



CITY COUNCIL COMMUNICATION

DATE: September 2, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a zoning change from Business 2 (B-2) to Planned Development (PD) for approximately 23.425 acres of land, described as A0029A R. BEEBEE, TR 64B and 64B(4), within the City of Sanger, and generally located south of FM 455 and approximately 408 east of the Santa Fe Railroad.

SUMMARY:

- The development will consist of approximately 23.425 acres.
- The property is currently zoned B-2 Business 2.
- The applicant requested the Sanger Town Center South Planned Development.
- The development will allow RC – Regional Commercial and NC – Neighborhood Commercial uses. These uses are equivalent to the previous B-2 Business 2 and B-1 Business 1 uses.
- The PD states that setbacks will be measured from the exterior lot lines with no setback internally.
- It would increase the front setback from 20' to 25'.
- The PD allows for shared parking and overall parking requirements, but will meet the minimum number of spaces.
- The buffer yard will have a straight minimum 3' buffer as opposed to the ordinance that states a minimum 10' but no less than 3' in congested areas.
- Landscape percentage will be calculated on entire development and not per individual tract.
- Staff mailed out 129 public hearing notices to owners of properties within 200 feet of the subject property and has received 6 responses Opposed.
- This zoning aligns with our Comprehensive Plan.
- Planning & Zoning recommended approval on 8-12-25.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map