

June 6, 2022

Ms. Ramie Hammonds
City of Sanger
Development Services
201 Bolivar
Sanger, TX 76266

RE: Letter of Intent – Preliminary Plat: Lonesome Dove Addition

Ms. Hammonds,

Please let this letter serve as our formal Letter of Intent for the Preliminary Plat for the property located at the southwest corner of Metz Road and Hoehn Road. The subject property is located outside of Sanger's City limits, but within the City's ETJ. The 55.50+/- acre property is anticipated to create approximately 30 residential lots.

This Preliminary Plat requests three variances from the subdivision ordinance:

1. The minimum of 1.5 acre for Estate lots not apply
2. Maximum cul-de-sac length to not apply
3. Maximum block length to not apply

The 6 lots at the northeast corner of subdivision are approximately 1.4 acres and slightly smaller than the 1.5 acre requirement for estate lots. The proposed roadway, Lonesome Dove Trail, has been aligned so that all lots on the south side of the proposed right-of-way meet the 1.5 acre requirement. The average lot size for the proposed subdivision is approximately 1.68 acres.

Requests 2 and 3 are related. This preliminary plat proposes a central estate style road with a 60-ft right-of-way running through the center of the subdivision. The total length of the proposed roadway is just over 2100-ft. It would take a vehicle travelling 30 mph about 45 seconds to travel the length of the street. This limited amount of time would not be an undue burden on the residents or emergency vehicles. It also removes an unnecessary connection to Hoehn Road which is likely to have limited use as residents would be using the paved internal street to access the Metz Road. A central turn around meeting the geometry requirements of a cul-de-sac is proposed approximately midway in the proposed roadway. This style of development has been successfully implemented and allows the residents the benefit of a dead-end street that won't have cut-through traffic. The layout creates a single block which would exceed the maximum in the subdivision ordinance and is common for a single block subdivision.

The City's future land use plan identifies this area as rural residential. We believe this development is in conformance with the future land use plan and the requested variances are in line with the spirit of the City's ordinances while allowing for a unique approach to a rural residential development.

Sincerely



Heath Voyles, PE

