



# ZONING BOARD OF ADJUSTMENTS COMMUNICATION

**DATE:** March 9, 2026

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** 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.

**SUMMARY:**

- This development is located in the City of Sanger.
- It is zoned Regional Commercial.
- The project is a proposed large box store.
- The site will have access from N Stemmons Frwy and Belz Road.
- The site shows good circulation in, out, and around the development.
- The additional impervious area will allow for development of future outparcels.
- Staff mailed 11 notices and, at the time of this report, has received 1 response in favor.

**FISCAL INFORMATION:**

N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Location Map