



## CITY COUNCIL COMMUNICATION

**DATE:** January 6, 2025

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

**AGENDA ITEM:** Consideration and possible action on Ordinance 01-02-25 a zoning change from A (Agricultural) to PD (Planned Development) for approximately 202.69 acres, land described A0029A R. BEEBE, TR 107, OLD DCAD SHT 3, TR 10, within the City of Sanger, and generally located South of Lois Road and approximately 1,219 feet west of Marion Road.

### **SUMMARY:**

- The applicant is proposing to create 841 single-family lot 1 unplatted tract, an amenity center, and approximately 27.7 acres of open space.
- This site is generally located on the south side of Lois Road and approximately 1,219 feet west of Marion Road.
- The applicant is wanting a Planned Development with 217 lots at 60 x120 and lot sizes with a minimum of 7,200 square feet lots.
- The applicant is wanting a Planned Development with 624 lots at 50 x120 and lot sizes with a minimum of 6,000 square feet lots.
- The applicant is proposing 25% of the homes to be 1,000- 1,499 sq. ft., 50% of the homes to be sq. ft. 1,500- 1,999, and 25% of the homes to be 2,000 sq. ft. or above.
- The property is located in the City of Sanger.
- Staff mailed out 37 public hearing notices to owners of properties within 200 feet of the subject property and received one response In Favor and two responses Opposed.
- The Planning & Zoning Commission recommended approval on 12-17-24.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL

### **ATTACHMENTS:**

Location Map

Ordinance 01-02-25

Exhibit A

Exhibit B

Exhibit C

Application

Letter of Intent

Response Form – In Favor

Response Form 1 – Opposed

Response Form 2 - Opposed

