

iCivil Engineering
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August 16, 2022

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Burnside addition
Request for Variances from the Subdivision Ordinance – Residential/local street Letter of Intent

Dear Ms. Hammonds,

Project Description

The developer is presenting a single-family residential development at 8949 Sam Bass Road in the City of Sanger E.T.J., Denton County, Texas.

The proposed development will create 17 residential lots with a minimum lot size of 1 acre and one lot dedicated to Bolivar Water Supply.

In this proposed development, the residential street of 28 feet from edge to edge in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers has been proposed.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances are necessary. In particular we are presenting a request to construct a residential/estate street section.

Variance Request

Below is a list of references in the Subdivision Ordinance where the requirements for residential/estate streets are discussed:

- 10.105 General Plat Requirements, (1) Streets, (I) (iv) Residential Estate
- o Requires a minimum of 1 ½ acres compared to the county requirement of 1 acre.

Discussion

In regards to Section 10.105 please consider:

The proposed development is on the far western limit of city ETJ. It will be many years before the urban additions, currently within the city limits, expand to adjoin the rural developments within the ETJ and beyond. Residential/Estate type developments within the city limits and on its fringes should reasonably be required to adhere to the Residential/Estate type developments.

Here, Residential/Estate streets will be provided without curb and gutter, sidewalks and storm sewer systems. Borrow ditches will be commonly constructed to provide for drainage along with driveway culverts.

The minimum street widths for the City of Sanger is 31 feet, face to face of curb for residential streets in a 50 foot right-of-way with sidewalks, storm sewers and city utilities in the right-of-way and franchise utilities in utility easements adjacent to the right-of-way.

Here, The width for a residential street will be 28 feet from edge to edge in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers. City utilities will be within the right-of-way and franchise utilities will be in utility easements adjacent to the right-of way.

The minimums for Denton County are no minimum for the street width in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers. Drainage is accommodated by borrow ditches and culverts. All utilities are in utility easements adjacent to the right-of-way except for roadway crossings perpendicular to the roadway.

Typically a minimum pavement width of 24 feet edge to edge for residential development is provided in Denton County.

The proposed development will connect to county roads that are expected to remain in the county for years to come. They will be maintained by Denton County.

It is a common understanding that county developments are rural. The county minimum is one acre. It seems appropriate that the residential/estate section is applicable in the ETJ.

The City of Sanger's residential/estate street section is much more in line with the Denton County road section than the City's residential street section.

It seems appropriate that the city's regulations for a rural type street, particularly in the ETJ, should align more with the county's requirements for streets except perhaps in those areas where annexation is imminent.

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It is our humble opinion that the City of Sanger's residential/estate street section more closely aligns with the Denton County requirements and should be allowed for this development.

Respectfully,



Om Gharty Chhetri, PE, CFM