



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** March 10, 2025

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

**AGENDA ITEM:** Consideration and possible action on a Preliminary Plat of Sanger Daycare Addition, being approximately 5.070 acres of land described as MARY H SHIRLEY BLK 14(S PT), 15, and A1241A TIERWESTER, TR 276, generally located on the east side of 2<sup>nd</sup> Street approximately 142 feet north of Jackilu Street.

**SUMMARY:**

- The developer is proposing to subdivide two unplatted lots into five developable lots.
- The development consists of approximately 5.070 acres.
- The lots range in size from 0.138 to 2.479 acres
- A proposed daycare will be constructed on Lot 2.
- This site is Zoned I-1 Industrial 1 and all lots comply with the I-1 regulations.

**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  
Preliminary Plat  
Application  
Letter of Intent  
Planning Comments  
Engineering Comments