



CITY COUNCIL COMMUNICATION

DATE: July 7, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Chapman Crossing, being approximately 68.209 acres of land described as H TIERWESTER SURVEY ABSTRACT NO. 1241, within the City of Sanger, generally located along Belz Road and approximately 1281 feet west of N Stemmons Frwy.

SUMMARY:

- The applicant proposes to plat 296 Single Family Lots and 11 HOA /Open Space lots.
- There will be 15.290 acres of Right-of-Way dedication.
- The lots are part of Planned Development (PD) #11-20-24.
- The subdivision will have connectivity from FM 455 to Belz Road.
- The lots are a mixture of 40' and 50' widths.
- The minimum home sizes are between 1300 sf and 2000 sf depending on lot width.
- This plat complies with PD #11-20-24 and the preliminary plat.
- Planning & Zoning recommend approval on 2-10-25.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Final Plat

Application

Letter of Intent