

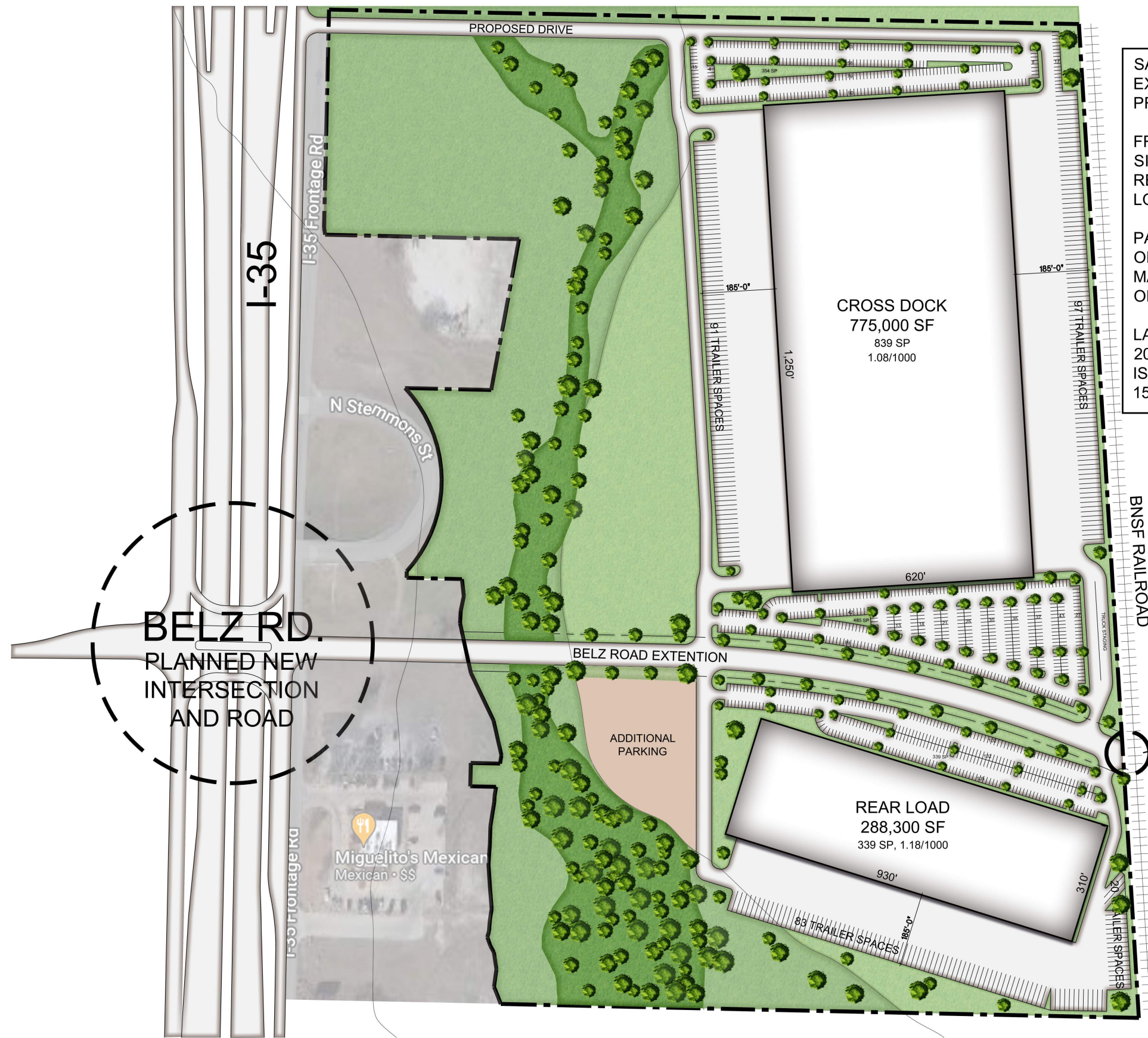
SANGER INDUSTRIAL

SANGER, TX

DESIGN PRESENTATION

AUGUST 29, 2022

CAWLEY PARTNERS



SANGER ZONING:
 EXISTING ZONING = AG
 PROPOSED ZONING = I-1 (INDUSTRIAL)

FRONT YARD = 20'
 SIDE YARD = 10', ADJ. TO STREET 20'
 REAR YARD = 20'
 LOT COVERAGE = NO MORE THAN 50%

PARKING:
 OFFICE = 1/ 300
 MANUFACTURING / WAREHOUSE = 1/ 2 EMPLOYEES
 OR 1/ 1000, WHICHEVER IS GREATER

LANDSCAPE:
 20% OF TOTAL LOT AREA.
 ISLAND EVERY 18 PARKING SPACES
 15' BUFFER YARD ADJACENT TO ANY USE

BELZ RD.
 PLANNED NEW
 INTERSECTION
 AND ROAD

**BELZ ROAD /
 RAILROAD
 CROSSING,
 PENDING BNSF
 APPROVAL**



