



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 10, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Preliminary Plat of lots 1-23 and lots 1X and 2X Block A of Palomino Bay Addition, being 54.34 acres, located in the City of Sanger's ETJ, and generally located on the west side of Jones Road approximately 782 feet north of the intersection of FM 1190 and Jones Road.

SUMMARY:

- The applicant is proposing to create 23 single family lots and 2 open space lots.
- The lots will range in size from 2.0 acres to 2.687 acres.
- The applicant is dedicating 0.432 acres of right-of-way for Jones Road.
- The development will be a gated community.
- Each lot will have a minimum 125 feet of width at the front building line.
- The development meets the Lake Ray Roberts Zoning designation of R-2.
- The properties will have onsite septic and individual water wells. CoServ will provide the electric.
- 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
Preliminary Plat
Application
Letter of Intent
Planning Comments
Engineering Comments