



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: July 14, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD 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:

Staff recommends APPROVAL with the conditions that all comments are satisfied prior to City Council.

ATTACHMENTS:

Location Map

Planned Development

Application

Letter of Intent

Response Form 1 – IN FAVOR

Response Form 2 – NEUTRAL