



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 9, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Minor Plat of the Mo Addition, being 38.16 acres, located in the City of Sanger's ETJ, and generally located on the south side of FM 455 approximately 1961 feet west of Creekview Road.

SUMMARY:

- The applicant is proposing to create 3 residential lots from 6 unplatted tracts.
- This site is located on the south side of FM 455 approximately 1961 feet west of Creekview Road.
- Lot 1 is 7.15 acres, Lot 2 is 23.57 acres, and Lot 3 is 7.44 acres.
- The lots would have access from FM 455 through a 50-foot Fire, Access, and Utility easement.
- There is no access to Lot 2 and Lot 3 from a public way.
- The lots will be serviced by Bolivar Water Supply Corporation and have on-site sanitary sewer facilities.
- The property is located in the City of Sanger's ETJ.

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

Minor Plat

Application

Letter of Intent

Planning Comments

Denton County Comments