



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** December 11, 2023

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

**AGENDA ITEM:** Consideration and possible action on a Minor Plat of Lots 1-3, Block A, of Mallard Estates, being 10.656 acres, located in the City of Sanger's ETJ, and generally located on the north side of Duck Creek Road approximately 1014 feet east of the intersection of Duck Creek Road and Sam Bass Road.

**SUMMARY:**

- The applicant is proposing to create 3 lots from two separate parcels.
- The site is located within the City of Sanger's ETJ.
- Lot 1 will be 2.042 acres, Lot 2 will be 4.126 acres and Lot 3 will be 4.127 acres.
- There is currently an existing house on the property.
- The site will be served by Bolivar Water 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  
Minor Plat  
Application  
Letter of Intent  
Planning review comments  
Engineering Comments