



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: August 13, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of Duck Creek Ridge, being 1.010 acres on land described as H.TIERWESTER SURVEY, ABSTRACT NO. 1241, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive

SUMMARY:

- The applicant is proposing to create 4 single-family lots from 1 unplatted tract.
- This site is located on the south side of Duck Creek Road.
- The property is zoned SF-10 and with the variances requested meets all of the zoning requirements.
- Side yard setback to 7.5 feet instead of 8 feet.
- There are two existing houses on the site.
- This development is located in the City of Sanger
- The property will be served by City of Sanger Water, Sewer and CoServ Electric.

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
Final Plat
Application
Letter of Intent
Planning Comments
Engineering Comments