



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** July 14, 2025

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

**AGENDA ITEM:** Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

### **SUMMARY:**

- The development will be a planned development.
- The development will consist of approximately 130.907 acres which will consist of 374 single-family lots and 17.48 acres of commercial.
- It will consist of 296 50' Type 1 lots and 78 60' Type 2 lots.
- Lots will consist of 25% homes a min 1200-1499 square feet, 60% 1500-1999 square feet, and 15% 2000 square feet or greater.
- Setbacks shall be 20' front yard, 15' rear yard, and 5' side yard except at a corner side yard shall be 15' and at corner garage face shall be 20'.
- It will have 26.6 acres for open space, detention or retention areas, with .02 acres developed as park.
- Staff mailed out 123 public hearing notices to owners of properties within 200 feet of the subject property and has received 1 response In Favor and 1 response Neutral.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

N/A

### **ATTACHMENTS:**

Location Map