



# PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** January 13, 2025

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

**AGENDA ITEM:** Consideration and possible action on a Final Plat of Blue Star Phase 2, being approximately 14.2225 acres of land described as A1066A J.M.A. RUIZ, TR 12 and 12A, within the City of Sanger, generally located east of I-35 and approximately 1746 feet south of Chisum Rd.

**SUMMARY:**

- The applicant proposes to plat one Industrial lot that will mirror the existing lot.
- The lot will be located to the north of the current lot.
- The applicant plans to build an industrial building of approximately 290,940 square feet.
- The property is served by City of Sanger Electric, Sanger Water and Wastewater.

**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 met before City Council approval.

**ATTACHMENTS:**

Location Map

Final Plat

Application

Letter of Intent

Planning Comments

Engineering Comments