



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: May 13, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), 84.5014 ACRES, OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

SUMMARY:

- The applicant is proposing to create 143 residential lots, 5 HOA lots and 1 commercial lot.
- The property is under the Lane Ranch Planned Development.
- There are two existing houses on the site which will be removed.
- The development will have access from FM 455 and Indian Lane via Butterfield Drive which will be constructed with the site.
- This development is located in the City of Sanger.
- The property will be served by City of Sanger Water, Sewer and 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 satisfied prior to City Council approval and that the PD Amendment is approved prior to the plat approval.

ATTACHMENTS:

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