

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

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

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 April 14, 2023, meeting.

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.

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.

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.

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 14, 2023, at 12:30n PM

/s/ 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: May 12, 2023

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from April 14, 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 April 14, 2023

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

APRIL 14, 2023, 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 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 5	Matt Fuller
Commissioner, Place 7	Phillip Surles

BOARD MEMBERS ABSENT

Commissioner, Place 6	Jason Miller
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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 March 13, 2023, meeting.

Commissioner Surles makes a motion to approve the consent agenda
Commissioner Amendola seconded the motion.

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

PUBLIC HEARING ITEMS

2. Conduct a public hearing regarding a request for a variance from "PD" Planned Development Ordinance No. 09-38-07 to allow a variance from the minimum side yard setback of 20 feet and to allow for a minimum side yard setback of 16 feet for a new residential structure to be constructed at 731 LaPaloma Road.

Commissioner Surles opens the public hearing at 6:02 P.M.

Director Hammonds explains this is going to be a side yard variance. She states the lot is not a square and the home that the applicant is wanting to place on the lot will not fit. The applicant is asking for a 16-foot side yard variance.

Commissioner Surles closes the public hearing at 6:03 P.M.

ACTION ITEMS

3. Consideration and possible action regarding a request for a variance from "PD" Planned Development Ordinance No. 09-38-07 to allow a variance from the minimum side yard setback of 20 feet and to allow for a minimum side yard setback of 16 feet for a new residential structure to be constructed at 731 LaPaloma Road.

Commissioner Surles makes a motion to approve. Commissioner McAlister seconded the motion.

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

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Surles adjourns the meeting at 6:04 P.M.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: May 17, 2023

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: 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.

SUMMARY:

- The properties are zoned "PD-TH" Planned Development Townhomes.
- The applicant is seeking a variance to the required 20-foot front yard setback and seeking a 17-foot setback.
- These properties are located in Sanger Circle Phase 6 subdivision
- Staff mailed out 24 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this meeting has received two responses in favor of the request.

FISCAL INFORMATION:

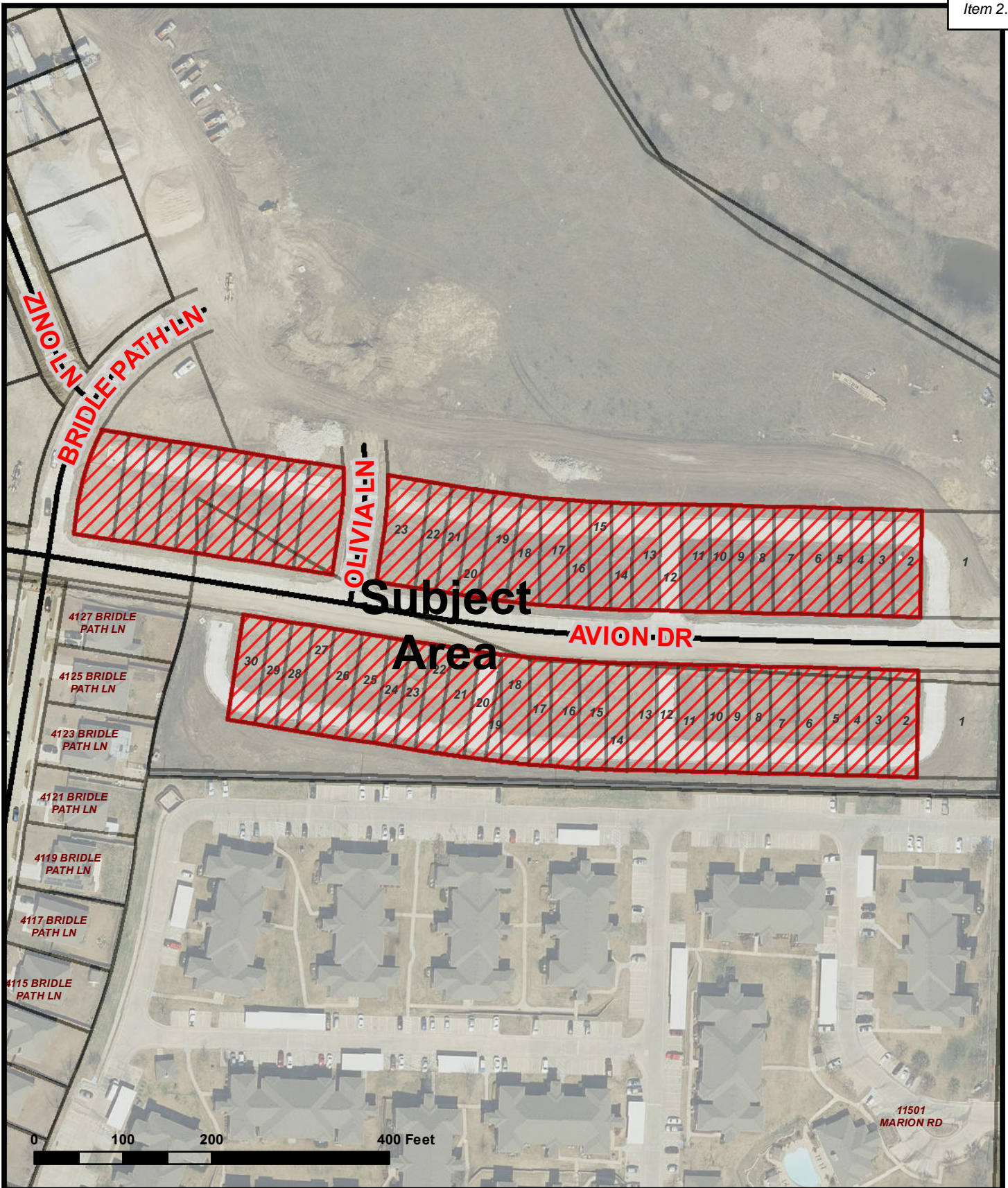
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map



SANGER
TEXAS

Project Name: Sanger Circle Ph6
Avion Variance
Project: 23SANZON-0021

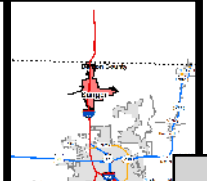


City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 4/16/2023 2:53:36 PM
Doc Name: 23SANZON-0021 Avion Dr Variance





ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: May 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 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.

SUMMARY:

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FISCAL INFORMATION:

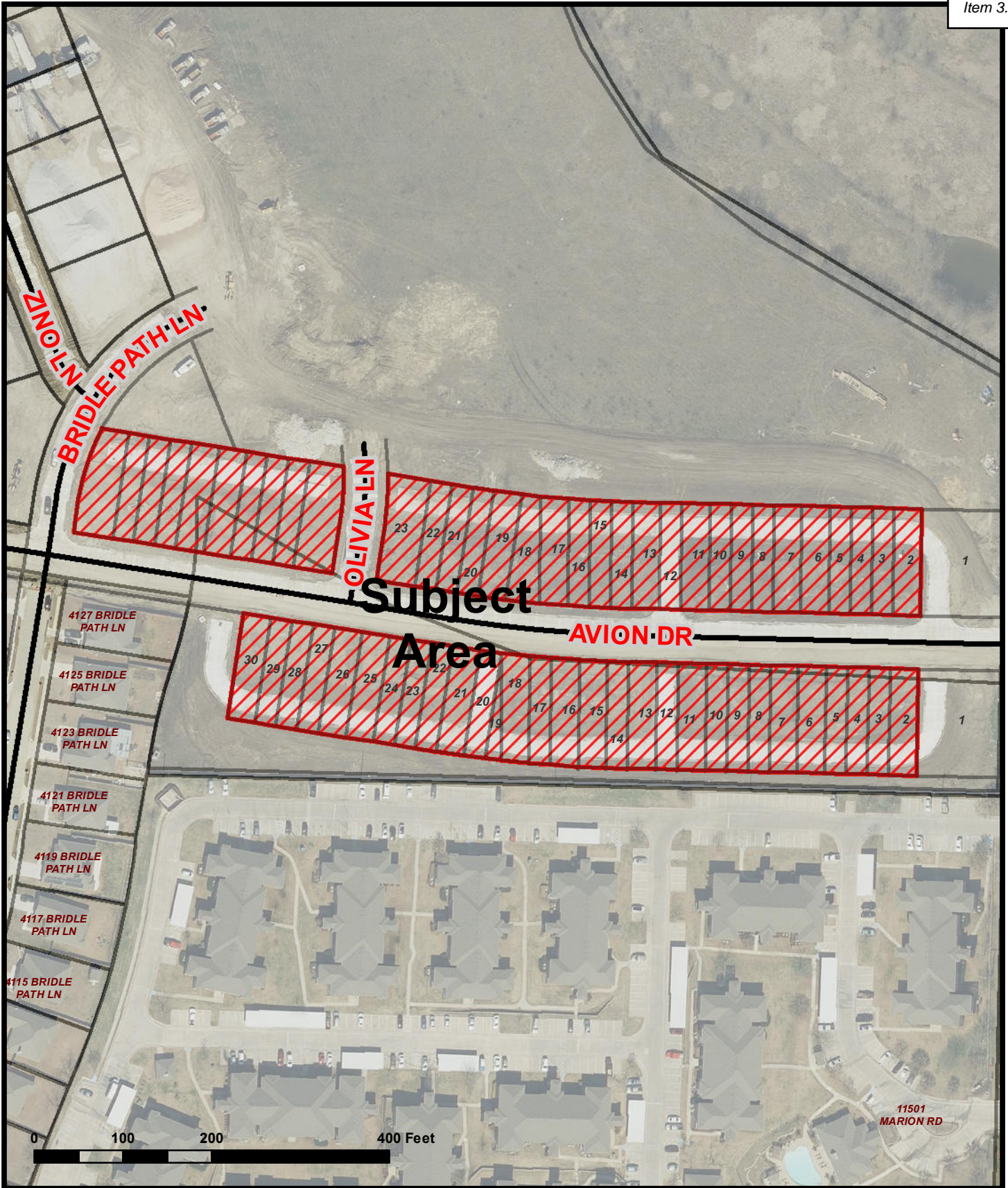
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Site Plan
Applications
Letter of Intent
Response Form – In favor
Response Form – In favor



SANGER
TEXAS

Project Name: Sanger Circle Ph6
Avion Variance
Project: 23SANZON-0021

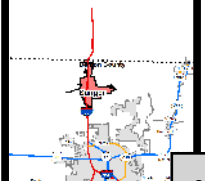


City Limits



Exhibits

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Date: 4/16/2023 2:53:36 PM
Doc Name: 23SANZON-0021 Avion Dr Variance





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

VARIANCE APPLICATION

Applicant

Name:	JBL Custom Homes/Tommy Cantrell
Company:	
Address:	1640 W. Chapman Rd #300
City, State, Zip	Sanger TX 76266
Phone:	468-406-2490
Fax:	
Email:	Tommy@JBLCustomHomes.com

Owner (if different from applicant)

Name:	
Company:	
Address:	
City, State, Zip	
Phone:	
Fax:	
Email:	

Submittal Checklist

<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

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

7-11 BLK A, 1-10 BLK A 19-23 B

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

Reduce the front build line from 20' to 17'

Owner Signature

Date

4.13.23

Office Use

Fee	
Date	



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: TBL Custom Homes/Tommy Carzine	Name: JONATHAN WANG
Company:	Company: Tribond Development LP
Address: 1640 E. Chapman Rd #300	Address: 101 Forest Bend Drive
City, State, Zip: Sanger TX 76266	City, State, Zip: Coppell, Texas 75019
Phone: 469-406-2490	Phone: (214)316-2256
Fax:	Fax:
Email: Tommy@TBLCustomHomes.com	Email: wangjtc@verizon.net

Submittal Checklist

<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

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

LOTS 13-18 BLOCK H, LOTS 21-30 BLOCK A PHASE 6A

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

CHANGE FRONT BUILD LINE FROM 20' - 17'

DocuSigned by:
JONATHAN WANG
C980D0B3CDF48...

4/13/2023

Owner Signature

Date

Office Use

	Fee
	Date



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: TGL Custom Homes/Tommy Carizma	Name: ED MCBIRNEY
Company:	Company: Sanger Holdings LLC
Address: 1640 W. Chapman Rd #300	Address: 3015 Country Square Dr #1045
City, State, Zip: Sanger TX 76266	City, State, Zip: Carrollton Texas 75006
Phone: 469-406-2490	Phone: 214 226 1323
Fax:	Fax:
Email: Tommy@TGLCustomHomes.com	Email: MCBIRNEY@YAHOO.COM

Submittal Checklist

<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

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

Lor 2-6 Block A Sanger Circle Phase 6A

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

CHANGE FRONT BUILD LINE FROM 20'-17'

DocuSigned by:
ED MCBIRNEY
211F179EFEE140D...

4/13/2023

Owner Signature

Date

Office Use

	Fee
	Date



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: TBL Custom Homes/Tommy Carzine	Name: Shirley-Yin-Piazza
Company:	Company: ETC Custodian FBO Shirley Yin-Piazza IRA
Address: 1640 W. Chapman Rd #300	Address: 5212 Steinbeck Street
City, State, Zip: Sanger TX 76266	City, State, Zip: Carrollton, Texas 75010
Phone: 469-406-2490	Phone: 713-304-4280
Fax:	Fax:
Email: Tommy@tblcustomhomes.com	Email: piazza660@gmail.com

Submittal Checklist

<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

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

Lots 2-6 Block B, Lots 7-11 Block B, Lots 13-17 Block B
Sanger Circle Phase 6

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

CHANGE FRONT BUILD LINE FROM 20' TO 17'

DocuSigned by:

Shirley-Yin-Piazza

C9FDD833E5A940C...

4/13/2023

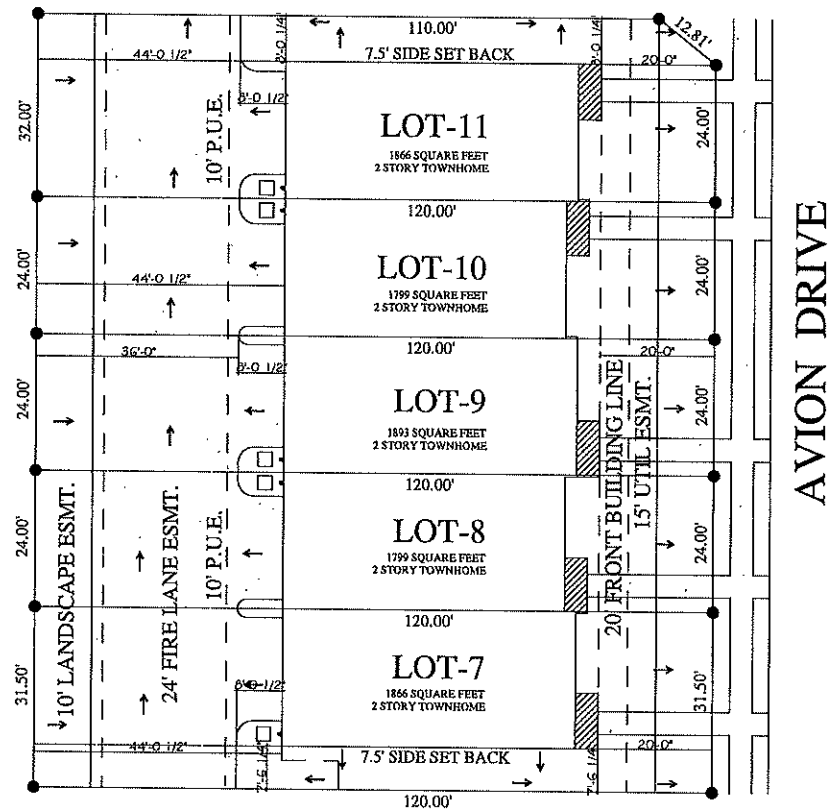
Owner Signature

Date

Office Use

	Fee
4/13/2023	Date





SCALE 1" = 10'
LOT 7-8-9-10-11 BLOCK A
SANGER CIRCLE PHASE 6
SANGER, DENTON COUNTY, TEXAS

REVISION DATE
10-02-2021 BLP

Homestead Designs

Plano, TEXAS
214-215-1013
e-mail: homeslead.designs@verizon.net

ALL COPY
RIGHTS ARE THE
SOLE PROPERTY
OF HOMESTEAD
DESIGNS

Response Form

23SANZON-0021

Avion Dr Blk A, Lots 2-11, Lots 13-18, Lots 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 Front Yard Setback

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 or fax a copy to:

Email: rhammonds@sangertexas.org

Project No: 23SANZON-0021/ Avion Blk A, Lots 2-11, Lots 13-18, Lots 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 – Front Yard Setback

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

Comments:

WE VOTE YES TO THE VARIANCE

Signature

Printed Name

SHIRLEY YIN-PIAZZA

Mailing Address

5212 STEINBECK ST.

City, State, Zip

CARROLLTON, TX 75010

Phone Number

713-857-4499

Email Address

PIAZZA660@GMAIL.COM

Physical Address of Property within 200 feet

NA

WE OWN LOTS BLOCK B 2-11 & 12-17

Response Form

23SANZON-0021

Avion Dr Blk A, Lots 2-11, Lots 13-18, Lots 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 Front Yard Setback

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 or fax a copy to:

Email: rhammonds@sangertexas.org

Project No: 23SANZON-0021/ Avion Blk A, Lots 2-11, Lots 13-18, Lots 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 – Front Yard Setback

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

Comments:

Signature

Printed Name

SHIRLEY YIN-PIAZZA

Mailing Address

5212 STEINBECK ST

City, State, Zip

CARROLLTON, TX

Phone Number

713-857-4499

Email Address

PIAZZA660@AOL.COM

Physical Address of Property within 200 feet

BLOCK B LOTS 2-11 + 12-17 (15 LOTS)