

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

MARCH 09, 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 5 | Luke Leissner |
| Commissioner, Place 7 | Randy Rippey |

BOARD MEMBERS ABSENT:

Commissioner, Place 6 Jason Miller

STAFF MEMBERS PRESENT:

Seated Alternate Lisa Cabrera and Secretary Shelley Warner

STAFF MEMBERS ABSENT:

Director of Development Services Ramie Hammonds

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 October 13, 2025 meeting.

Commissioner Skaggs read the item.

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

Voting Yea: Commissioner Skaggs, Commissioner Holzer, Commissioner Knabe,
Commissioner Leissner and Commissioner Cabrera.

The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from APX ZO Zoning Ordinance, Article 1, Section 6 "Off-Street Parking and Loading Requirements" to allow a variance from the required minimum 1 space per 200 square feet of floor area and to allow for 1 space per 250 square feet of floor area, for the property generally located on the north west corner of N Stemmons Frwy and Belz Road.

Commissioner Skaggs opens the Public Hearing at 6:03 P.M.

Commissioner Skaggs read the item.

Secretary Warner presented the item noting that 11 notices were mailed. 1 response in favor was received.

Commissioner Holzer asked questions. The applicant was present and responded.
Commissioner Wood made comments.

Commissioner Miller closes the Public Hearing at 6:07 P.M.

ACTION ITEMS

3. Consideration and possible action on a request for a variance from APX ZO Zoning Ordinance, Article 1, Section 6 "Off-Street Parking and Loading Requirements" to allow a variance from the required minimum 1 space per 200 square feet of floor area and to

allow for 1 space per 250 square feet of floor area, for the property generally located on the north west corner of N Stemmons Frwy and Belz Road.

Commissioner Skaggs read the item.

Secretary Warner presented the item noting that 11 notices were mailed. 1 response in favor was received. Staff recommends approval.

Commissioner Skaggs asked questions. Commissioner Holzer responded.

Commissioner Knabe makes a motion to approve the variance from the required minimum 1 space per 200 square feet of floor area and to allow for 1 space per 250 square feet of floor area. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Holzer, Commissioner Skaggs, Commissioner Leissner, Commissioner Rippey, and Commissioner Cabrera.

The motion passes unanimously.

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 6:10 P.M.