



CITY COUNCIL COMMUNICATION

DATE: February 3, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance 02-04-25 a zoning change from Agricultural (A) to Planned Development (PD) of approximately 133.2 acres of land, described as A0029A R. BEEBE, TR 67 & 68(PT), A0029A R. BEEBE, TR 66(PT), within the City of Sanger, and generally located North of FM 455 and east of the Santa Fe Railroad.

SUMMARY:

- The applicant is proposing to rezone approximately 133.2 acres from Agricultural (A) to Planned Development (PD).
- The planned development would consist of multi-family, commercial, and residential areas.
- The applicant is proposing approximately 74.5 acres of single-family with a mix of 239 40' and 50' lots. They would also provide approximately 7.37 acres of single-family attached townhomes to allow for 74 townhome units.
- The development has proposed 18 acres of multi-family area to accommodate 350 multi-family units.
- The development calls for 33 acres of commerce.
- The applicant proposes to extend Indian Lane and connect to the Sanger Circle Subdivision
- The 50' lots would have a minimum house size of 1600 square feet
- The 40' lots would have a minimum house size of 1400 square feet
- Townhomes would have a minimum 750 square feet
- The multi-family would offer efficiency units a minimum 450 square feet, one-bedroom units a minimum 600 square feet, two-bedroom units a minimum 750 square feet, and three-bedroom units a minimum 900 square feet.
- The current site plan does not lay out the specific park areas, trails, or amenities in these areas.
- The PD does not provide for an amenity center
- Staff mailed out 25 notices to properties within 200 feet. At the time of this report, we had received two responses 1 In Favor and 1 Opposed.
- The Planning & Zoning unanimously recommended DENIAL on 1-13-25

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL. This development does not align with our current housing policy and has not satisfied outstanding comments.

ATTACHMENTS:

Location Map

Ordinance 02-04-25

Exhibit A – PD Document
Exhibit B – Site Plan
Exhibit C – Area Map
Exhibit D – Site Thoroughfare Plan
Application
Letter of Intent
Response Form – IN FAVOR
Response Form – OPPOSED
Planning Comments