



CITY COUNCIL COMMUNICATION

DATE: June 2, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing 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:

N/A

ATTACHMENTS:

Location Map