



CITY COUNCIL COMMUNICATION

DATE: April 1, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Duncan Retail, being 5.770 acres of land described as A1241A TIERWESTER, TR 222(PT), located in the City of Sanger, and generally located on the east side of the I-35 Frontage Road approximately 60 feet north of the intersection of I-35 Frontage Road and S 5th Street.

SUMMARY:

- The applicant is proposing to create 5 commercial lots from 1 unplatted tract.
- This site is located on the east side of the I-35 Frontage Road approximately 60 feet north of the intersection of I-35 Frontage Road and S. 5th Street.
- The property is zoned B-2 which allows retail.
- There is one existing business located on the site currently.
- The property will be served by City of Sanger Water, Sewer and Electric.
- Planning & Zoning recommended approval on January 8, 2024.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent