



**DATE: 07/23/2025**

**1<sup>st</sup> REVIEW COMMENTS – Sanger Town Center South - Zoning**

The request is for a Planned Development (PD) being approximately 24.245 acres. Planned Developments are intended to provide a better product than what would be achieved with straight zoning. Below are the comments that should be addressed before City Council approval. Resubmit PD with any changes.

**Planning**

Provide the following:

1. Need statement that anything not addressed in PD will follow City of Sanger Code of Ordinances.
2. Industrial uses should not be allowed in this area. This area needs to be limited to business uses. Staff would not recommend approval for Industrial uses.
3. Under Lot Dimensions, lot coverage has forty percent (50%) correct written or numerical number.
4. There needs to be a minimum setback between buildings, even if setbacks are from the overall tract.
5. Under parking, it states that parking will be for overall site based on actual uses. Do we know what the actual uses are? Need to determine how this is computed.
6. Outdoor Sales and Display needs to be allowed only with SUP.
7. Signage needs to follow the new sign ordinance.

**Informational Comments**

1. The property is within the City of Sanger.
2. A PD should be a better product than straight zoning. This PD does not appear to add anything to the development, but rather remove regulations.
3. The PD will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Tuesday, August 12, 2025, and the City Council meeting on Tuesday, September 2, 2025 if all comments have been addressed.