



CITY COUNCIL COMMUNICATION

DATE: August 1, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on a Preliminary 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 1.50 acres. The average sizes of the lots are greater than 1.50 acres. The lots range in size from 1.40 to 3.01 acres.
- Per this plat the applicant is requesting that maximum cul-de-sac length do not apply. With the larger size lots the number of houses on each stretch before the cul-de-sac is no greater than what is on the standard cul-de-sac.
- Per this plat the applicant is requesting that maximum block length does not apply. The larger lot sizes do not allow for a more intense density than the shorter block lengths with average size lots.
- This property is located within the City of Sanger's ETJ.
- The Planning and Zoning Commission recommended APPROVAL on 7-11-22.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent