



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: August 14, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of the Bentley Addition, being 1.064 acres of land described as A0658A JANUARY TR 33A, 34A, and 35A(PT) located in the City of Sanger's ETJ, and generally located on the east side of FM 2450 approximately 162 feet north of the intersection of FM 2450 and FM 455.

SUMMARY:

- The applicant is proposing to create 1 lot from an unplatted tract.
- This site is located on the east side of FM 2450 approximately 162 feet east of the intersection of FM 2450 and FM 455.
- The lot would have access from FM 2450.
- The lot is being developed as a single-tenant commercial building.
- The lot will be serviced by Bolivar Water Supply Corporation and have on-site sanitary sewer facilities.
- The property is located in the City of Sanger's ETJ.

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 satisfied prior to City Council approval.

ATTACHMENTS:

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