



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: June 10, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on an amendment to Ordinance No. 09-25-23 approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

SUMMARY:

- The applicant is proposing an amendment to the current PD No. 09-25-23.
- The applicant is requesting in place of 25% of windows:
 - A side yard wall on a corner lot facing a street shall consist of at least 2 windows or doors totaling 25 square feet in aggregate area.
 - On corner lots, side yard fencing facing residential streets and the adjacent gate return, shall be a stained 6-foot-tall cedar board-on-board fence with a decorative top cap and metal posts. Posts and hardware shall be on the internal side of the fence and not viewed from the public ROW.
 - On corner lots, fencing facing a collector or arterial street shall be a 6-foot masonry wall with columns.
 - On corner lots, front fencing or gates that face a primary street shall be set back from the front façade a minimum of 10 feet but no more than 15 feet.
 - If a window of any size is not installed on the side of a house on a corner lot between the front build line and side yard fence return, shrubs of a minimum of 3 gallons in size shall be planted between front build line and fence return at a spacing of 4 feet on center. In addition, one 3-inch caliper eastern red cedar (*Juniperus virginiana*), or other evergreen tree species approved by the Director of Development Services, shall be planted at the longitudinal midpoint between the front build line and fence return.
- The applicant is proposing a change in the house size:
 - The minimum air-conditioned area within each residence shall be 1,650 square feet. The Manor Lots shall place a limit of 20% of the total lot count to be below 2,000 square feet. No more than 10% shall be between 1,650 square feet to 1,800 square feet.
- The applicant is proposing a change in the design elements for the garage:
 - Garages shall be a minimum of 400 square feet. Any garage facing a public street may not extend more than 15 feet beyond the house front or front porch, whichever is closer. On non-typical lots where site constraints are present, a variance to the maximum 15 feet. garage extension beyond house front may be approved by the Director of Development Services or through an alternative façade permit application by the City Council.

- The applicant is proposing a new section VII Utilities and Equipment:
 - Electrical and gas utility meters and AC condensers should be unobtrusively located beyond the front or side street facade zone and screened from view from adjacent streets or common open spaces with landscaping or appropriate fencing.
 - Transformers on individual lots should be screened to minimize visual impact.
 - Satellite dishes and solar panels should be located in less conspicuous locations and out of view from adjacent streets or common open spaces when possible.
 - Antennas should be located inside the building when possible.
 - Solar panels, when visible from the front, should be flush with the roof.
 - All public utility easements (PUE) shall be a minimum of 15 feet in width. All franchise utility easements (FUE) shall be a minimum of 10 feet in width.
- Staff mailed out 33 notices and has received one response in Favor.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Application

Letter of Intent

Original Approved PD

Proposed Amended PD

Response Form- Favor