



# PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** March 10, 2025

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

**AGENDA ITEM:** Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

**SUMMARY:**

- The development will be a planned development
- The development will consist of approximately 234.73 acres which will consist of not more than 1,100 single-family detached.
- The development will be developed in phases and the amenities will be completed with the first phase.
- It will consist of 50' Manor lots and 60' Estate lots, lot widths will be measured at the rear of the required front yard setback.
- Estate lots will consist of homes of a min 2000 square feet, except for 25% which shall be a min 1800 square feet.
- Manor lots will consist of homes a min 1800 square feet, except for 25% which shall be a min 1600 square feet.
- Setbacks shall be 20' front yard, 5' side yard except adjacent a street and then shall be 10' and 20' rear yard.
- It will have 71.63 acres for park, open space, detention or retention areas, and amenity areas.
- The development will have parks, trails, and open space.
- Open spaces/parks will be connected sidewalks, trails or pedestrian pathways.
- Trails will be a min 6' in width.
- Staff mailed out public hearing notices to owners of properties within 200 feet of the subject property and has received 6 responses opposed.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map  
Planned Development  
Application

Application 2

Letter of Intent

Response Form 1 – OPPOSED

Response Form 2 – OPPOSED

Response Form 3 – OPPOSED

Response Form 4 – OPPOSED

Response Form 5 – OPPOSED

Response Form 6 – OPPOSED