



CITY COUNCIL COMMUNICATION

DATE: August 1, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 08-17-22 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.
- The Planning and Zoning Commission recommended APPROVAL on 7-11-22.
- Staff mailed 10 notices and received no responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Ordinance No. 08-17-22

Application

Letter of Intent