



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: November 13, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on an amendment to Ordinance No. 04-11-22 to amend the planned development language and add 21.17 acres of land described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

SUMMARY:

- The applicant has acquired additional acreage adjacent to PD 04-11-22
- The applicant is proposing to rezone the additional acreage of approximately 21.17 acres from Agricultural (A) to Planned Development (PD).
- The applicant has amended some of the language and requirements in PD 04-11-22. Below are the changes the applicant is proposing:
 - Increased acreage by 21.17 acres
 - Added language to Community Features to allow metal or wood as materials for entry monuments, screening walls, and community signage. Originally was only brick or stone.
 - Decreased the Garden lot depth from 120 square feet to 110 square feet and the overall size of the lot from 4800 square feet to 4400 square feet.
 - Decreased the depth of the cul-de-sac lots from the original 120 square feet to 95 square feet. The minimum lot square footage still applies.
 - Added language to the single-family rear setback for **"all front entry lots"** to be 20 feet. No setback was referenced for anything other than the front entry lots. Originally was a standard 20 feet for rear setback.
 - In single-family attached added section for **"Driveway/Garage location stating all residential dwellings shall be either front entry from a public street or rear entry from an alleyway"**.
 - Added language to single-family attached front yard setback **"for all lots facing a street shall be 20 feet, all others are 10 feet"**. Originally all front yard building setbacks were 20 feet.
 - In single-family attached reduced side yard setback from 7.5 feet to 5 feet on each side of the attached dwelling and reduced the side yard setback adjacent a street or corner lot from 20 feet to 10 feet.
 - Added language in single-family attached **"for end dwelling units that abut a common area lot rather than an alley or street right-of-way, the minimum side yard setback adjacent the common area lot shall be 5 feet"**. Was originally 7.5 feet.
 - In single-family attached added language **"all front entry lots shall be 10 feet from the rear façade of the residence (excluding porches and projecting architectural features) to the rear lot line. All rear entry lots shall have a 20-foot setback from the garage to the alley right-of-way. Porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the rear yard a maximum of five feet"**.

- Amended language to single-family attached parking, two off-street parking will be provided per unit **“within the required garage. Guest parking will be provided within the site at a ratio of 1 space per 4 units”**. Originally was “two off-street parking spaces shall be provided per unit and shall not be within the required front yard”.
 - Parkland was reduced from 59.7 acres to 38.50 acres and open space increased from 83.783 acres to 86.69 acres.
 - Reduced multi-family from 18.5 acres to 12 acres.
- The added acreage will increase Garden lots (40’ x110’) from 158 to 299, Manor Lots (50’ x 120’) from 541 to 603, and Estate Lots (60’ x 120’) from 46 to 54. This increases the total lot count from 875 to 1086. Townhome remained the same at 130 lots.
 - Multi-family is not called out as a separate district on the concept plan and is included in the Business District. Originally was called out as a separate district with location indicated on concept plan.
 - The trail system increased from 2.56 miles to 3.02 miles.
 - Roadway reconfiguration on concept plan.
 - Staff mailed out 65 public hearing notices to owners of properties within 200 feet of the subject property and received no response at the time of this report.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL.

ATTACHMENTS:

Location Map
 Revised PD
 Legal Description
 Lane Ranch Concept Map
 Lane Ranch Park Plan
 Application
 Letter of Intent
 PD Markup
 Original Approved PD
 Review Comments