



DATE: 06/26/2026

1st REVIEW COMMENTS – High Pointe - Zoning

The request is for a Planned Development (PD) being approximately 131 acres. Planned Developments are intended to provide a better product than what would be achieved with straight zoning. Below are the comments that should be addressed before City Council approval. Resubmit PD with any changes.

Planning

Provide the following

1. In the general statement, include approximate acreage.
2. Define what is considered Tract 1 and Tract 2.
3. Better define what the open space will include and how it will be divided into those uses.
4. Under note in Development Standards, the cul-de-sac bulb or elbow needs to meet the minimum lot width at the build line.
5. Under note in Development Standards, outdoor living areas, if attached to the house, need to meet the rear yard setback.
6. Housing sizes – look at the adopted housing study and possibly adjust housing product to better align with the housing study.
7. Architectural Standards need to meet or exceed current standards.

Parks

8. Parks requests a statement that park equipment will be of commercial grade and approved by the Director of Parks or his designee.
9. Phasing will be such that a park shall be included and developed with the first phase of development before completion of the first residential unit.

Informational Comments

1. The property is within the City of Sanger.
2. The PD will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, July 14, 2025, and the City Council meeting on Monday, August 4, 2025.