



## CITY COUNCIL COMMUNICATION

**DATE:** July 5, 2022

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

**AGENDA ITEM:** Consideration and possible action on a Final Plat of Lots 1-30, Block A of Lonesome Dove Addition, being 55.5 acres, located in the City of Sanger's ETJ, and generally located on the south west corner of Metz Road and Hoehn Road.

### **SUMMARY:**

- The applicant is proposing to create 30 single family lots ranging in size from 1.40 acres to 3.09 acres, from 1 previously unplatted tract.
- Each lot has a minimum of 150 feet of frontage
- Per this plat the applicant is requesting that estate lots be allowed for 1.40 acres for 6 of the 30 lots instead of 1.5 acres.
- Per this plat the applicant is requesting that maximum cul-de-sac length do not apply.
- Per this plat the applicant is requesting that maximum block length does not apply.
- This property is located within 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 met prior to City Council approval.

### **ATTACHMENTS:**

Location Map  
Application  
Letter of Intent  
Preliminary Plat  
Comments