

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

MAY 11, 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 6:00 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 6	Jason Miller
Commissioner, Place 7	Randy Rippey

BOARD MEMBERS ABSENT:

Commissioner, Place 5	Luke Leissner
Alternate Lisa Cabrera	

STAFF MEMBERS PRESENT:

Seated and Secretary Shelley Warner

STAFF MEMBERS ABSENT:

Director of Development Services Ramie Hammonds, Planning Technician Lydianna Biggs, & Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Holzer.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from March 09, 2026 meeting.

Commissioner Miller read the item.

Commissioner Holzer makes a motion to approve the consent agenda.
Commissioner Wood seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Skaggs, Commissioner Knabe, and
Commissioner Rippey.

The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance APX ZO Zoning Ordinance, Article 1, Section 6.A.3 "Off Street Parking and Loading Requirements" to allow a variance from the required paved concrete or asphalt parking and to allow for crushed concrete for a lot located at 180 E Chapman Dr.

Commissioner Miller opens the Public Hearing at 6:02 P.M.

Commissioner Miller read the item.

Director Hammonds presented the item noting that 15 notices were mailed. 1 response in favor and 1 undecided response were received.

Mike Cerdan, a representative for the applicant, was present to briefly elaborate about the project and answer questions.

Commissioner Skaggs, Commissioner Holzer, and Commissioner Miller asked questions. The applicant was present and responded. Commissioner Wood made comments. Director Hammonds and the applicant responded

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

ACTION ITEMS

3. Consideration and possible action on a request for a variance APX ZO Zoning Ordinance, Article 1, Section 6.A.3 "Off Street Parking and Loading Requirements" to allow a variance from the required paved concrete or asphalt parking and to allow for crushed concrete for a lot located at 180 E Chapman Dr.

Commissioner Miller read the item.

Director Hammonds presented the item noting that 15 notices were mailed. 1 response in favor and 1 undecided response were received. Staff recommends denial.

Commissioner Miller, Commissioner Wood, and Commissioner Skaggs asked questions.

Director Hammonds responded.

Commissioner Miller makes a motion to deny the request for a variance APX ZO Zoning Ordinance, Article 1, Section 6.A.3 "Off Street Parking and Loading Requirements" to allow a variance from the required paved concrete or asphalt parking and to allow for crushed concrete for a lot located at 180 E Chapman Dr. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Holzer, Commissioner Knabe, and Commissioner Rippey.

Voting Nay: Commissioner Skaggs

The motion passes 5 to 1.

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 6:22 P.M.