



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: July 14, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Replat of Belz Road Retail Addition and Sanger Exchange West being approximately 8.205 acres of land described as Belz Road Retail Addition, Blk A, Lot 5, Blk B Lot 2, Sanger Exchange West Sec 1 Blk A, Lot 1 and 2. and within the City of Sanger, generally on the north side of FM 455 W, approximately 930 feet west of the intersection of FM 455 W and I-35.

SUMMARY:

- This Development is part of the Belz Road Retail Addition that includes the Tom Thumb grocery store.
- The plat will take four parcels and divide them into six separate parcels.
- The intent is to use the property for commercial pad sites.
- The site will have shared access across parcels.
- Staff mailed 31 notices and, at the time of this report, has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition that all comments are met.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent
Planning Comments
Engineering Comments