



## **PLANNING & ZONING COMMISSION COMMUNICATION**

**DATE:** January 13, 2025

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

**AGENDA ITEM:** Consideration and possible action on the Preliminary Plat of Clear Creek Intermediate School, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.

### **SUMMARY:**

- The applicant is proposing to create 1 lot from one unplatted tract in order to develop on this site.
- This site is located on the west side of South Stemmons Frwy.
- This is the site of the current Clear Creek Intermediate School.
- The school district is planning an addition to this building housing additional classrooms, saferoom, fire lanes, and additional parking.

### **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 before City Council Approval.

### **ATTACHMENTS:**

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