



CITY COUNCIL COMMUNICATION

DATE: October 2, 2023

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, 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 with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL based on the conditions attached comments have not been satisfied.

ATTACHMENTS:

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