



CITY COUNCIL COMMUNICATION

DATE: April 07, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 04-05-25 for 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 5th St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5th 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.
- The Planning & Zoning Commission recommended approval on 3-10-25.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map
Ordinance No. 04-05-25
Application
Letter of Intent
Survey
Future Land Use Map
B-2 Regulations