



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** August 14, 2023

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

**AGENDA ITEM:** Conduct a public hearing 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.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Location Map