



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: June 9, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Minor Plat of Dhakal Karki Addition, being approximately 1.375 acres of land described as A1241A Tierwester, TR 239 and TR 240, within the City of Sanger, generally located on the northeast corner of 5th Street and Freese St.

SUMMARY:

- The site is zoned B-1
- This plat will create two lots for commercial development
- The lots are planned for a 4000 square foot convenience store and a 2400 square foot commercial building.
- It will have access from 5th Street and Freese St with shared access.
- The site will be served by Sanger Electric, Water, and Wastewater.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition all comments are met before City Council approval.

ATTACHMENTS:

Location Map
Minor Plat
Application
Letter of Intent
Planning Comments
Engineering Comments