



CITY COUNCIL COMMUNICATION

DATE: February 5, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Duncan Retail, being 5.770 acres, located in the City of Sanger, and generally located on the east side of the I-35 Frontage Road approximately 60 feet north of the intersection of I-35 Frontage Road and S 5th Street.

SUMMARY:

- The applicant is proposing to create 5 commercial lots from 1 unplatted tract.
- This site is located on the east side of the I-35 Frontage Road approximately 60 feet north of the intersection of I-35 Frontage Road and S. 5th Street.
- The property is zoned B-2 which allows retail.
- There is one existing business located on the site currently.
- The property will be served by City of Sanger Water, Sewer and Electric.
- Planning & Zoning recommended approval with the condition all comments are 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 based on the condition attached comments have not been satisfied.

ATTACHMENTS:

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