

iCivil Engineering  
1001 W Eules Blvd Suite 412H  
Eules, TX, 76040  
Office: 972-523-5493  
[omgc@icivileng.com](mailto:omgc@icivileng.com)  
TBPE: F-19293

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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 - Sidewalk 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 with residential/estate street. Therefore, a number of variances are necessary. In particular we are presenting a request to not construct the sidewalks.

**Variance Request**

Below is a list of references in the Subdivision Ordinance where the requirements for sidewalks are discussed:

10.105 General Plat Requirements, (3) Gated Community/Private Streets, (L), Sidewalks and Bikeways  
Does not apply as this is not a gated community or private streets.  
10.106 Improvements, ( c ) Sidewalks  
Request to not require sidewalks

**Discussion**

As noted above, we are not constructing nor proposing a gated community or private streets. Therefore Section 10.105 of the Subdivision Ordinance does not apply.

In regards to Section 10.106 please consider:

The City of Sanger specifies that sidewalks are a public work improvement to be constructed within the right of way, by the developer, to city standards, dedicated to the City, maintained by the developer for the warranty period (warranty bond) and then maintained by the City.

Denton County does not allow sidewalks in the right of way and will not maintain sidewalks.

The proposed development does not include any common areas or amenities that would be served by a pedestrian system.

There are not any public facilities or areas of common interest within a 10 to 15 minute walking distances that would be served by these sidewalks.

There are not any existing sidewalks in the immediate area or nearby for which these sidewalks would complete or compliment a pedestrian system.

The City does not have any capital improvements plans to extend sidewalks out to the area.

If sidewalks were allowed or if they were constructed in public sidewalk easements then it is not clear how the city would maintain sidewalks in the county.

If sidewalks were constructed in a public sidewalk easement, then there is still not a provision to connect the sidewalks via a sidewalk with bridges crossing the Denton County right of way as the county does not allow sidewalks. Then there is still the issue of sidewalk maintenance.

We are not averse to constructing sidewalks in the development (mostly as houses are constructed) if the City and the County can make arrangements to accommodate city sidewalks in the county (ETJ) areas.

It is our humble opinion that the City of Sanger does not require a sidewalks in its developments in its extraterritorial jurisdiction. Therefore we request to approve the variance.

Respectfully,



Om Gharty Chhetri, PE, CFM