



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: March 13, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a rezoning from "I-1" Industrial 1 to "B-2" Business 2 of approximately 0.251 acres of land, described as A1241A TIERWESTER, TR 50, OLD DCAD SHT 5, TR 15 within the City of Sanger, and generally located on the east side of N Stemmons Frwy and approximately 218 feet north of the intersection FM 455 and N Stemmons Frwy.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 0.251 acres from "I-1" to "B-2".
- The applicant will be replatting this property with the adjacent property currently zoned "B-2" to create one developable lot.
- The site recently demolished the building that was located on the site due to the TxDOT expansion.
- The property has a width of approximately 390 feet along N Stemmons Frwy and a depth of approximately 128 feet at the widest portion.
- The plan for the property is to develop a drive-thru coffee shop.
- The property is surrounded on the north and south by "B-2", west across I-35 by "B-2" and "PD", and the east by "B-2" and "I-1".
- The requested zoning conforms with the Sanger 2040 Comprehensive Plan.
- The rezoning of this property provides better consistency of the zoning in that area.
- Staff mailed out 5 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had not received any responses.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Application
Letter of Intent
B-2 Zoning Regulations