

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

JUNE 12, 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 Matt Fuller 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 6	Jason Miller
Commissioner, Place 5	Matt Fuller

BOARD MEMBERS ABSENT

Commissioner, Place 7	Phillip Surles
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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 May 17, 2023, meeting.

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

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

PUBLIC HEARING ITEMS

2. Conduct a Public Hearing on a request for a variance from Chapter 14, Section 52.2.B the minimum lot size of 6500 square feet and the minimum lot depth of 100 feet and allowing for a lot size of 5460 square feet and lot depth of 75 feet, a variance from Chapter 14, Section 52.2.A a minimum front yard setback of 25 feet and allowing for a front yard setback of 21 feet, and a variance from the rear yard setback of 25 feet and allowing for a rear yard setback of 18 feet for a new residential home to be constructed at 102 Sims Street, and generally located approximately 97 feet north of the intersection of Kirkland Street and Sims Street.

Commissioner Fuller opens the public hearing at 7:01 PM

Director Hammonds explains that this is a lot that has sat vacant for a long time. The neighborhood has been developing quickly and doesn't have many vacant lots left. She states that without the variances this lot is not able to be developed because of its size. She goes over the home Habitat is proposing, which is a little over 1800 square foot home that does meet all the City's exterior façade requirements.

Lora Blakeslee – Habitat for Humanity- goes over the home they are proposing. She let the board know they would love to be able to build in this community.

Commissioner Fuller closes the public hearing at 7:05 PM

ACTION ITEMS

3. Consideration and possible action on a request for a variance from Chapter 14, Section 52.2.B the minimum lot size of 6500 square feet and the minimum lot depth of 100 feet and allowing for a lot size of 5460 square feet and lot depth of 75 feet, a variance from Chapter 14, Section 52.2.A, a minimum front yard setback of 25 feet and allowing for a front yard setback of 21 feet, and a variance from the rear yard setback of 25 feet and allowing for a rear yard setback of 18 feet for a new residential home to be constructed at 102 Sims Street, and generally located approximately 97 feet north of the intersection of Kirkland Street and Sims Street.

Commissioner McAlister makes a motion to approve the variances as presented. Commissioner Miller seconded the motion.

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

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Fuller adjourns the meeting at 7:09 P.M.