

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

AUGUST 14, 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 Commissioner Miller called the Planning and Zoning meeting to order at 7:00 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	Jacob Gastelum
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Lisa Freeman

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 June 12, 2023, meeting.

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

Voting Yea: Commissioner Freeman, Commissioner Amendola, Commissioner Gastelum, Commissioner Miller, Commissioner Turner. The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller Opens the Public Hearings at 7:05 P.M.

2. Conduct a Public Hearing on a request for a variance from Chapter 14, Section 23.3.1.b to allow a variance from the minimum side yard setback of 25 feet and to allow for a minimum side yard setback of 20 feet for a new commercial structure to be constructed at 902 N. Stemmons Frwy.

Director Hammonds goes over the project and explains why they are requesting a variance. She says they want to put in a drive-thru coffee shop. The lot is an odd shape and in order to fit the applicant needs the 20' (feet) side yard variance. Staff mailed out 8 public hearing notices and as of tonight has not received any responses.

Thomas Muir – property owner

He thanks the board for all they do. He states his sister and he own the property that was previously a gas station. He said the gas station sat closer than 20 feet to the street. He stated this is a uniquely shaped lot and they are just wanting to make it viable for a commercial.

3. Conduct a Public Hearing on a request for a variance from Chapter 14, Section 52.2.A.2 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 7 feet for a new residential structure to be constructed at 4825 Enclave Drive.

Director Hammonds goes over the project and explains why they are requesting a variance. The applicant wants to build a new residential home on the site. Staff mailed out 8 public hearing and as of tonight only received 2 (two) responses in favor and 1 (one) opposed.

Commissioner Miller Closes the Public Hearings at 7:11 P.M.

ACTION ITEMS

4. Consideration and possible action on a request for a variance from Chapter 14, Section 23.3.1.b to allow a variance from the minimum side yard setback of 25 feet and to allow for a minimum side yard setback of 20 feet for a new commercial structure to be constructed at 902 N. Stemmons Frwy.

Commissioner McAlister makes a motion to approve the variance to allow a 20' (foot) side yard setback.

Commissioner Turner seconded the motion.

Voting Yea: Commissioner Gastelum, Commissioner Amendola, Commissioner Freeman, Commissioner Miller, Commissioner Stone. The motion passes unanimously.

5. Consideration and possible action on a request for a variance from Chapter 14, Section 52.2.A.2 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 7 feet for a new residential structure to be constructed at 4825 Enclave Drive.

Commissioner McAlister makes a motion to approve the variance to allow a 7' (foot) side yard setback.

Commissioner Freeman seconded the motion.

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

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:14 P.M.