



## CITY COUNCIL COMMUNICATION

**DATE:** April 1, 2024

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

**AGENDA ITEM:** Consideration and possible action on the Preliminary Plat of the Church Street Addition, being 1.01 acres, of land located A1241A TIERWESTER, TR 175, 1.012 ACRES, OLD DCAD SHT 3, TR 12, located in the City of Sanger, and generally located on the east side of South Stemmons Frwy at the intersection of I-35 Frontage Road and Church Street.

**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 east side of South Stemmons Frwy.
- The applicant is proposing to build a 3000-square-foot medical office building with room for a second building as a phase 2 at a later date.
- The site has access from both I-35 Frontage Road and Church.
- Planning & Zoning recommended APPROVAL.

**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