



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** December 8, 2025

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

**AGENDA ITEM:** Consideration and possible action on a Minor Plat of Rangers Elite Field Addition being approximately 9.602 acres of land within the A0792A J. MORTON, TR 53B(PT), within the City of Sanger, generally located on the east side of Keith Dr, approximately 994 feet north of the intersection of Keith Dr and W Chapman.

**SUMMARY:**

- The site is zoned AG.
- The purpose is to create a lot of record.
- It will have access from Union Hill Road.
- The plan is to develop a sports field on this lot.
- The site will be served by Bolivar Water and Coserv Electric. It will on-site sewer.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends DENIAL on the condition that not all comments have been satisfied.

**ATTACHMENTS:**

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