



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 17, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a zoning change from A (Agricultural) to PD (Planned Development) for approximately 202.69 acres, land described A0029A R. BEEBE, TR 107, OLD DCAD SHT 3, TR 10, within the City of Sanger, and generally located South of Lois Road and approximately 1,19 feet west of Marion Road.

SUMMARY:

- The applicant is proposing to create 841 single-family lot 1 unplatted tract, an amenity center, and approximately 27.7 acres of open space.
- This site is generally located on the south side of Lois Road and approximately 1,219 feet west of Marion Road.
- The applicant is wanting a Planned Development with 217 lots at 60 x120 and lot sizes with a minimum of 7,200 square feet lots.
- The applicant is wanting a Planned Development with 624 lots at 50 x120 and lot sizes with a minimum of 6,000 square feet lots.
- The applicant is proposing to build homes that range from 1,000 square feet to 2,000 square feet.
- The property is located in the City of Sanger.
- The applicant is proposing 25% of the homes to be 1,000- 1,499 sq. ft., 50% of the homes to be sq. ft. 1,500- 1,999, and 25% of the homes to be 2,000 sq. ft. or above.
- Staff mailed out 37 public hearing notices to owners of properties within 200 feet of the subject property and as of this meeting have received 1 response opposed.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition all comments are satisfied prior to City Council approval.

ATTACHMENTS:

Location Map
Proposed PD
Exhibit
Application
Letter of Intent
Planning Comments
Response Form- Opposed