



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: July 10, 2023

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on a request for a variance from Chapter 14, Section 23.3.1.b to allow a variance from the minimum side yard setback of 25 feet and to allow for a minimum side yard setback of 20 feet for a new commercial structure to be constructed at 902 N. Stemmons Frwy.

SUMMARY:

- The property is zoned "B-2" Business -2.
- The applicant is seeking a variance from the required 25-foot side yard setback to a 20-foot setback.
- The property is located at 902 N Stemmons Frwy.
- The applicant is proposing to build a drive-thru coffee shop on the site.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this meeting has received no responses.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

Applications
Location Map
Site Plan
Elevation and Layout
Letter of Intent