



CITY COUNCIL COMMUNICATION

DATE: February 5, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Duck Creek Ridge, being 1.010 acres, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive

SUMMARY:

- The applicant is proposing to create 4 single-family lots from 1 unplatted tract.
- This site is located on the south side of Duck Creek Road.
- The applicant was granted a variance of 6 inches to the east side-yard setback from the Zoning Board of Adjustments for the existing house facing Duck Creek Road.
- The preliminary Plat contains an exception to the required 50-foot right-of-way along Mesa Drive and requested a 40-foot right-of-way to match the remainder of Mesa Drive.
- The property is zoned SF-10 and with the variance and exception requested meets all of the zoning requirements.
- There are two existing houses on the site.
- This development is located in the City of Sanger
- The property will be served by City of Sanger Water, Sewer and CoServ Electric.
- Planning & Zoning recommended approval of the plat as submitted with the condition all comments were satisfied prior to City Council approval.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL based on the condition attached comments have not been satisfied.

ATTACHMENTS:

Location Map
Application
Letter of Intent
Preliminary Plat
Planning Comments
Engineering Comments