



## CITY COUNCIL COMMUNICATION

**DATE:** September 3, 2024

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

**AGENDA ITEM:** Consideration and possible action on the Final Plat of the Belz Road Retail Addition Phase 1 – Multi-Family, being 17.33 acres described as HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, BLOCK A, LOT 3, located in the City of Sanger and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr and North Stemmons Frwy.

**SUMMARY:**

- The applicant is developing the multi-family portion of Belz Road Retail Phase 1.
- This phase will consist of 600 dwelling units and 12 duplex units.
- Applicant is platting Lot 3, Block A.
- The lot is 17.33 acres and will dedicate 0.86 acres of Right-of-Way.
- This lot will have frontage along a newly constructed road that will extend from FM 455 to Belz Rd.
- Planning & Zoning recommended approval with the condition all comments were satisfied prior to City Council approval.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends DENIAL on the condition the Preliminary Plat has not been approved and the attached comments have not been satisfied.

**ATTACHMENTS:**

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