



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 17, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Lake Ridge Estates Phase 4, being approximately 43.821 acres of land described as RSUEBEN BEBEE SURVEY, ABST. NO. 29, within the City of Sanger, and generally located north of McReynolds Road and east of Indian Lane.

SUMMARY:

- The applicant is proposing to create 100 residential lots, and 2 HOA lots.
- The property is under the Lake Ridge Estates Planned Development.
- The development will have two points of access from FM 455 and McReynolds Road.
- This development is located in the City of Sanger.
- The property will be served by City of Sanger Water, Sewer, Electric, 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.

ATTACHMENTS:

Location Map
Preliminary Plat
Applications
Letter of Intent
Planning Comments
Engineering Comments
Civil Comments