



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: August 14, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a rezoning from Agricultural (A) to Planned Development (PD) of approximately 20.504 acres of land, described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and East of Indian Lane.

SUMMARY:

- The applicant has acquired additional acreage adjacent to PD 04-11-22
- The applicant is proposing to rezone the additional acreage of approximately 20.504 acres from Agricultural (A) to Planned Development (PD).
- The new acreage will follow the same PD regulations as PD 04-11-22.
- The added acreage will add 54 Manor Lots (50' x 120') and 88 Garden Lots (40' x 120'). No new estates will be added.
- Total Open Space increased from 83.783 acres to 86.25 acres.
- The trail system increased from 2.56 miles to 3.07 miles.
- Staff mailed out 3 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no response.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

- Location Map
- Revised PD
- Lane Ranch Concept Map
- Lane Ranch Park Plan
- Application
- Letter of Intent