



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** October 10, 2022

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

**AGENDA ITEM:** Consideration and possible action on Final Plat of lots 1 and 2, of Union Hill Road Addition, being 13.143 acres, located in the City of Sanger's ETJ, and generally located on the north east corner of FM 455 and Union Hill Road.

**SUMMARY:**

- The applicant is proposing to create 2 single family lots. One lot of 10.369 acres and one lot of 2.0 acres, from 1 previously unplatted tract.
- Lot 1 has 134 feet of frontage and Lot 2 has 827 feet of frontage.
- The applicant is dedicating 0.774 acres of right-of-way for Union Hill Road.
- This site meets the Lake Ray Roberts zoning requirements and was approved by the Lake Ray Roberts Zoning Board and Commissioners Court.
- The property is located in the City of Sanger's 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 satisfied prior to City Council approval.

**ATTACHMENTS:**

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