

April 9, 2025

To Whom It May Concern,

My name is Sam Anvari, and I am purchasing the parcel of land on the southwest corner of Airport Rd and Dakota Ln. This is a 0.857 +/- acre parcel, currently zoned "HI" also known as heavy industrial. I have completed my PAC meeting with the City of Denton, sharing my plans to build a gas station and c-store here, which is one of the allowed uses in "HI" zoning. The city officials have given me a preliminary nod of approval for this concept. The only challenge we have currently is the lot dimensions.

Under the "lot dimensions" requirements for "HI" zoning, on page 174 of the DDC handbook, section 3.7.2A Minimum Lot Dimensions, the minimum lot size is 20,000 sq ft, the minimum lot width is 100 ft, and the minimum lot depth is 200 ft. This lot satisfies the size requirements, as it is just over 37,000 sq ft, and it also satisfies the lot width, as it is over 100 ft. However, the minimum depth, which I was told the city measures from the midpoint of the rear of the property to the midpoint of the front of the property, is less than the required 200 ft. I did not carve up the property as such, it was done over a decade ago, by the current seller of the property. There is also no opportunity for me to add to this property, as it is landlocked.

I am kindly asking for the City of Denton and the Zoning Board of Adjusters to grant me a variance or exception for the depth requirement, as I am still able to satisfy every other requirement necessary to develop on this parcel. I appreciate your time and consideration and look forward to another successful development that will benefit the community.

Regards,

A handwritten signature in black ink, appearing to be 'Sam Anvari', with a stylized, flowing script.

Sam Anvari

940-595-9527