



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** December 12, 2022

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

**AGENDA ITEM:** Consideration and possible action on the Preliminary Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.

### **SUMMARY:**

- The applicant is proposing to create 47 residential lots from one unplatted tract.
- This site is located on the west side of Metz Road at the intersection of Metz Road and View Road.
- The lots range in size from 1.00 acres to 3.00 acres.
- The subdivision would have two entrances from Metz Road.
- Variances were granted to not require sidewalks, to not require street lighting, to construct to residential estate street requirements, and to allow drainage to cross more than one lot before being directed to the street.
- The lots will be serviced by Bolivar Water Supply Corporation and have on-site sanitary sewer facilities.
- The property is located in the City of Sanger's ETJ.
- With the granted variances the plat conforms to the City of Sanger subdivision ordinance.

### **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  
Preliminary Plat  
Application  
Letter of Intent  
Planning Comments  
Engineering Comments