

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

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

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.

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.

Commissioner Miller Opens the Public Hearing at 7:01 P.M.

Director Hammonds goes over the project. She explains this area is zoned SF-9 (Single Family -9) and that requires a 90-foot lot width. The applicant is asking for a variance

to allow 76-foot lot width. She also lets the board know that after looking on GIS mapping it looks like the lot width would actually be closer to 71-foot after removing the road out of the lots. Staff mailed out 15 notices and received 1 in favor and 3 opposed. Staff does recommend denial.

Lisa Roberts-property owner

She said she lives next door to the property and says the proposed development does not match the neighborhood. She is opposed.

Allen Chick-property owner

He said he is opposed to the development as it is not consistent with the current neighborhood. He also explained about the traffic problems it will cause in the area.

Reed-property owner

He said his main concern will be water runoff and flooding.

Jonathan Whitworth-Developer

He says he hears everyone and their opposition and takes them to heart. He stated that the minimum lot square footage is 12,000 and their lots will exceed that square footage. He also said that in response to the drainage the City will require him to do a drainage study and comply.

Commissioner Miller Closes the Public Hearing at 7:12 P.M.

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.

Commissioner Amendola makes a motion to deny the variance to allow a 76-foot lot width. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Gastelum, Commissioner McAlister, Commissioner Freeman, Commissioner Miller, Commissioner Stone. The motion passed unanimously.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:17 P.M.