



# PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** April 8, 2024

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

**AGENDA ITEM:** Consideration and possible action on the Final Plat of lots 1-12 & LOT 13X, BLOCK 1; LOTS 1-4 & LOT 5X, BLOCK B; LOTS 1-78 & LOT 8X, BLOCK C of Lakeside Estates Addition, being 68.028 acres, located in the City of Sanger's ETJ, and generally located on the north side of McReynolds Road approximately 120 feet northeast of the intersection of McReynolds Road and FM 455.

**SUMMARY:**

- The applicant is proposing to create 23 single-family lots and 3 open-space lots.
- The lots will range in size from 2.0 acres to 3.08 acres.
- The properties will be served with on-site septic and a well for water.
- There is one existing house currently located on the site.
- The property is located in the City of Sanger ETJ.

**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 met prior to City Council approval.

**ATTACHMENTS:**

Location Map

Final Plat

Application

Letter of Intent

Planning Comments

Engineering Comments

Drainage Comments