



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** September 11, 2023

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

**AGENDA ITEM:** Conduct a Public Hearing on a rezoning from "A" Agricultural to "SF-10" Single-Family 10 of approximately 1.01 acres of land, described as A1241A TIERWESTER, 206, within the City of Sanger, and generally located on the southwest corner of Duck Creek Road and Mesa Drive.

**SUMMARY:**

- The applicant is proposing to rezone the approximate 1.01-acre property from "A" to "SF-10".
- The site currently has two houses located on it.
- The applicant would like to plat and create additional lots for development under the SF-10 zoning.
- The property is surrounded on the north by SF-8, south, and east by "SF-10", and on the west by "A".
- The requested zoning matches the surrounding zoning and conforms with the Sanger 2040 Comprehensive Plan.
- The rezoning of this property provides better consistency of the zoning in that area.
- Staff mailed out 30 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had not received any responses.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Location Map