



## CITY COUNCIL COMMUNICATION

**DATE:** October 2, 2023

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Conduct a public hearing on a rezoning from "A" Agricultural to "I-1" Industrial 1 of approximately 3 acres of land, described as A0029A R BEEBE, 112, within the City of Sanger, and generally located on the east side of the I -35 Frontage Road, approximately 512 feet north of the intersection of the I-35 Frontage Road and Utility Road.

**SUMMARY:**

- The applicant is proposing to rezone the approximate 3-acre subject property from "A" to "I-1".
- The applicant will be platting this property with the adjacent property currently zoned "I-2" to create one large industrial development.
- The site currently has an abandoned house and barns.
- The property is surrounded on the north, south, and east by "I-1", and on the west across I-35 by "A".
- 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 1 public hearing notice to owners of properties within 200 feet of the subject property and at the time of this report had not received any responses.
- Planning & Zoning recommended approval.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Location Map