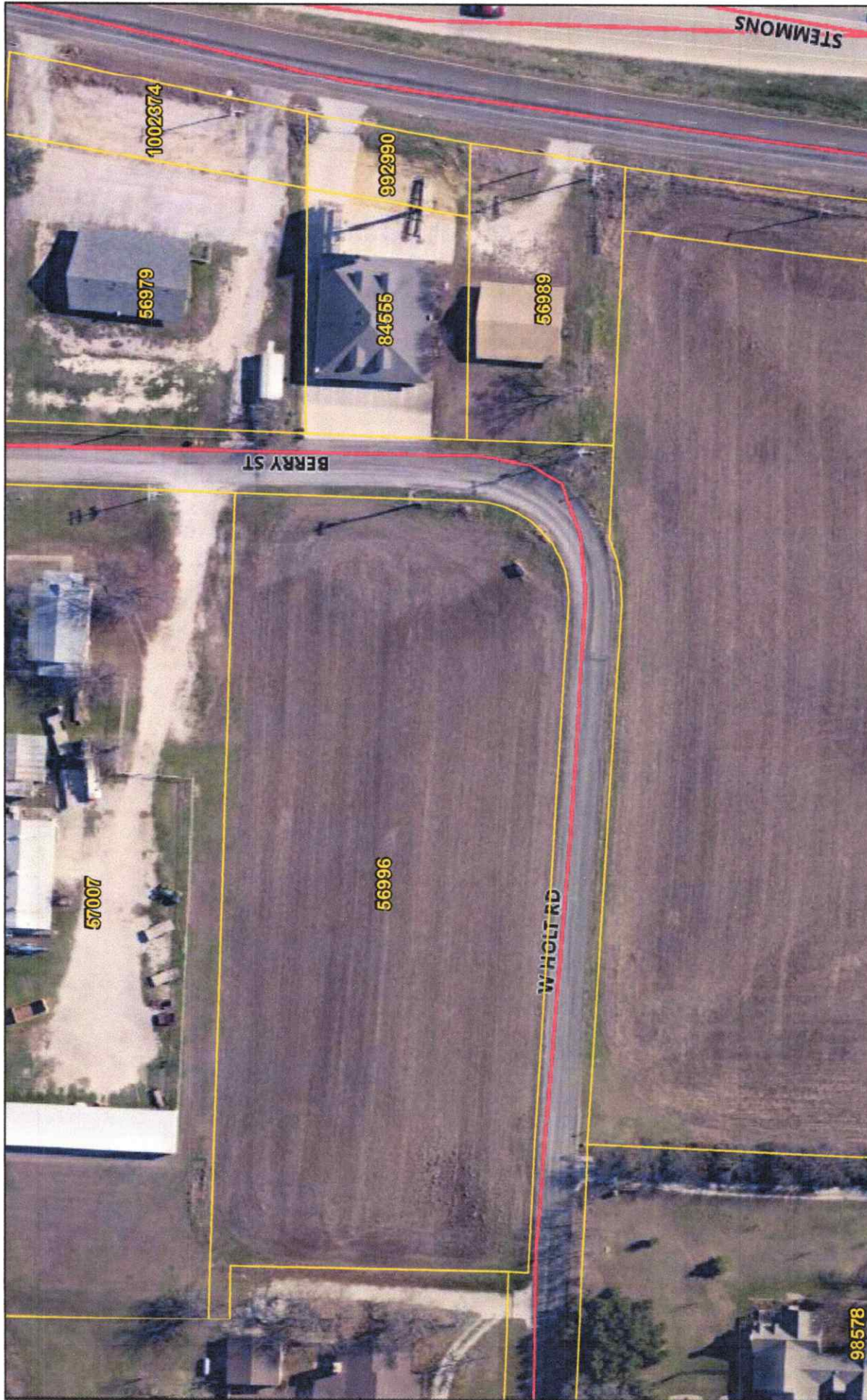
TOTAL LOT SQ FT. MIN
14,555.52

Office Use

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



Denton CAD Web Map



8/3/2023, 2:07:35 PM

Parcels

Roads

1:1,128

0.03 mi

0.05

Item 2.

Denton County Appraisal District, Harris Govern -- www.harrisgovern. This product is for informational purposes only 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.

Property ID
56996

Legal Description: A1241A TIERWESTER, TR 98, 1.928 ACRES, OLD DCAD SHT 4, TR 64

This property is located on the corner of Holt and Berry.

We purchased this property to put 6 lots on it and back when we first purchased it originally the 6 lots were ok with the City of Sanger.

We purchased it to put 6 houses on it because the lots fit.

We have way over the minimum square footage per lots per the zoning requirements.

The lots are within 13 ft in width from being compliant to zoning ordinances.

We would like City Council to consider the approval of this new development.

Whitworth Custom Homes Inc. will exceed the architectural expectations of the City of Sanger and our goal is to improve and beautify the City of Sanger.

Select Language ▼

City of Sanger, TX
Thursday, September 7, 2023

Exhibit 14A. Zoning Ordinance

SECTION 51. "SF-9" - SINGLE-FAMILY RESIDENTIAL DISTRICT - 9

General Purpose and Description - This district was previously the Old SF-2 Single-Family Residential District - 2. The Old SF-2 district was renamed in May 2010 to SF-9 to prevent confusion with the SF-2 district described in Section 10 of the Zoning Ordinance.

§ 51.1. 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)

§ 51.2. 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 - Twelve thousand (12,000) square feet[.]
2. Minimum Lot Width - Ninety feet (90')[.]
3. Minimum Lot Depth - One hundred twenty feet (120')[.]

C. Minimum Dwelling Size: One thousand five hundred (1,500) 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')[.]

Minimum Rear Yard - Ten feet (10')[.]

c. Minimum Rear Yard - ten feet (10') [L]
(Ordinance 05-10-10 adopted 5/3/10)

Item 2.

Response Form

Item 2.

23SANZON-0037

Holt and Berry - 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: 23SANZON-0037- Holt and Berry - Variance

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

Comments:

Signature

Jonathan Whitworth Amy Whitworth

Printed Name

Jonathan And Amy Whitworth

Mailing Address

10000 Pollard Rd.

City, State, Zip

Sanger TX. 76266

Phone Number

940-458-4379

Email Address

Jwhit940@aol.com

Physical Address of Property within 200 feet

September 1, 2023

Item 2.

Dear City of Sanger, TX Zoning Board,

My husband and I live at 105 West Holt Street, Sanger, Texas. Our home and property are right next to the field/lot requesting a zoning variance. We have lived here for 20+ years and kids grew up here. It is a somewhat quiet street and the home lots are about 1.5-2 acre lots and beyond. A few of the families on our street have lived here for years/decades beyond our 20.

I am aware that we cannot oppose any and all houses to be built on this site, that decision has already been made. We figured one or two nice houses...maybe. Five houses is ridiculous. Six to seven is OBSURD!!!

They might be new but the house on the tiny lots (compared to the existing, established homes already on the street) will only create more traffic, LOWER OUR HOUSE VALUES and create noise. Simply put, the city is squeezing in houses to pad their pocketbooks! There are too many other lot choices that are much more appropriate for a row of such houses.

I STRONGLY DISAGREE with this variance to make smaller lots so that more houses can be built!!

Please seriously consider this and do not ruin our street neighborhood out of pure convenience for yourselves.

Sincerely,
Lisa and Dale Roberts
105 West Holt Street
Sanger, TX 76266

23SANZON-0037
Holt and Berry - 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: 23SANZON-0037 - Holt and Berry - Variance

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

Comments:
I opposed this request, due to the fact it will affect my property value. It will also increase the traffic on the road which is already busy due to the school. If you put in 6 small houses, maybe consider putting some where in town.

Signature _____

Printed Name Sharon Miller

Mailing Address 104 W. Holt

City, State, Zip Sanger, Tx 76266

Phone Number 940-395-0637

Email Address millersanger@aol.com

Physical Address of Property within 200 feet 104 W. Holt, Sanger Tx