

July 13, 2022

Planning & Zoning
City of Sanger, TX
502 Elm Street
Sanger, TX 76266

Re: Specific Use Permit (SUP)
Jack in the Box – Lot 1, Block 1 Sanger Lodging Addition – Sanger, TX

Dear Planning Staff;

OA+D is pleased to submit the attached Specific Use Permit Application and supporting materials for a Jack in the Box Restaurant located between Stemmons Road and Maple Street (Lot 1, Block 1, Sanger Lodging Addition) in the B-2 Business District. The proposed 1,879 square foot restaurant is a single story, 23'-2" tall structure with a drive-thru. The proposed drive-thru currently requires an SUP in the B-2 District.

The proposed Jack in the Box will be placed at the north side of the site with the drive-thru facing Stemmons Road and Maple Street. The building is oriented with main entries on the south and east elevations. The property is bound to the west by Stemmons Road with a Holiday Inn Express to the south. A number of commercial/restaurant uses exist to the north and east, including: Taco Bell with a drive-thru, Subway, Pizza Hut, Imperial Ale and Spirits, Metro PCS and Fuzzy's Taco Shop.


There is existing cross access at the southwest corner of the site connecting to Stemmons Road. We are proposing a second access point on the east side of the site with a connection to Maple Street to provide efficient and functional vehicular access and circulation.

The drive-thru lane will accommodate a 6-car stack. Provisions will be made for a future second drive-thru lane providing an additional 3-4 car stack. A total of 17 parking stalls will be located onsite. The drive-thru will be open 24 hours and the dining room will be open from 6am to 12am.

The architectural character of the building is consistent with the current standard Jack in the Box branding. All four building facades incorporate a uniform material palette of exterior tile and stucco along with storefront windows, awnings, modulation, and horizontal and vertical material changes to create a cohesive design. The building will have a flat roof with parapet walls that screen all mechanical equipment from view.

We appreciate your consideration of this application and look forward to working with the City of Sanger as the project moves through the development approval process. Please do not hesitate to contact me with any questions you may have or if additional materials are required.

Sincerely,



Jason Smith, AIA
Office of Architecture and Design, PLLC