



CITY COUNCIL COMMUNICATION

DATE: November 7, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of lots 1-30, Block A of Lonesome Dove Addition, 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 3.01 acre, from 1 previously unplatted tract.
- Each lot has a minimum 142 feet of frontage.
- The applicant is dedicating 5.15 acres of right-of-way for Metz Road.
- This project was granted the variance to be considered Estates lots through the preliminary plat.
- The preliminary plat also granted variances to the maximum block length and maximum cul-de-sac length.
- The property is located in the City of Sanger's ETJ.
- The Planning and Zoning Commission recommended APPROVAL on October 10, 2022 with the condition all comments 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. Engineering and Planning comments for this site have not been fully addressed. See comments labeled Exhibit A for specific conditions of denial.

ATTACHMENTS:

Location Map

Final Plat

Application

Letter of Intent

Exhibit A Engineering Comments