



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 10, 2022

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Final Plat of lots 1-30, Block A of Lonesome Dove Addition, 55.5 acres, located in the City of Sanger's ETJ, and generally located on the south west corner of Metz Road and Hoehn Road.

SUMMARY:

- The applicant is proposing to create 30 single family lots ranging in size from 1.40 acres to 3.01 acre, from 1 previously unplatted tract.
- There are 6 lots below the 1.5 acres required to be considered Estate Lots.
- Each lot has a minimum 142 feet of frontage.
- The applicant is dedicating 5.15 acres of right-of-way for Metz Road.
- This project was granted the variance to be considered Estates lots through the preliminary plat.
- The preliminary plat also granted variances to the maximum block length and maximum cul-de-sac length.
- The property is located in the City of Sanger's ETJ.

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
Application
Letter of Intent
Final Plat
Planning Comments
Engineering Comments