



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 13, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Elada Ph 1A, being approximately 64.437 acres of land being part of A1241A TIERWESTER, TR 4(PT)1, and part of A1241A TIERWESTER, TR 8, within the City of Sanger, generally located on the north side of Belz Road approximately 915 feet west of the intersection of Belz Road and N Stemmons Frwy.

SUMMARY:

- This plat is the first phase of the Elada Addition.
- The plat will create 183 residential and 9 open space lots.
- This phase will have two points of access from Belz Road.
- This area is zoned PD Planned Development.
- All lots comply with the zoning district requirements.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL on the condition not all comments have been satisfied.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent
Planning Comments
Engineering Comments