



## CITY COUNCIL COMMUNICATION

**DATE:** July 11, 2022

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

**AGENDA ITEM:** Conduct a Public Hearing on an Ordinance regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.

**SUMMARY:**

- The applicant is proposing to rezone the subject property of approximately 10.41 acres from (A) Agricultural to (B-2) Business District 2 zoning.
- The location is the current site of the Glen Polk Auto Group.
- The site has never been zoned so placeholder zoning of Agriculture has been the zoning for the property.
- The applicant is proposing to build a new state of the art dealership and will need zoning and platting prior to construction.
- The new building will be approximately 21,200 sq ft and will have a new showroom, sales offices, management offices, customer amenity space, parts storage and sales, and a 16-bay service facility.
- The new space will bring approximately 15 new jobs to Sanger.
- The property is surrounded by B-2 to the north, Agriculture to the west and south, and B-2 to the east across I-35
- The use is consistent with the Sanger 2040 Comprehensive Plan.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map

Application

Letter of Intent

Ordinance #XX-XX-XX