



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: March 13, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of Coffee Bistro 1187, being 0.779 acres, located in the City of Sanger, and generally located on the east side of FM 455 and approximately 218 feet n of the intersection of FM 455 and N Stemmons Frwy corner of FM 455 and N Stemmons Frwy.

SUMMARY:

- The applicant is proposing to create 1 commercial lot from two unplatted tracts.
- This site is located on the east side of N Stemmons Frwy on the northeast corner of FM 455 and Ns Stemmons Frwy.
- The property is zoned "B-2" Business 2.
- Drive-thru Coffee is an allowed use in the "B-2" zoning district.
- TxDOT has taken right-of-way from the south and west sides of the lot and the buildings have been demolished.
- The property is serviced by Sanger Water, Sewer, and Electric.
- 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:

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