



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** January 12, 2026

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

**AGENDA ITEM:** Consideration and possible action on a request for a replat of Bolivar Ranch Estates Blk B Lot 5, being approximately 13.331 acres of land within the City of Sanger's ETJ, generally located on the east side of Chisum Road, approximately 1341 feet north of the intersection of FM 2450 and Chisum Road.

**SUMMARY:**

- This development is located in the City of Sanger's ETJ.
- The replat will divide one single lot into 2 separate lots.
- The lot will have access from Chisum Road.
- Staff mailed 14 notices and at the time of this report has not received any responses.

**FISCAL INFORMATION:**

N/A

**RECOMMENDED MOTION OR ACTION:**

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

**ATTACHMENTS:**

Location Map  
Replat  
Application  
Planning Comments  
Engineering Comments