CITY COUNCIL COMMUNICATION

DATE: October 3, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

SUMMARY:

- The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction.
- The subdivision will consist of 17 residential lots.
- Lots will be a minimum 1.0 acre in size.
- Per city regulations streets must be a minimum 31 feet wide from face of curb to face of curb with enclosed drainage.
- The minimum right-of-way is 50 feet.
- Per city regulations Residential Estates lots are allowed to be 28 feet from edge to edge in a 60-foot right-of-way with barrow ditch drainage. Residential Estates lots are defined as minimum 1.5 acre lots.
- The applicant is requesting to follow Denton County standards with no minimum street width and 60-foot right-of-way with borrow ditch drainage and driveway culverts.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property. At the time of this report no responses have been received.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL.

ATTACHMENTS:

Location Map