



**AGENDA  
CITY OF SANGER  
ZONING BOARD OF ADJUSTMENT**

**MONDAY, September 10, 2018**

**7:00 P.M.**

**CITY HALL  
COUNCIL CHAMBERS  
502 ELM STREET  
SANGER, TX 76266**

**1. Call Meeting to Order.**

7:02 P.M.

**2. Determine Presence of a Quorum.**

**3. Pledge.**

**4. Consider and Possibly Adopt Minutes of the Meeting of December 11, 2017.**

Motion to approve made by Commissioner Surles.

Commissioner Fuller seconded. Motion passes unanimously.

**5. Conduct a Public Hearing Concerning a Requested Variance to the Required Minimum Rear Yard Setback Requirement for Property Located at 4029 Windmill Drive (Lot 1, Block 7, Phase 2A of Sanger Trails), Allowing a 20-Foot Rear Yard Setback Instead of the Required 25-Foot Rear Yard Setback, Being Approximately 0.1919 Acres (8,360 square feet) and Generally Located Southwest of the Intersection of Marion Road and Lakepark Drive.**

Muzaib speaks briefly and goes over the staff report.

Open Public Hearing at 7:04 P.M.

Commissioner Barrett asks did any of the other lots need a variance? Is this home bigger than the other homes? Is the house floor plan different than the others?

Trey Greenwald stands up to speak and says that the houses that they build are set up for different setbacks. So all our plans are set for the setback for the other phase of the

subdivision only about 7 ft. of the Master Bedrooms doesn't fit the set back. This will be a model home.

Public Hearing closes at 7:08 P.M.

- 6. Consider, Discuss and Act on the Requested Variance to the Required Minimum Rear Yard Setback Requirement for Property Located at 4029 Windmill Drive (Lot 1, Block 7, Phase 2A of Sanger Trails), Allowing a 20-Foot Rear Yard Setback Instead of the Required 25-Foot Rear Yard Setback, Being Approximately 0.1919 Acres (8,360 square feet) and Generally Located Southwest of the Intersection of Marion Road and Lakepark Drive.**

Commissioner Cooper makes a motion to approve

Commissioner Surles seconded the motion. Motion passes unanimously.

- 7. Conduct a Public Hearing Concerning a Requested Variance From Minimum lot Width of Sixty (60') Feet and lot Depth of Hundred (100') Feet Requirements of SF-8 (Single Family Residential - 8), for the Southern lot of the Two Proposed Lots, for a proposed Replat of Property Located at 512 Locust Street (Lot 2(PT),3(N21') Block 37 of Original Town of Sanger), Being Approximately 0.35 Acres (15,246 square feet) and Generally Located Southeast of the Intersection of Locust Street and South 6<sup>th</sup> Street.**

Muzaib speaks briefly and reads of the staff report.

Public Hearing Opens at 7:09 P.M.

Chad Terrill stands to speak and explains what part of the property does not meet the set back. He points out the small area in the back of the lot.

Commissioner Barrett asks if they are proposing two different depths? Because there is a possible expansion zone in the packet.

Muzaib explains more in detail about the different lots.

Commissioner Barrett is requesting a little more information as to why there is a expansion zone packet in the agenda packet.

Chad Terrill, property owner, stands to speak and answer any questions. He is saying if he needs to move the dotted line on the site plan in order to make up for actual square footage.

Commissioner Fuller asks what are the existing house. He is wanting to know if they change the lots will it interfere with the existing setbacks on the home.

Close public hearing at 7:15 P.M.

- 8. Consider, Discuss and Act on the Requested Variance From Minimum lot Width of Sixty (60') Feet and lot Depth of Hundred (100') Feet Requirements of SF-8 (Single Family Residential - 8), for the Southern lot of the Two Proposed Lots, for a Proposed Replat of Property Located at 512 Locust Street (Lot 2(PT),3(N21') Block 37 of Original Town of Sanger), Being Approximately 0.35 Acres (15,246 square feet) and Generally Located Southeast of the Intersection of Locust Street and South 6<sup>th</sup> Street.**

Commissioner Surlles makes a motion to approve.

Commissioner Cooper seconded. Motion passes unanimously.

## **9. Adjourn**

7:16 P.M.