



## CITY COUNCIL COMMUNICATION

**DATE:** September 5, 2023

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

**AGENDA ITEM:** Consideration and possible action on a request for the Replat of Lot 1R, Block A of the Powell Addition, being 1.05 acres located within the City of Sanger, generally located along the north side of Duck Creek Road approximately 511 feet west of the intersection of Duck Creek Road and South Stemmons Frwy.

**SUMMARY:**

- The applicant is proposing to create 1 commercial lot of 1.05 acres, from 1 previously platted tract.
- The site is zoned Business District 2.
- The existing building is currently over the build line.
- The owner states the building will be utilized as a church.
- There was right-of-way dedication of 0.01 acres.
- The replat will establish all easements required to make the site developable.
- Staff mailed out 12 notices and at the time of this report has not received any responses.
- The property is located in the City of Sanger.
- Resubmission has not be received.

**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  
Replat  
Application  
Letter of Intent  
Planning Comments  
Engineering Comments