



## **ZONING BOARD OF ADJUSTMENT COMMUNICATION**

**DATE:** September 9, 2024

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

**AGENDA ITEM:** Consideration and possible action on a request for a variance from Zoning Chapter 14, Section 48.5 to allow a variance from the required 20% landscaping and to allow for 13% landscaping for the commercial lots, being 9.82 acres, HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, LOT 7, BLOCK A located in the City of Sanger, and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr. and North Stemmons Frwy.

**SUMMARY:**

- The property is part of a planned development for Belz Road Retail Addition.
- The applicant is seeking a variance from the required 20% landscaping and requesting 13%.
- The applicant needed space for a detention pond which had to be located off-site and thus affected the amount of area on this site.
- Staff mailed out 21 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this meeting we have not received a response.

**FISCAL INFORMATION:**

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

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map  
Site Plan  
Landscape Plan  
Application  
Letter of Intent