



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** June 10, 2024

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

**AGENDA ITEM:** Consideration and possible action on the Final Plat of the Belz Road Retail Addition Phase 1, being 27.18 acres described as A1241A TIERWESTER, TR 56, and A1241A TIERWESTER, TR 57(PT), OLD DCAD SHT 5, TR 6, located in the City of Sanger, and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr and North Stemmons Frwy.

**SUMMARY:**

- This is phase 1 of a multi-phase development
- Applicant is platting Block A, Lots 4-14, and Block B, Lots 2-5
- The proposed lots will be developed as commercial lots including a grocery site, with one being developed as a self-storage.
- These lots will have frontage along N Stemmons, W Chapman Dr, a newly developed street, and internal drive aisles

**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 prior to City Council approval.

**ATTACHMENTS:**

Location Map

Final Plat

Application

Letter of Intent

Planning Comments

Engineering Comments