



## CITY COUNCIL COMMUNICATION

**DATE:** June 2, 2025

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

**AGENDA ITEM:** Consideration and possible action on a request for a variance from Chapter 10 Subdivision, 10.106.b.4.D General Plat Requirements to allow a variance from the maximum longitudinal slopes of 2% within 100 feet of an intersection and to allow for maximum 2% within 60 feet of an intersection for a residential development, generally located on the east side of Marion Road, approximately 1180 north of the intersection of FM 455 and Marion Road.

**SUMMARY:**

- This development has requested to be allowed to follow City of Denton criteria, which requires a maximum 2% slope within 60 feet of an intersection in lieu of the City of Sanger's maximum 2% within 100 feet of an intersection.
- Engineering has reviewed this request and feels that this is a reasonable request in this situation.
- All engineering plans would need to show that they can meet this requirement before engineering approval.
- The development will have one gated entry (requested) that would affect this requirement.
- Staff mailed out 37 public hearing notices to owners of properties within 200 feet of the subject property and received eight responses In Favor.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Engineering recommends APPROVAL.

**ATTACHMENTS:**

Location Map

Site Plan

Application

Letter of Intent

Response forms 1-8 – In Favor