



# PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** February 10, 2025

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

**AGENDA ITEM:** Consideration and possible action on a Final Plat of Chapman Crossing, being approximately 68.209 acres of land described as H TIERWESTER SURVEY ABSTRACT NO. 1241, within the City of Sanger, generally located along Belz Road and approximately 1281 feet west of N Stemmons Frwy.

**SUMMARY:**

- The applicant proposes to plat 296 Single Family Lots and 11 HOA /Open Space lots.
- There will be 15.290 acres of Right-of-Way dedication.
- The lots are part of Planned Development (PD) #11-20-24.
- The subdivision will have connectivity from FM 455 to Belz Road.
- The lots are a mixture of 40' and 50' widths.
- The minimum home sizes are between 1300 sf and 2000 sf depending on lot width.
- This plat complies with PD #11-20-24 and the preliminary plat.

**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 met before City Council approval.

**ATTACHMENTS:**

Location Map

Final Plat

Application

Letter of Intent

Planning Comments

Engineering Comments