



# PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** March 10, 2025

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

**AGENDA ITEM:** Consideration and possible action on a Minor Plat of Rising Star Corner Addition, being approximately 1.466 acres of land described as A1241A TIERWESTER, TR 71 within the City of Sanger, generally located on the north west corner of Duck Creek Rd and Rising Star Ln.

**SUMMARY:**

- The applicant proposes to create 1 single-family lot.
- The lot will be used to build a single-family home.
- The lot sits almost entirely within the floodplain.
- The lot has frontage along Duck Creek Rd and Rising Star Ln.
- The site will be served City of Sanger Water and Sewer and by CoServ Electric.

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