



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** March 10, 2025

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

**AGENDA ITEM:** Consideration and possible action on a zoning change from Industrial I-1 to Business B-2 for 1.426 acres of land described as A0029A R. BEEBE, TR 133, within the City of Sanger, and generally located east of I-35 and south of 5<sup>th</sup> St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5<sup>th</sup> St.

### **SUMMARY:**

- The applicant is wanting to change the zoning from Industrial to Business.
- The businesses currently within this site all fall within the B-2 zoning.
- The single lot is not suited for an industrial use.
- The B-2 zoning fits more with the surrounding area and matches the Future Land Use Map.
- Staff mailed out 13 public hearing notices to owners of properties within 200 feet of the subject property and as of this meeting has not received any response.

### **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  
Future Land Use Map  
B-2 Regulations