

Planning & Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> 06/11/2025	<b>Budgeted Amount:</b>
<b>Department:</b> Administration	<b>Prepared By:</b> WGA

**Subject**

Consideration and possible action on the variance request related to the required utility easement and vegetative setback for the HEB development (Dev. No. 2402).

**Recommendation**

WGA and Staff recommend P&Z make a formal recommendation to Council on the variances related Section 78-92(a) and Section 78-162(a)

**Discussion**

The Engineer's Memo and the Variance Application are attached.

The Developer is requesting a variance to the City's code of ordinances Chapter 78 Ordinances related to the following:

- Section 78-92(a): Required 16' minimum utility easement: The Developer is requesting to remove the utility easement entirely along SH-105 and place all proposed public utilities within TxDOT right-of-way.
- Section 78-162 (a) Minimum Landscape Setback: Requesting a 20' setback in lieu of the 25' requirement to be maintained on all commercial properties abutting single-family properties.
- Section 78-185 Article VIII: Per the enclosed letter, the Developer is requesting to limit tree planting to 150' from the front door on all commercial pads.. This request is not an explicit variance of any City Code.

**Approved By**

City Staff	Ruby Beaven	Date:
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