

# PLANNING & ZONING COMMISSION

## MEETING AGENDA

JULY 11, 2022, 7:00 PM



**PLANNING & ZONING COMMISSION REGULAR MEETING**

**HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

### **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

### **INVOCATION AND PLEDGE**

### **CITIZENS COMMENTS**

*This is an opportunity for citizens to address the Commission on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Commission with regard to matters on the agenda will be received at the time the item is considered. The Commission is not allowed to converse, deliberate or take action on any matter presented during citizen input.*

### **CONSENT AGENDA**

*All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Commissioner to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.*

1. Approval of Minutes from 06/13/2022.

### **PUBLIC HEARING ITEMS**

2. Conduct a Public Hearing on an Ordinance regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.
3. Conduct a Public Hearing on an Ordinance regarding a change to the Future Land Use Map from Medium Residential to Industrial for approximately 99.986 acres of land, described as A0029A R.BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5<sup>th</sup> St and at the end of Sable Ave.
4. Conduct a Public Hearing on an Ordinance regarding a zoning change from A (Agricultural District) to I-1 (Industrial 1) for approximately 99.986 acres of land, described as A0029A R.BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5<sup>th</sup> St and at the end of Sable Ave.

5. Conduct a Public Hearing on a Replat of Lots 1R1-1R2, Block B of Kirkland Street Addition Phase II, being 0.373 acres, located in the City of Sanger, and generally located on the north east corner of Kirkland Street and Railroad Avenue.

## **ACTION ITEMS**

6. Consideration and possible action on an Ordinance regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.
7. Consideration and possible action on an Ordinance regarding a change to the Future Land Use Map from Medium Residential to Industrial for approximately 99.986 acres of land, described as A0029A R.BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5<sup>th</sup> St and at the end of Sable Ave.
8. Consideration and possible action on an Ordinance regarding a zoning change from A (Agricultural District) to I-1 (Industrial 1) for approximately 99.986 acres of land, described as A0029A R.BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5<sup>th</sup> St and at the end of Sable Ave.
9. Consideration and possible action on a Replat of Lots 1R1-1R2, Block B of Kirkland Street Addition Phase II, being 0.373 acres, located in the City of Sanger, and generally located on the north east corner of Kirkland Street and Railroad Avenue.
10. Consideration and possible action on a Final Plat of Lots 1-30, Block A of Lonesome Dove Addition, being 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.
11. Consideration and possible action on a Final Plat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

## **FUTURE AGENDA ITEMS**

*The purpose of this item is to allow the Chairman and Commissioners to bring forward items they wish to discuss at a future meeting, A Commissioner may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Commission or at the call of the Chairman.*

## **INFORMATIONAL ITEMS**

### **ADJOURN**

**NOTE:** The Commission reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

### **CERTIFICATION**

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall is readily accessible to the general public at all times and posted on the City of Sanger website on JULY 8, 2022 at 10:30 a.m.

/s/ Stefani Dodson  
Stefani Dodson, Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.



**MINUTES  
PLANNING AND ZONING COMMISSION  
MONDAY, JUNE 13, 2022  
7:00 PM  
HISTORIC CHURCH BUILDING - 403 NORTH 7TH STREET  
SANGER, TEXAS**

**BOARD MEMBERS PRESENT:**

Jason Miller, Allen McAlister, Philliip Surles, Jackie Turner, Sally Amendola, Shane Stone

**BOARD MEMBERS ABSENT:**

Matt Fuller, Bo Cooper

**STAFF MEMBERS PRESENT:**

Director of Development Services Ramie Hammonds, Stefani Dodson

**1. Call Meeting to Order, Establish a Quorum (Roll Call), Invocation.**

As there was a quorum Phillip Surles called the meeting of Planning and Zoning at 7:05 p.m..

**2. CITIZEN INPUT:**

No citizens came forward to speak to the board.

**3. CONSENT AGENDA:**

Phillip Surles made a motion to approve the consent agenda. Shane Stone seconded the motion. Motion passes with unanimously with a 6-0 vote.

**a. Approval of Minutes**

1. MINUTES FROM 05-09-2022

**4. Consider Any Items Removed from Consent Agenda.**

No items were discussed.

**REGULAR AGENDA**

**5. NEIBERT ADDITION - FINAL PLAT**

Consider a Final Plat of Lot 1, of Neibert Addition, being 4.581 acres, in the City of Sanger's ETJ, and generally located on Sam Bass Rd, approximately 2557 feet south of FM 455. (Hammonds)

Director of Development Services Ramie Hammonds explains the customer so he can build a home



on the property.

Phillip Surles made a motion to approve with the condition all comments are met by City Council.  
Shane Stone seconded the motion. Motion passes unanimously with a 6-0 vote.

#### **6. QUINTANAR/BELLE FARM ADDITION - FINAL PLAT**

Consider a Final Plat of Lot 1, Block A of Quintanar/Belle Farm Addition, being 9.618 acres, in the City of Sanger's ETJ, and generally located on Belz Rd, approximately 563 feet east of Sam Bass Rd.

Director of Development Services Ramie Hammonds briefly goes over the project.

Jason Miller makes a motion to approve with the condition all comments are met by City Council.

Phillip Surles seconded the motion. Motion passes unanimously with a 6-0.

#### **7. SANGER PRESERVE - ZONING CHANGE - PH**

Conduct a Public Hearing regarding a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 11.893 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd. (Hammonds)

Phillip Surles opens the public hearing at 7:08 p.m.

Director of Development Services Ramie Hammonds explains a little about the project. She says this is going to be located on the corner of 5th street and Cowling. They are proposing Commercial along 5th street and apartments behind those.

Pam Holt explains the project to the board. She says they are wanting 166 units, and says they will look like 2 story homes instead of apartments. She also says there is a need for retail in Sanger.

Phillip Surles closes the public hearing at 7:23 pm.

#### **8. SANGER PRESERVE - ZONING CHANGE**

Consider a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 11.893 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd. (Hammonds)

Shane Stone asks about traffic on 5th Street.

Director of Development Services Ramie Hammonds explains that 5th Street is actually a Tx Dot road.

Phillip Surles made a motion to approve with the condition all comments are met by City Council.

Allen McAlister seconded the motion. Motion passes unanimously with a 6-0 vote

#### **9. ADJOURN.**

As there were no further items Phillip Surles adjourns the meeting at 7:27 p.m.



## CITY COUNCIL COMMUNICATION

**DATE:** July 11, 2022

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

**AGENDA ITEM:** Conduct a Public Hearing on an Ordinance regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.

**SUMMARY:**

- The applicant is proposing to rezone the subject property of approximately 10.41 acres from (A) Agricultural to (B-2) Business District 2 zoning.
- The location is the current site of the Glen Polk Auto Group.
- The site has never been zoned so placeholder zoning of Agriculture has been the zoning for the property.
- The applicant is proposing to build a new state of the art dealership and will need zoning and platting prior to construction.
- The new building will be approximately 21,200 sq ft and will have a new showroom, sales offices, management offices, customer amenity space, parts storage and sales, and a 16-bay service facility.
- The new space will bring approximately 15 new jobs to Sanger.
- The property is surrounded by B-2 to the north, Agriculture to the west and south, and B-2 to the east across I-35
- The use is consistent with the Sanger 2040 Comprehensive Plan.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

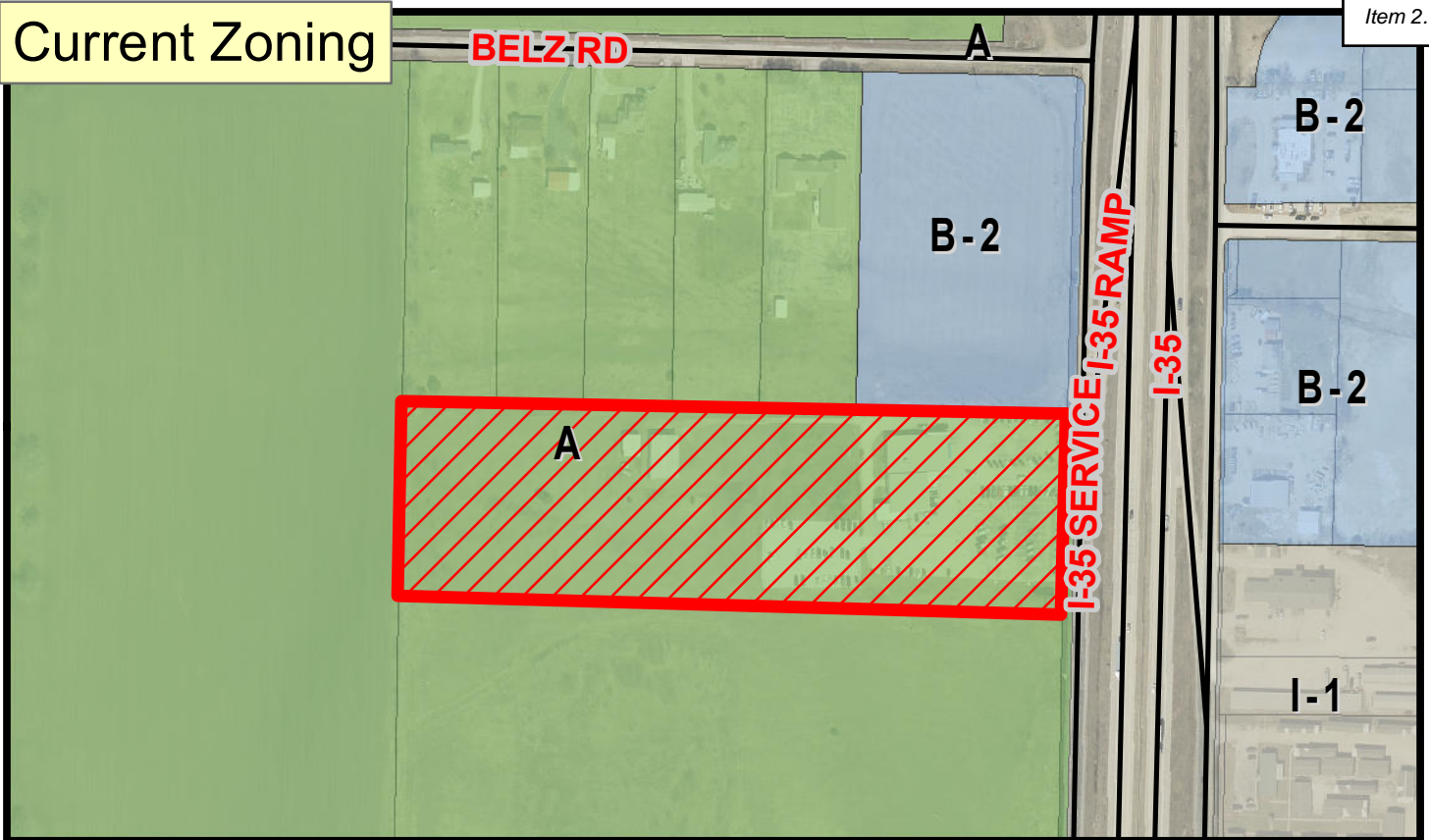
Location Map

Application

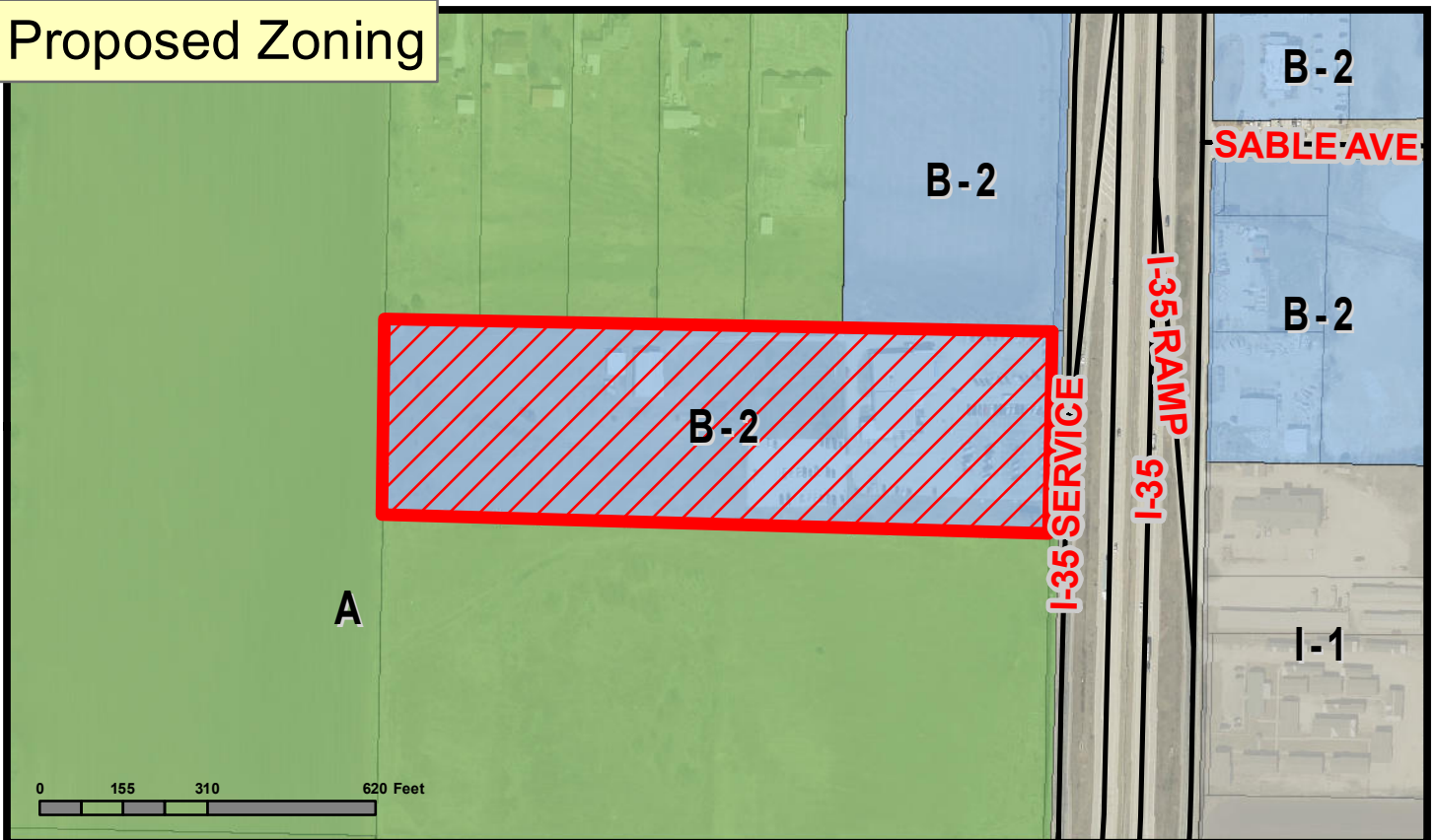
Letter of Intent

Ordinance #XX-XX-XX

## Current Zoning



## Proposed Zoning



Location: 1405 N Stemmons Frwy  
Zoning Change Request  
Project: 22SANZON-0039

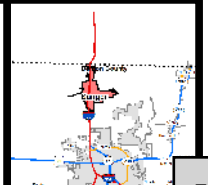


City Limits



Exhibits

DISCLAIMER:  
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## CITY COUNCIL COMMUNICATION

**DATE:** July 11, 2022

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

**AGENDA ITEM:** Conduct a Public Hearing on an Ordinance regarding a change to the Future Land Use Map from Medium Residential to Industrial for approximately 99.986 acres of land, described as A0029A R.BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5<sup>th</sup> St and at the end of Sable Ave.

**SUMMARY:**

- The applicant is requesting to rezone the subject property of approximately 99.986 acres from (A) Agricultural to (I-1) Industrial 1 zoning.
- The property currently has a large portion that is within the floodplain on the west and south boundaries that creates access issues.
- The site has never been zoned so placeholder zoning of Agriculture has been the zoning for the property.
- The applicant is proposing to build a 2-3 industrial warehouses at this location.
- This site does provide an opportunity for the Belz Road connection if a crossing was granted from BNSF.
- The property is surrounded by B-2 to the west, SF-10 to the east across the railroad, and I-1 to the north and south.
- The Future Land Use Maps shows this area to be Medium Residential so the Map would need to be amended prior to any zoning change.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

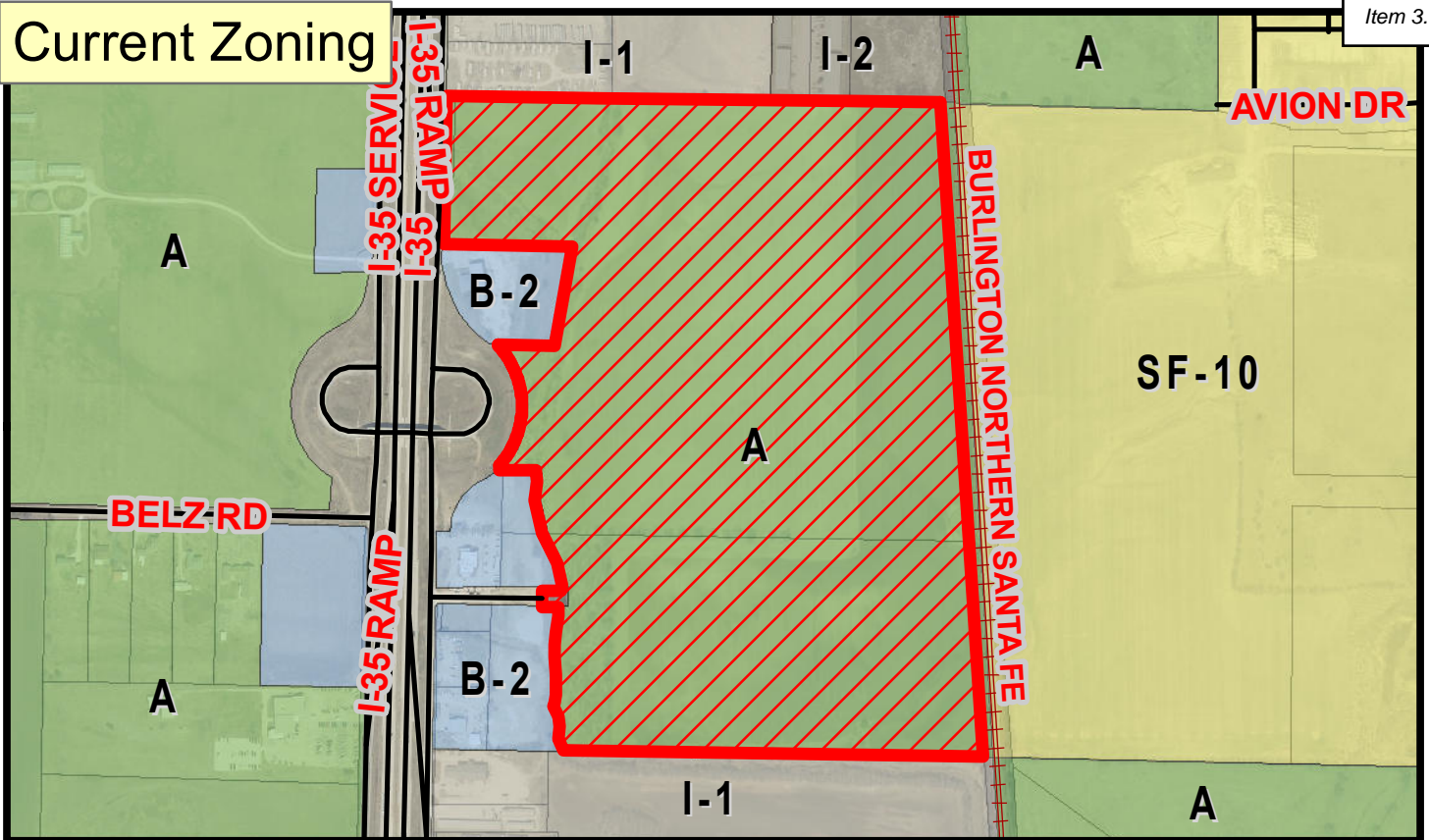
**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

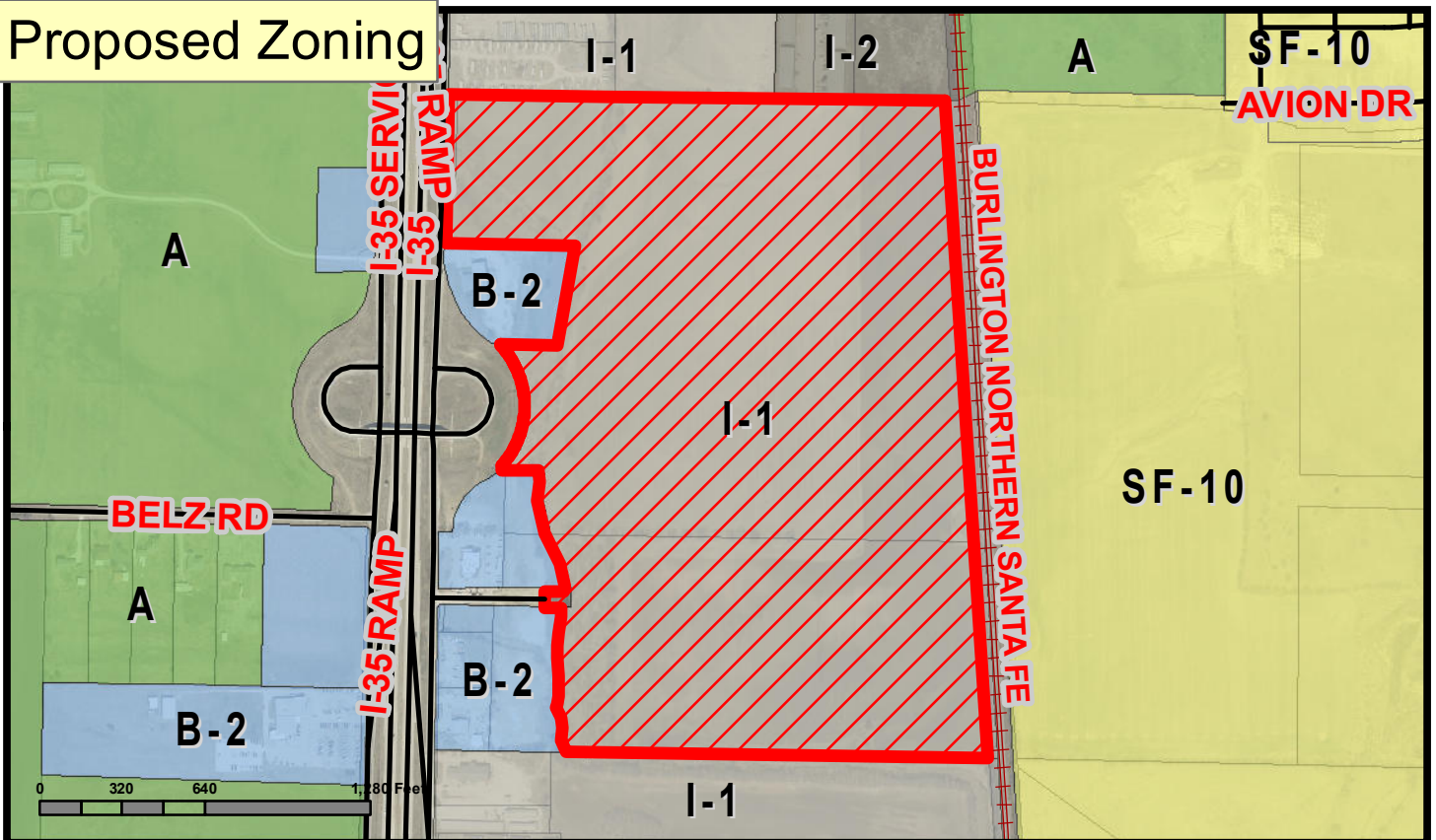
**ATTACHMENTS:**

Location Map

## Current Zoning



## Proposed Zoning



**SANGER**  
TEXAS

Location: Belz Road 100 Acre  
Future Land Use Amendment

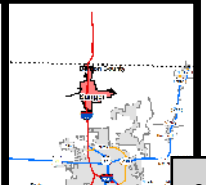


City Limits



Exhibits

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## CITY COUNCIL COMMUNICATION

**DATE:** July 11, 2022

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

**AGENDA ITEM:** Conduct a Public Hearing on an Ordinance regarding a zoning change from A (Agricultural District) to I-1 (Industrial 1) for approximately 99.986 acres of land, described as A0029A R.BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5<sup>th</sup> St and at the end of Sable Ave.

### **SUMMARY:**

- The applicant is proposing to rezone the subject property of approximately 99.986 acres from (A) Agricultural to (I-1) Industrial 1 zoning.
- The property currently has a large portion that is within the floodplain on the west and south boundaries that creates access issues.
- The site has never been zoned so placeholder zoning of Agriculture has been the zoning for the property.
- The applicant is proposing to build a 2-3 industrial warehouses at this location.
- This site does provide an opportunity for the Belz Road connection if a crossing was granted from BNSF.
- The property is surrounded by B-2 to the west, SF-10 to the east across the railroad, and I-1 to the north and south.
- The Future Land Use Map shows this to be Medium Residential so the map would need to be amended prior to a zoning change.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

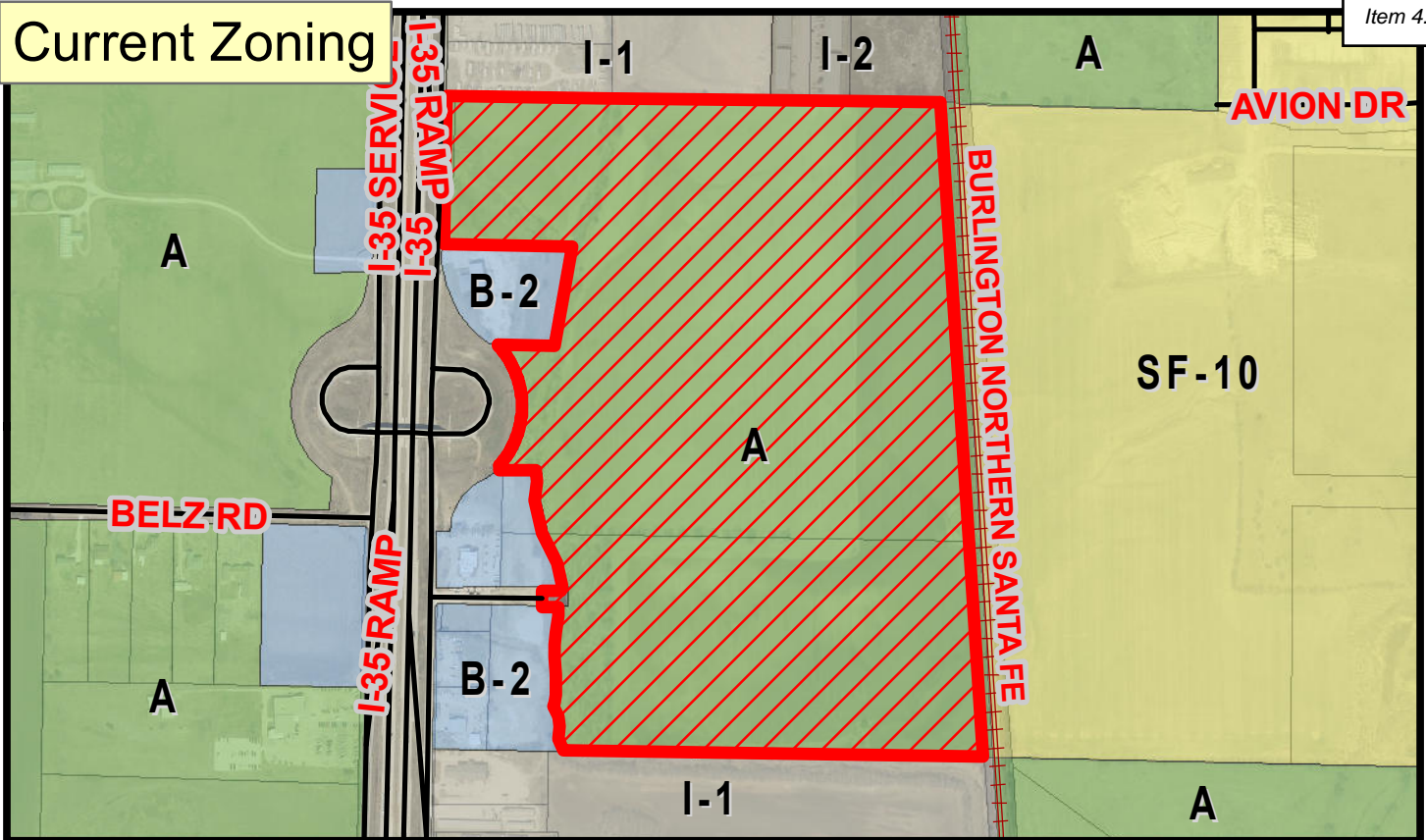
Staff recommends APPROVAL.

### **ATTACHMENTS:**

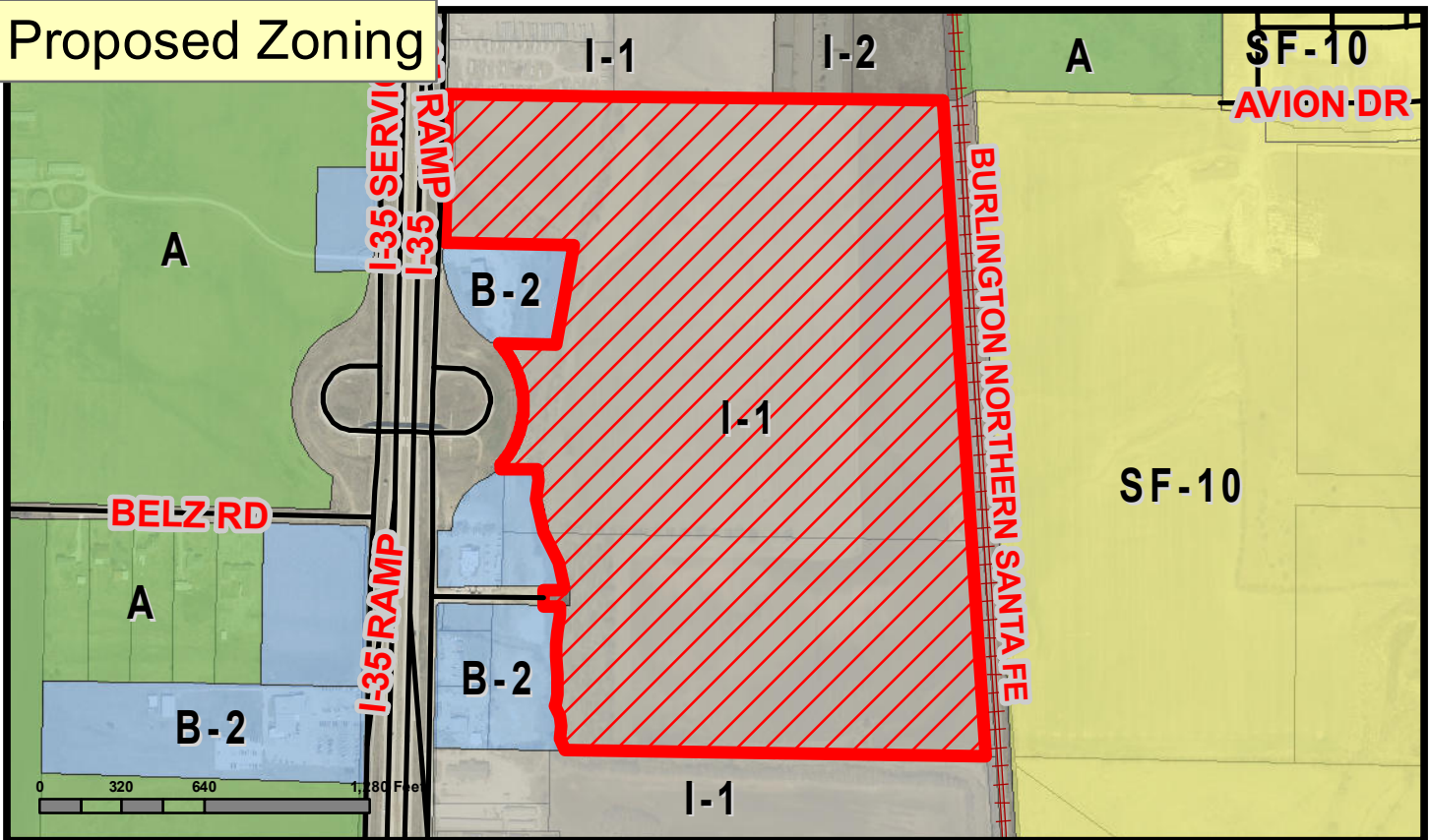
Location Map  
Application  
Letter of Intent  
Ordinance #XX-XX-21



# Current Zoning



# Proposed Zoning



SANGER  
TEXAS

Location: Belz Road 100 Acre  
Zoning Change Request  
Project: 22SANZON-0044

City Limits Exhibits

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## CITY COUNCIL COMMUNICATION

**DATE:** July 5, 2022

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

**AGENDA ITEM:** Conduct a Public Hearing on a Replat of Lots 1R1-1R2, Block B of Kirkland Street Addition Phase II, being 0.373 acres, located in the City of Sanger, and generally located on the north east corner of Kirkland Street and Railroad Avenue.

### **SUMMARY:**

- The applicant is proposing to create 2 single family lots of 0.181 and 0.192 acres, from 1 previously platted tract.
- The lots will have access from Railroad Avenue and Kirkland Street.
- Lot 1R-1 will have approximately 177 feet of frontage on Public ROW.
- Lot 1R-2 will have approximately 75 feet of frontage on Public ROW.
- The property meets City of Sanger Subdivision Regulations and is compliant with the Future Land Use Map.

### **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 met prior to City Council approval.

### **ATTACHMENTS:**

Location Map  
Application  
Letter of Intent  
Final Plat





**SANGER**  
TEXAS

Project: Kirkland Street Addn Ph2  
Project No: 22SANZON-0043



CityLimits



Exhibits

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Date: 6/19/2022 2:20:44 PM  
Doc Name: 22SANZON-0043\_Kirkland Street Addn Ph2





## CITY COUNCIL COMMUNICATION

**DATE:** July 11, 2022

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

**AGENDA ITEM:** Consideration and possible action on an Ordinance regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.

### **SUMMARY:**

- The applicant is proposing to rezone the subject property of approximately 10.41 acres from (A) Agricultural to (B-2) Business District 2 zoning.
- The location is the current site of the Glen Polk Auto Group.
- The site has never been zoned so placeholder zoning of Agriculture has been the zoning for the property.
- The applicant is proposing to build a new state of the art dealership and will need zoning and platting prior to construction.
- The new building will be approximately 21,200 sq ft and will have a new showroom, sales offices, management offices, customer amenity space, parts storage and sales, and a 16-bay service facility.
- The new space will bring approximately 15 new jobs to Sanger.
- The property is surrounded by B-2 to the north, Agriculture to the west and south, and B-2 to the east across I-35
- The use is consistent with the Sanger 2040 Comprehensive Plan.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

### **ATTACHMENTS:**

Location Map

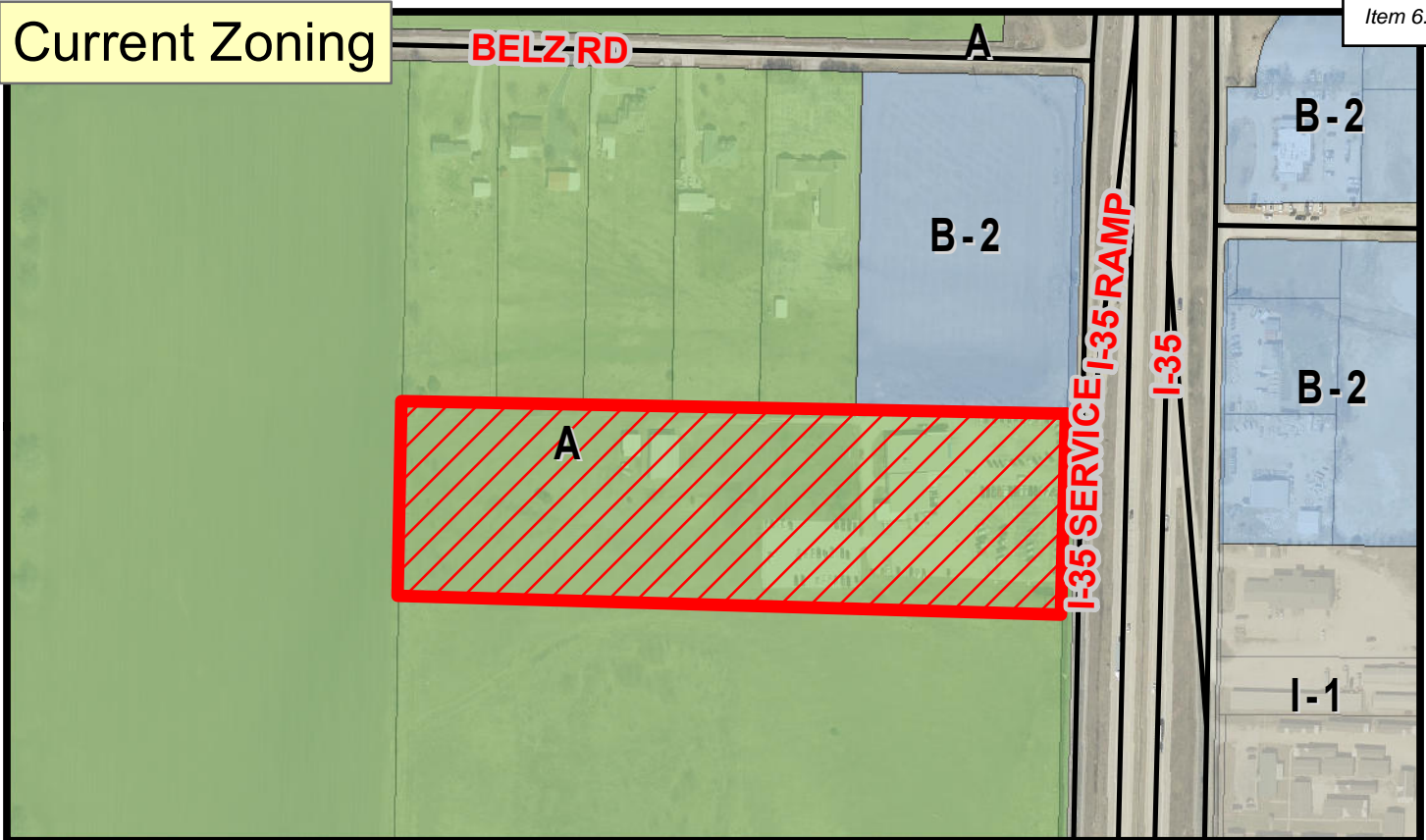
Application

Letter of Intent

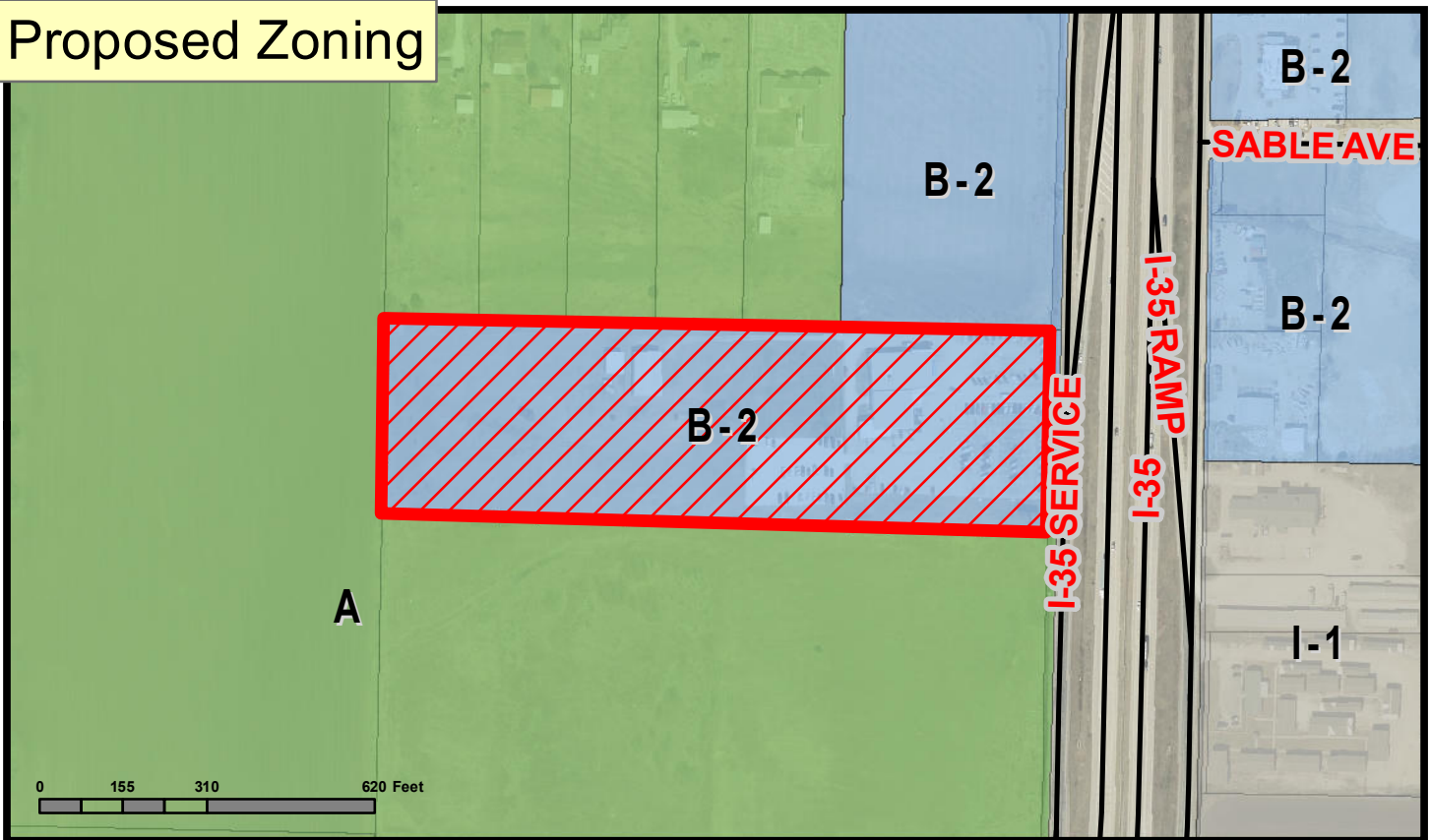
Ordinance #XX-XX-XX



## Current Zoning



## Proposed Zoning



Location: 1405 N Stemmons Frwy  
Zoning Change Request  
Project: 22SANZON-0039



City Limits



Exhibits

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201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

**ZONING CHANGE/SUP APPLICATION**☒

Zoning Change

☐

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <b>Shawn Polk</b>	Name: <b>Glenn Polk</b>
Company: <b>Glenn Polk Chevrolet of Sanger</b>	Company: <b>M&amp;G Sanger Real Estate, LLC</b>
Address: <b>1405 North Stemmons St</b>	Address: <b>4320 North Interstate 35</b>
City, State, Zip: <b>Sanger, TX 76266</b>	City, State, Zip: <b>Gainesville, TX 76240</b>
Phone: <b>940-768-8908</b>	Phone: <b>817-988-7547</b>
Fax: <b>940-458-4802</b>	Fax: <b>940-668-6329</b>
Email: <b>spolk@gpolk.com</b>	Email: <b>gpolk@gpolk.com</b>

**Submittal Checklist**

<input type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):

1405 North Stemmons St, Sanger, TX 76266, our current plans are to build a new facility adjacent to our current sales/service building, add a cement parking lot in front with asphalt parking in the rear. Once the facility is completed, plans are to demolish the current building. Total acres of land to change: 10.42 acres

Describe the proposed zoning change or Specific Use Permit (SUP):

I am requesting a change of zoning to B-2 zoning which includes: New & Used Auto Sales including Indoor & Outdoor transactions along with servicing of motor vehicles. Estimated size of new building is 21k sq ft (including sales & service center)

**Owner Signature****Applicant Signature**

06/02/2022

**Date**

06/02/2022

**Date**

Office Use

Fee	400
Date	6/7/22

City of Sanger  
201 Bolivar / P.O. Box 1729  
Sanger, TX 76266  
940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org



## LETTER OF INTENT

Greetings,

Glenn Polk Chevrolet in Sanger is embarking on a new chapter. We are replacing our entire existing facility with a new, state of the art dealership. Our new facility is in the planning stages and we intend to begin on-site construction work in the fall of 2022. It will be built on the existing property immediately to the south of the existing building. Our new facility will be approximately 21,200 sq.ft. to 24,000 sq.ft. and will contain a new four-vehicle showroom; new-car and pre-owned sales and financing offices, management offices, customer amenity spaces, parts storage and sales and a new 16-bay service facility.

The new service facility will include quick-service oil change/lube bays. We will have space for 130 cars in prime inventory spaces, parking for customers and employees, and additional space for over 100 additional vehicles in for service or in fleet inventory.

This new facility will bring approximately 15 new, high-paying jobs to the Sanger economy. As part of our project, we will be requesting rezoning of the property from Agricultural Zoning (A) to Commercial Zoning (B-2) and any needed SUP processes.

Thank you,

A handwritten signature in black ink that reads "Glenn Polk". The signature is written in a cursive, flowing style.

Glenn Polk

**CITY OF SANGER, TEXAS**  
**ORDINANCE XX-XX-21**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP OF APPROXIMATELY 10.41 ACRES OF TRACT DESCRIBED AS A1241A TIERWESTER, TR 46; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

**WHEREAS**, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

**WHEREAS**, the Planning and Zoning Commission on July 11, 2021, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

**WHEREAS**, On August 1, 2021 the City Council approved the amendment to the Zoning Map from Agricultural (A) to Business District-2 (B-2); and

**WHEREAS**, all request for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

**WHEREAS**, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

**WHEREAS**, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:**

**SECTION 1.** That an amendment to the Zoning Map from Agricultural (A) to Business District-2 (B-2) is hereby granted for the property generally located on the west side of I-35 and approximately 665 feet south of the intersection of Belz Road and described in **Exhibit A**.

**SECTION 2.** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 3.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

**SECTION 4.** Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

**SECTION 5.** This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**PASSED AND APPROVED** by the City Council of the City of Sanger, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED:**

\_\_\_\_\_  
**Thomas E. Muir, Mayor**

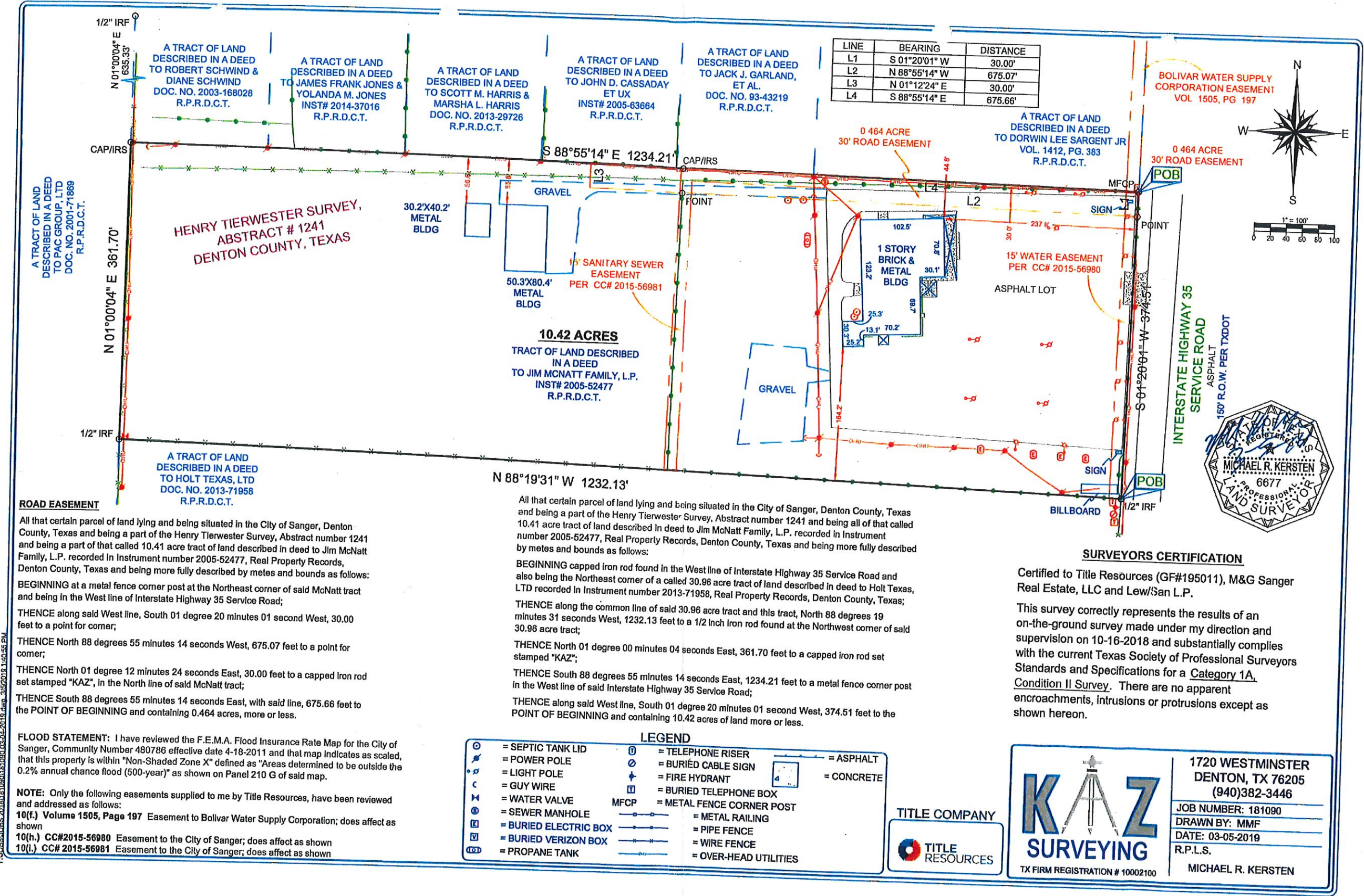
**ATTEST:**

\_\_\_\_\_  
**Kelly Edwards, City Secretary**

**APPROVED TO FORM:**

\_\_\_\_\_  
**Hugh Coleman, City Attorney**









## CITY COUNCIL COMMUNICATION

**DATE:** July 11, 2022

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

**AGENDA ITEM:** Consideration and possible action on an Ordinance regarding a change to the Future Land Use Map from Medium Residential to Industrial for approximately 99.986 acres of land, described as A0029A R.BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5<sup>th</sup> St and at the end of Sable Ave.

### **SUMMARY:**

- The applicant is proposing to rezone the subject property of approximately 99.986 acres from (A) Agricultural to (I-1) Industrial 1 zoning.
- The property currently has a large portion that is within the floodplain on the west and south boundaries that creates access issues.
- The site has never been zoned so placeholder zoning of Agriculture has been the zoning for the property.
- The applicant is proposing to build a 2-3 industrial warehouses at this location.
- This site does provide an opportunity for the Belz Road connection if a crossing was granted from BNSF.
- The property is surrounded by B-2 to the west, SF-10 to the east across the railroad, and I-1 to the north and south.
- The use is not consistent with the Future Land Use Map so there is a companion case to amend the Future Land Use Map.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

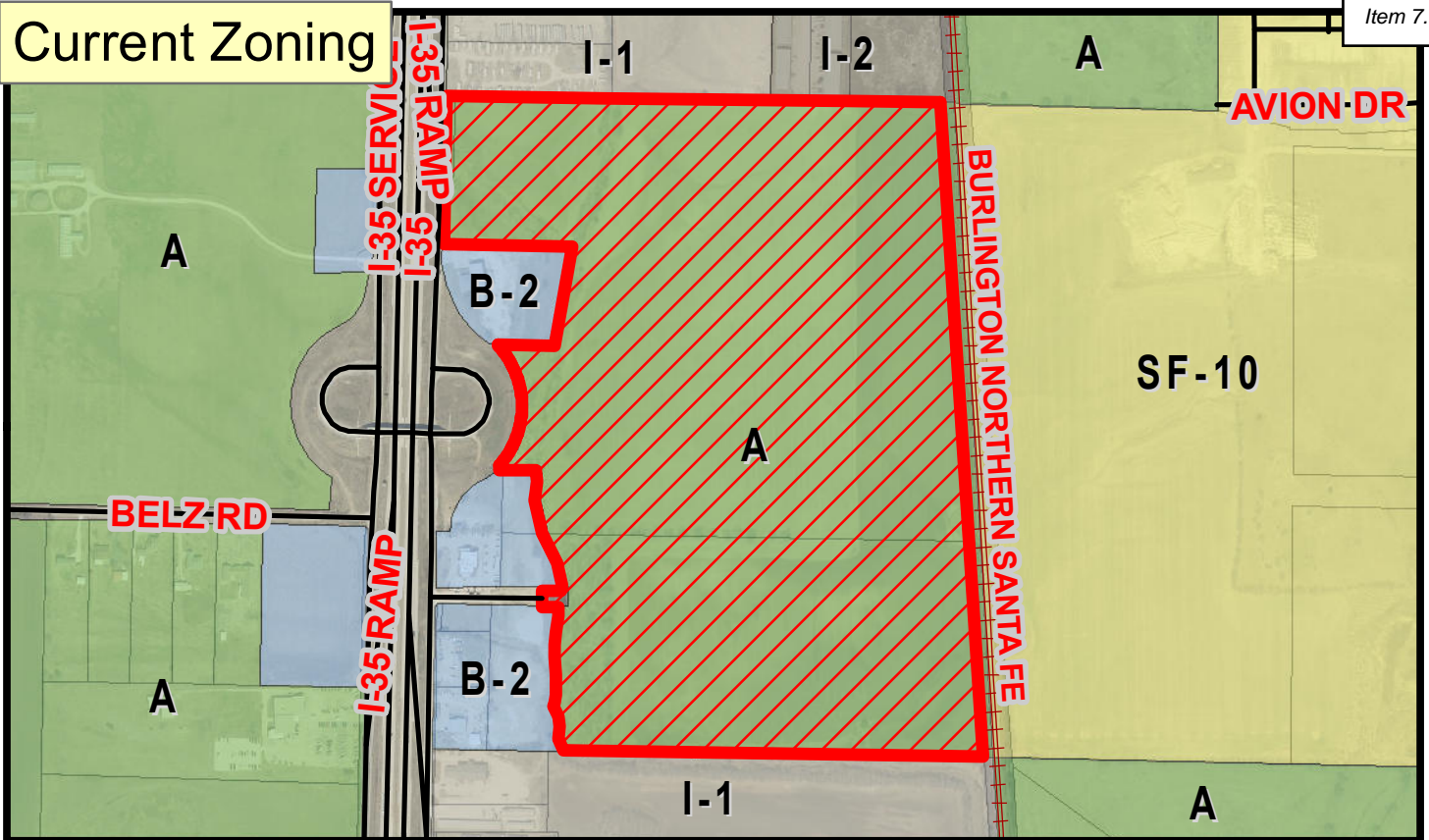
### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

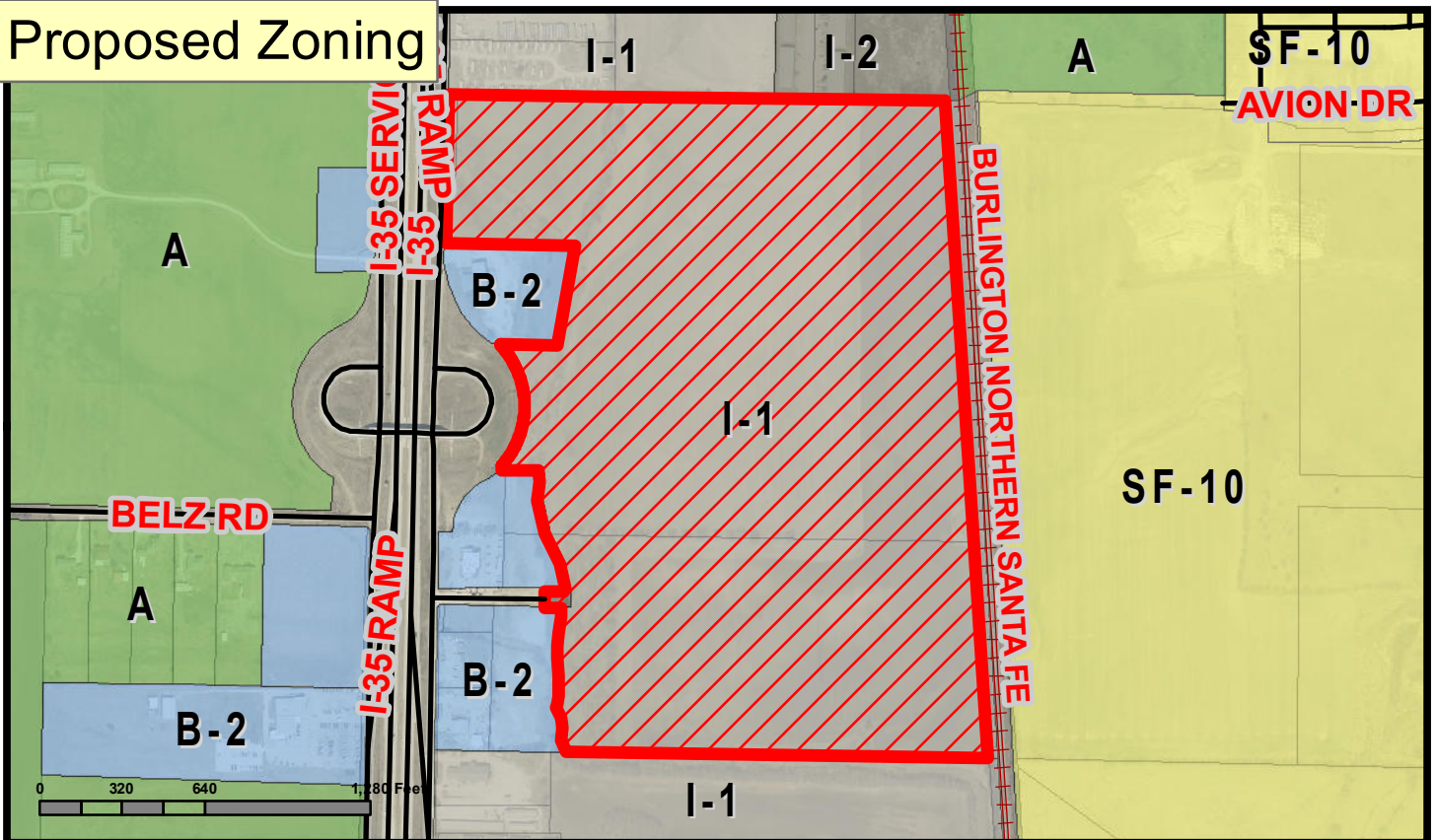
### **ATTACHMENTS:**

Location Map

## Current Zoning



## Proposed Zoning



**SANGER**  
TEXAS

Location: Belz Road 100 Acre  
Future Land Use Amendment



City Limits



Exhibits

**DISCLAIMER:**  
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.



**CITY OF SANGER, TEXAS**  
**ORDINANCE XX-XX-21**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE FUTURE LAND USE MAP OF APPROXIMATELY 99.986 ACRES OF TRACT DESCRIBED AS A0029A R. BEBEE, TR 123 AND 124; FROM MEDUIM RESIDENTIAL TO INDUSTRIAL; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

**WHEREAS**, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

**WHEREAS**, the Planning and Zoning Commission on July 11, 2021, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Future Land Use Map, recommending approval for the hereinafter described property; and

**WHEREAS**, On August 1, 2021 the City Council approved the amendment to the Future Land Use Map from Meduim Residential to Industrial; and

**WHEREAS**, all request for amendment to the Future Land Use Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

**WHEREAS**, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

**WHEREAS**, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:**

**SECTION 1.** That an amendment to the Future Land Use Map from Agricultural to Industrial is hereby granted for the property generally located on the east side of I-35 approximately 1897 feet north of 5<sup>th</sup> St and at the end of Sable Ave, described in **Exhibit A**.

**SECTION 2.** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 3.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

**SECTION 4.** Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

**SECTION 5.** This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**PASSED AND APPROVED** by the City Council of the City of Sanger, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Thomas E. Muir, Mayor**

\_\_\_\_\_  
**Kelly Edwards, City Secretary**

**APPROVED TO FORM:**

\_\_\_\_\_  
**Hugh Coleman, City Attorney**

**LEGAL DESCRIPTION -TRACT A**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29 DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 82.72 ACRE TRACT DESCRIBED IN A DEED TO DONALD E. SABLE LIVING TRUST, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 00-R0030005, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 38.886 ACRE TRACT DESCRIBED IN A DEED TO POSITIVE ACTION TOOL CO., INC., RECORDED IN VOLUME 1123, PAGE 460 DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 82.72 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 5.000 ACRE TRACT DESCRIBED IN A DEED TO REDI-MIX, INC., RECORDED UNDER COUNTY CLERK'S INSTRUMENT FILE NUMBER 93-R0048556, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF A.T. & S.F. RAILROAD;

THENCE SOUTH 03 DEGREES 27 MINUTES 09 SECONDS EAST WITH THE WEST RIGHT-OF-WAY OF SAID RAILROAD, A DISTANCE OF 2553.55 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID 38.886 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 108.49 ACRE TRACT DESCRIBED IN A DEED TO EAGLE FARMS, INC., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2014-87642, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID RAILROAD;

THENCE NORTH 88 DEGREES 44 MINUTES 58 SECONDS WEST WITH THE SOUTH LINE OF SAID 38.886 ACRE TRACT AND THE NORTH LINE OF SAID 108.49 ACRE TRACT, A DISTANCE OF 1636.43 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET ON THE SOUTH LINE OF SAID 38.886 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 3.449 ACRE TRACT 3 DESCRIBED IN A DEED TO WILLIAM D. WRIGHT TRUST, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2007-104540, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 21 DEGREES 29 MINUTES 13 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 47.40 FEET TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 07 DEGREES 47 MINUTES 53 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 45.44 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 08 DEGREES 32 MINUTES 58 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 43.76 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 28 DEGREES 29 MINUTES 38 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 19.08 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 19 DEGREES 30 MINUTES 18 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 23.32 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 15 DEGREES 53 MINUTES 16 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 14.90 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 04 DEGREES 53 MINUTES 14 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 29.60 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 08 DEGREES 54 MINUTES 07 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 29.59 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 04 DEGREES 33 MINUTES 44 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 48.70 FEET TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 03 DEGREES 49 MINUTES 57 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 65.44 FEET TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 04 DEGREES 01 MINUTES 40 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 51.38 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 01 DEGREES 40 MINUTES 28 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 46.52 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 09 DEGREES 02 MINUTES 51 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 64.00 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 02 DEGREES 25 MINUTES 54 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 13.56 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 09 DEGREES 05 MINUTES 12 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 24.58 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 3.449 ACRE TRACT;

THENCE NORTH 88 DEGREES 51 MINUTES 17 SECONDS WEST WITH THE NORTH LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 66.20 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTH LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 01 SECONDS 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET ON THE SOUTH LINE OF A CALLED 2.000 ACRE TRACT 1 DESCRIBED IN A DEED TO WILLIAM D. WRIGHT TRUST, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2007-104540, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 44 MINUTES 42 SECONDS EAST WITH THE SOUTH LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE SOUTHERN MOST SOUTHEAST CORNER OF SAID 2.000 ACRE TRACT;

THENCE NORTH 09 DEGREES 29 MINUTES 46 SECONDS EAST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 21.71 FEET TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT;

THENCE NORTH 12 DEGREES 46 MINUTES 09 SECONDS WEST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 91.20 FEET TO A 1/2 INCH IRON PIN FOUND AT ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT,

THENCE NORTH 25 DEGREES 28 MINUTES 38 SECONDS WEST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 135.28 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT;

THENCE NORTH 12 DEGREES 15 MINUTES 19 SECONDS WEST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 129.98 FEET TO 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT;

THENCE NORTH 03 DEGREES 05 MINUTES 47 SECONDS EAST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 33.64 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT;

THENCE NORTH 12 DEGREES 08 MINUTES 08 SECONDS EAST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 37.27 FEET TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT;

THENCE NORTH 06 DEGREES 22 MINUTES 08 SECONDS WEST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 43.75 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 2.000 ACRE TRACT;

THENCE NORTH 88 DEGREES 34 MINUTES 26 SECONDS WEST WITH THE NORTH LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 141.88 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 2.000 ACRE TRACT AND ON THE EAST LINE OF LOT 1, BLOCK 1, SABLE BUSINESS PARK, PHASE I, RECORDED IN CABINET P, PAGE 102, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 32 MINUTES 29 SECONDS EAST WITH THE EAST LINE OF SAID LOT 1, SABLE BUSINESS PARK, A DISTANCE OF 16.62 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTH CORNER OF SAID LOT 1, SABLE BUSINESS PARK AND THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 85 DEGREES 23 MINUTES 10 SECONDS, A RADIUS OF 346.60 FEET, AN ARC LENGTH OF 516.53 FEET, AND A CHORD BEARING NORTH 00 DEGREES 30 MINUTES 50 SECONDS WEST, A DISTANCE OF 470.04 FEET TO A 1/2 INCH IRON PIN FOUND ON THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SANGER FACILITIES L.T.D., RECORDED IN CABINET Q, PAGE 35, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 40 MINUTES 30 SECONDS EAST WITH THE SOUTH LINE OF SAID LOT 1, SANGER FACILITIES, A DISTANCE OF 220.95 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, SANGER FACILITIES;

THENCE NORTH 10 DEGREES 26 MINUTES 49 SECONDS EAST WITH THE EAST LINE OF SAID LOT 1, SANGER FACILITIES, A DISTANCE OF 393.46 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, SANGER FACILITIES;

THENCE NORTH 88 DEGREES 40 MINUTES 32 SECONDS WEST WITH THE NORTH LINE OF SAID LOT 1, SANGER FACILITIES, A DISTANCE OF 497.19 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, SANGER FACILITIES AND THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD;

THENCE NORTH 09 DEGREES 52 MINUTES 57 SECONDS WEST WITH THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD, A DISTANCE OF 16.80 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET ON THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD;

THENCE NORTH 01 DEGREES 18 MINUTES 28 SECONDS EAST WITH THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD, A DISTANCE OF 560.78 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE NORTHWEST CORNER OF SAID 82.72 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 3.000 ACRE TRACT DESCRIBED IN A DEED TO OHIO GARDEN RV, INC., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2005-109476, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD;

THENCE SOUTH 88 DEGREES 52 MINUTES 44 SECONDS EAST WITH THE NORTH LINE OF SAID 82.72 ACRE TRACT AND THE SOUTH LINE OF SAID 3.00 ACRE TRACT, A DISTANCE OF 622.23 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTH LINE OF SAID 82.72 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 3.000 ACRE TRACT, SAID PIN ALSO BEING AT THE SOUTHWEST CORNER OF A CALLED 47.872 ACRE TRACT DESCRIBED IN A DEED TO EAGLE FARMS, INC., RECORDED IN VOLUME 972, PAGE 1, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS EAST WITH THE NORTH LINE OF SAID 82.72 ACRE TRACT, A DISTANCE OF 1300.81 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 99.986 ACRES OF LAND





## CITY COUNCIL COMMUNICATION

**DATE:** July 11, 2022

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

**AGENDA ITEM:** Consideration and possible action on an Ordinance regarding a zoning change from A (Agricultural District) to I-1 (Industrial 1) for approximately 99.986 acres of land, described as A0029A R.BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5<sup>th</sup> St and at the end of Sable Ave.

### **SUMMARY:**

- The applicant is proposing to rezone the subject property of approximately 99.986 acres from (A) Agricultural to (I-1) Industrial 1 zoning.
- The property currently has a large portion that is within the floodplain on the west and south boundaries that creates access issues.
- The site has never been zoned so placeholder zoning of Agriculture has been the zoning for the property.
- The applicant is proposing to build a 2-3 industrial warehouses at this location.
- This site does provide an opportunity for the Belz Road connection if a crossing was granted from BNSF.
- The property is surrounded by B-2 to the west, SF-10 to the east across the railroad, and I-1 to the north and south.
- The use is not consistent with the Future Land Use Map so there is a companion case to amend the Future Land Use Map.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

### **ATTACHMENTS:**

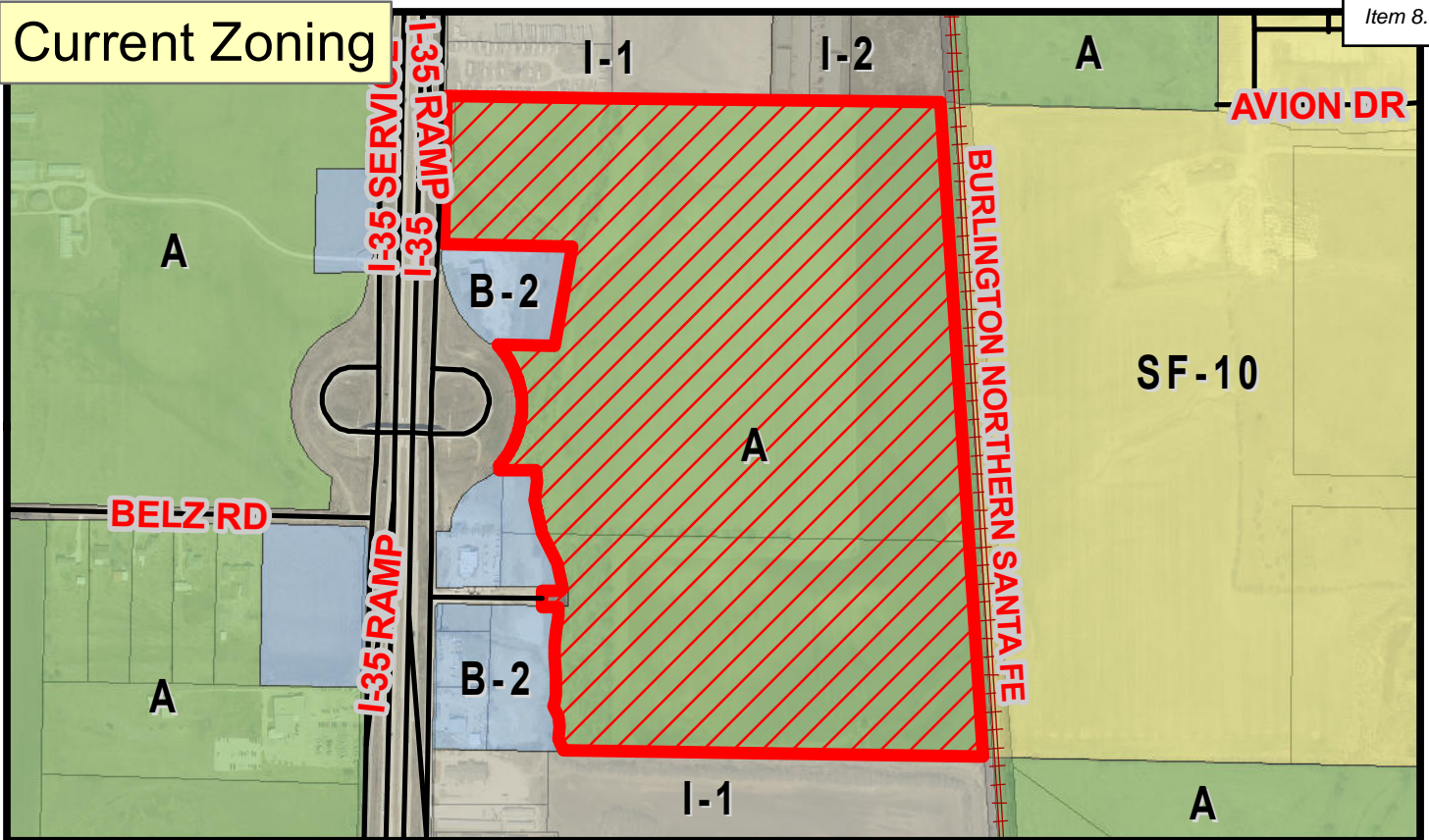
Location Map

Application

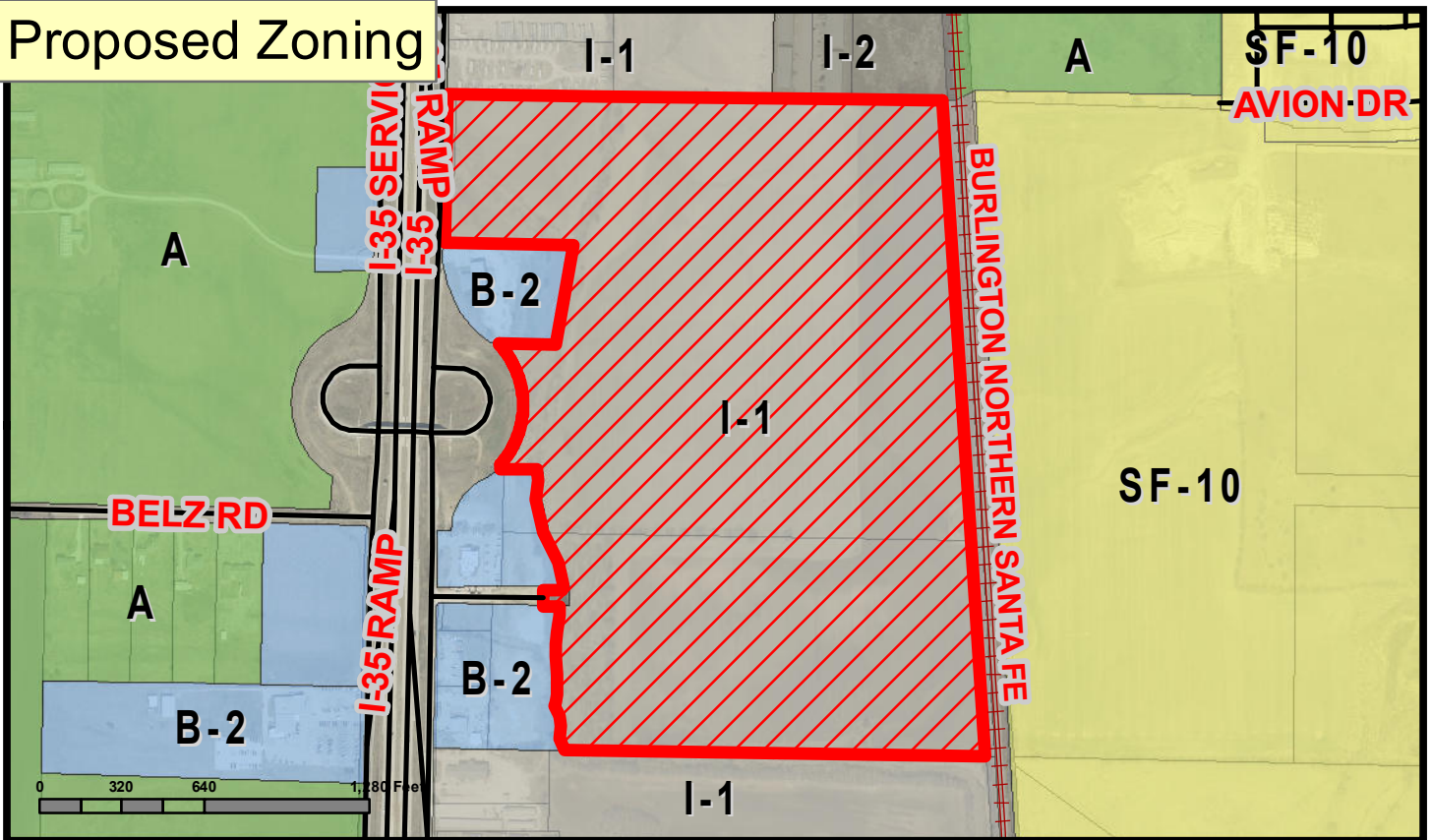
Letter of Intent

Ordinance #XX-XX-21

## Current Zoning



## Proposed Zoning



**SANGER**  
TEXAS

Location: Belz Road 100 Acre  
Zoning Change Request  
Project: 22SANZON-0044



City Limits



Exhibits

DISCLAIMER:  
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201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

**ZONING CHANGE/SUP APPLICATION**☒

Zoning Change

☐

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <b>Joshua Millsap</b>	Name: <b>Jeanne McClung &amp; Sara McClung Hale</b>
Company: <b>KFM Engineering &amp; Design</b>	Company: <b>Sable and McClung Family Partnership LTD</b>
Address: <b>3501 Olympus Blvd, Suite 100</b>	Address: <b>3419 Westminster Ave, Ste 271</b>
City, State, Zip: <b>Dallas, TX, 75019</b>	City, State, Zip: <b>Dallas, TX, 75205</b>
Phone: <b>469-899-0030</b>	Phone: <b>(Represented by Tony McClung) 214-668-7802</b>
Fax: <b>-</b>	Fax: <b>-</b>
Email: <b>jmillsap@kfm-llc.com</b>	Email: <b>tony@tonymcclung.com</b>

**Submittal Checklist**

<input type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):

The property is 98.96 acres located east of the IH-35 and Betz Road Intersection. The property is within the Reuben Bebee Survey Abstract No. 29.

Describe the proposed zoning change or Specific Use Permit (SUP):

Rezoning of the subject property from "A"- Agricultural District to "I-1" Industrial District.

*Jeanne McClung & Sara McClung Hale*  
Owner Signature  
*Tony McClung*  
Applicant Signature

*6/14/2022*  
Date  
*6/14/2022*  
Date

Office Use

Fee
Date





June 15, 2022

Planning & Zoning Commission  
City of Sanger  
201 Bolivar Street  
Sanger, Texas 76266

**RE: 100 Acre - Zoning Change Request**

City of Sanger,

The subject property is 99.986 Acres located to the east of IH-35 and Belz Road intersection and situated within the Ruben Bebee Survey, Abstract Number 29. The proposed zoning request is to change the property from Agricultural (A) to Industrial (I-1).

The property is currently undeveloped with the western and southern edges of the property situated within the FEMA Floodplain. Existing uses surrounding the development are as follows:

- IH-35 and retail/industrial uses to the West.
- Industrial uses to the North.
- BNSF main rail line and future residential development to the East.
- Agricultural land to the South.

While the proposed zoning request does not meet the current Future Land Use Plan that was adopted earlier this year, the proposed use is consistent with the prior version of the Future Land Use Plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joshua Millsap', is written over the typed name.

Joshua Millsap  
Founding Principal  
KFM Engineering & Design  
TBPE #: F-20821

**CITY OF SANGER, TEXAS**  
**ORDINANCE XX-XX-21**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP OF APPROXIMATELY 99.986 ACRES OF TRACT DESCRIBED AS A0029A R. BEBEE, TR 123 AND 124; FROM AGRICULTURAL (A) TO INDUSTRIAL (I); PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

**WHEREAS**, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

**WHEREAS**, the Planning and Zoning Commission on July 11, 2021, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

**WHEREAS**, On August 1, 2021 the City Council approved the amendment to the Zoning Map from Agricultural (A) to Industrial 1 (I-1); and

**WHEREAS**, all request for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

**WHEREAS**, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

**WHEREAS**, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:**

**SECTION 1.** That an amendment to the Zoning Map from Agricultural (A) to Industrial 1 (I-1) is hereby granted for the property generally located on the east side of I-35 approximately 1897 feet north of 5<sup>th</sup> St and at the end of Sable Ave, described in **Exhibit A**.

**SECTION 2.** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 3.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

**SECTION 4.** Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

**SECTION 5.** This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**PASSED AND APPROVED** by the City Council of the City of Sanger, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED:**

\_\_\_\_\_  
**Thomas E. Muir, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kelly Edwards, City Secretary**

**APPROVED TO FORM:**

\_\_\_\_\_  
**Hugh Coleman, City Attorney**

**LEGAL DESCRIPTION -TRACT A**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29 DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 82.72 ACRE TRACT DESCRIBED IN A DEED TO DONALD E. SABLE LIVING TRUST, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 00-R0030005, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 38.886 ACRE TRACT DESCRIBED IN A DEED TO POSITIVE ACTION TOOL CO., INC., RECORDED IN VOLUME 1123, PAGE 460 DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 82.72 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 5.000 ACRE TRACT DESCRIBED IN A DEED TO REDI-MIX, INC., RECORDED UNDER COUNTY CLERK'S INSTRUMENT FILE NUMBER 93-R0048556, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF A.T. & S.F. RAILROAD;

THENCE SOUTH 03 DEGREES 27 MINUTES 09 SECONDS EAST WITH THE WEST RIGHT-OF-WAY OF SAID RAILROAD, A DISTANCE OF 2553.55 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID 38.886 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 108.49 ACRE TRACT DESCRIBED IN A DEED TO EAGLE FARMS, INC., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2014-87642, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID RAILROAD;

THENCE NORTH 88 DEGREES 44 MINUTES 58 SECONDS WEST WITH THE SOUTH LINE OF SAID 38.886 ACRE TRACT AND THE NORTH LINE OF SAID 108.49 ACRE TRACT, A DISTANCE OF 1636.43 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET ON THE SOUTH LINE OF SAID 38.886 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 3.449 ACRE TRACT 3 DESCRIBED IN A DEED TO WILLIAM D. WRIGHT TRUST, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2007-104540, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 21 DEGREES 29 MINUTES 13 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 47.40 FEET TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 07 DEGREES 47 MINUTES 53 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 45.44 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 08 DEGREES 32 MINUTES 58 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 43.76 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 28 DEGREES 29 MINUTES 38 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 19.08 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 19 DEGREES 30 MINUTES 18 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 23.32 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 15 DEGREES 53 MINUTES 16 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 14.90 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 04 DEGREES 53 MINUTES 14 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 29.60 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 08 DEGREES 54 MINUTES 07 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 29.59 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 04 DEGREES 33 MINUTES 44 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 48.70 FEET TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 03 DEGREES 49 MINUTES 57 SECONDS WEST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 65.44 FEET TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 04 DEGREES 01 MINUTES 40 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 51.38 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 01 DEGREES 40 MINUTES 28 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 46.52 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 09 DEGREES 02 MINUTES 51 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 64.00 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 02 DEGREES 25 MINUTES 54 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 13.56 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE WEST LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 09 DEGREES 05 MINUTES 12 SECONDS EAST WITH THE WEST LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 24.58 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 3.449 ACRE TRACT;

THENCE NORTH 88 DEGREES 51 MINUTES 17 SECONDS WEST WITH THE NORTH LINE OF SAID 3.449 ACRE TRACT, A DISTANCE OF 66.20 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTH LINE OF SAID 3.449 ACRE TRACT;

THENCE NORTH 01 SECONDS 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET ON THE SOUTH LINE OF A CALLED 2.000 ACRE TRACT 1 DESCRIBED IN A DEED TO WILLIAM D. WRIGHT TRUST, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2007-104540, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;



THENCE SOUTH 88 DEGREES 44 MINUTES 42 SECONDS EAST WITH THE SOUTH LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE SOUTHERN MOST SOUTHEAST CORNER OF SAID 2.000 ACRE TRACT;

THENCE NORTH 09 DEGREES 29 MINUTES 46 SECONDS EAST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 21.71 FEET TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT;

THENCE NORTH 12 DEGREES 46 MINUTES 09 SECONDS WEST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 91.20 FEET TO A 1/2 INCH IRON PIN FOUND AT ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT,

THENCE NORTH 25 DEGREES 28 MINUTES 38 SECONDS WEST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 135.28 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT;

THENCE NORTH 12 DEGREES 15 MINUTES 19 SECONDS WEST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 129.98 FEET TO 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT;

THENCE NORTH 03 DEGREES 05 MINUTES 47 SECONDS EAST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 33.64 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT AN ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT;

THENCE NORTH 12 DEGREES 08 MINUTES 08 SECONDS EAST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 37.27 FEET TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT ON THE EAST LINE OF SAID 2.000 ACRE TRACT;

THENCE NORTH 06 DEGREES 22 MINUTES 08 SECONDS WEST WITH THE EAST LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 43.75 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 2.000 ACRE TRACT;

THENCE NORTH 88 DEGREES 34 MINUTES 26 SECONDS WEST WITH THE NORTH LINE OF SAID 2.000 ACRE TRACT, A DISTANCE OF 141.88 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 2.000 ACRE TRACT AND ON THE EAST LINE OF LOT 1, BLOCK 1, SABLE BUSINESS PARK, PHASE I, RECORDED IN CABINET P, PAGE 102, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 32 MINUTES 29 SECONDS EAST WITH THE EAST LINE OF SAID LOT 1, SABLE BUSINESS PARK, A DISTANCE OF 16.62 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTH CORNER OF SAID LOT 1, SABLE BUSINESS PARK AND THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 85 DEGREES 23 MINUTES 10 SECONDS, A RADIUS OF 346.60 FEET, AN ARC LENGTH OF 516.53 FEET, AND A CHORD BEARING NORTH 00 DEGREES 30 MINUTES 50 SECONDS WEST, A DISTANCE OF 470.04 FEET TO A 1/2 INCH IRON PIN FOUND ON THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SANGER FACILITIES L.T.D., RECORDED IN CABINET Q, PAGE 35, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 40 MINUTES 30 SECONDS EAST WITH THE SOUTH LINE OF SAID LOT 1, SANGER FACILITIES, A DISTANCE OF 220.95 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, SANGER FACILITIES;

THENCE NORTH 10 DEGREES 26 MINUTES 49 SECONDS EAST WITH THE EAST LINE OF SAID LOT 1, SANGER FACILITIES, A DISTANCE OF 393.46 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, SANGER FACILITIES;

THENCE NORTH 88 DEGREES 40 MINUTES 32 SECONDS WEST WITH THE NORTH LINE OF SAID LOT 1, SANGER FACILITIES, A DISTANCE OF 497.19 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, SANGER FACILITIES AND THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD;

THENCE NORTH 09 DEGREES 52 MINUTES 57 SECONDS WEST WITH THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD, A DISTANCE OF 16.80 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET ON THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD;

THENCE NORTH 01 DEGREES 18 MINUTES 28 SECONDS EAST WITH THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD, A DISTANCE OF 560.78 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE NORTHWEST CORNER OF SAID 82.72 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 3.000 ACRE TRACT DESCRIBED IN A DEED TO OHIO GARDEN RV, INC., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2005-109476, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE EAST LINE OF INTERSTATE HIGHWAY 35 SERVICE ROAD;

THENCE SOUTH 88 DEGREES 52 MINUTES 44 SECONDS EAST WITH THE NORTH LINE OF SAID 82.72 ACRE TRACT AND THE SOUTH LINE OF SAID 3.00 ACRE TRACT, A DISTANCE OF 622.23 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTH LINE OF SAID 82.72 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 3.000 ACRE TRACT, SAID PIN ALSO BEING AT THE SOUTHWEST CORNER OF A CALLED 47.872 ACRE TRACT DESCRIBED IN A DEED TO EAGLE FARMS, INC., RECORDED IN VOLUME 972, PAGE 1, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS EAST WITH THE NORTH LINE OF SAID 82.72 ACRE TRACT, A DISTANCE OF 1300.81 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 99.986 ACRES OF LAND



## CITY COUNCIL COMMUNICATION

**DATE:** July 5, 2022

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

**AGENDA ITEM:** Consideration and possible action on a Replat of Lots 1R1-1R2, Block B of Kirkland Street Addition Phase II, being 0.373 acres, located in the City of Sanger, and generally located on the north east corner of Kirkland Street and Railroad Avenue.

### **SUMMARY:**

- The applicant is proposing to create 2 single family lots of 0.181 and 0.192 acres, from 1 previously platted tract.
- The lots will have access from Railroad Avenue and Kirkland Street.
- Lot 1R-1 will have approximately 177 feet of frontage on Public ROW.
- Lot 1R-2 will have approximately 75 feet of frontage on Public ROW.
- The property meets City of Sanger Subdivision Regulations and is compliant with the Future Land Use Map.

### **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 met prior to City Council approval.

### **ATTACHMENTS:**

Location Map  
Application  
Letter of Intent  
Final Plat  
Comments

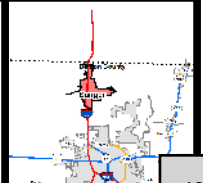


**SANGER**  
TEXAS

Project: Kirkland Street Addn Ph2  
Project No: 22SANZON-0043

 CityLimits  Exhibits

DISCLAIMER:  
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.  
Date: 6/19/2022 2:20:44 PM  
Doc Name: 22SANZON-0043\_Kirkland Street Addn Ph2







201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

### SUBDIVISION APPLICATION

<input type="checkbox"/>	Preliminary
<input type="checkbox"/>	Plat Minor
<input type="checkbox"/>	Plat

<input checked="" type="checkbox"/>	Final
<input type="checkbox"/>	Plat/Replat
<input type="checkbox"/>	Amended Plat

<input type="checkbox"/>	Vacating Plat
<input type="checkbox"/>	Conveyance
<input type="checkbox"/>	Plat

Applicant

Owner (if different from applicant)

Name: <b>JERALD YENSAN</b>	Name: <b>JOSEPH STRITTMATTER</b>
Company: <b>LANDMARK SURVEYORS</b>	Company: <b>DENTEX INVESTMENTS, LLC.</b>
Address: <b>4238 I-35 NORTH</b>	Address: <b>6378 MILAM RIDGE</b>
City, State, Zip: <b>DENTON, TX 76207</b>	City, State, Zip: <b>SANGER, TX 76266</b>
Phone: <b>940-382-4016</b>	Phone: <b>940-465-2121</b>
Fax: <b>940-387-9784</b>	Fax:
Email: <b>LANDMARKSV@AOL.COM</b>	Email: <b>JOE@STRITTMATTERS.COM</b>

#### Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: ___/___/___)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to <a href="mailto:development@sangertexas.org">development@sangertexas.org</a>

Supporting Materials (List if provided): \_\_\_\_\_

R Number(s): 754955

\_\_\_\_\_  
Owner's Signature

6-14-22  
Date

\_\_\_\_\_  
Applicant's Signature

06/14/2022  
Date

Office Use: Reviewed by Director of Development Services \_\_\_/\_\_\_/\_\_\_

<input type="checkbox"/>	Complete (Check # ___)
<input type="checkbox"/>	Incomplete (Returned to Applicant ___/___)

City of Sanger  
201 Bolivar / P.O Box 1729  
Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020

City of Sanger, Texas  
Ramie Hammonds  
Director of Development Services

June 14, 2022

Ramie,

Please see attached application for the replat of Lot 1, Block B of Kirkland Street Addition, Phase II.

Enclosed are the Final Plat and Application.

We are dividing a single platted lot into two conforming lots.

Sincerely,



Jerald Yensan  
Landmark Surveyors LLC  
4238 I-35 N.  
Denton, Texas 76207  
(940) 382-4016

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF DENTON: WHEREAS WE, Dentex Investments, LLC, are the owners of that certain lot, tract, or parcel of land situated in the R. Bebee Survey Abstract Number 29 in the City of Sanger, Denton County, Texas, being all of Lot 1, Block B of Kirkland Street Addition, Phase II, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded under Document Number 2019-162, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked 4561 found for corner in the north line of Kirkland Street, a public roadway having a right-of-way of 50.0 feet, said point being the southwest corner of Lot 2 in said Block B of said Kirkland Street Addition, Phase II;

THENCE N 88° 20' 58" W, 101.72 feet with said north line of said Kirkland Street to a capped iron rod marked RPLS 4561 found for corner in the east line of Railroad Avenue, a public roadway having a right-of-way of 60.0 feet;

THENCE N 03° 21' 05" W, 150.51 feet with said east line of said Railroad Avenue to a capped iron rod marked RPLS 4561 found for corner in the south line of an unimproved 20.0 foot alley right-of-way;

THENCE S 88° 20' 58" E, 114.91 feet with said south line of said unimproved alley right-of-way to a capped iron rod marked 4857 found for corner, said point being the northwest corner of said Lot 2;

THENCE S 01° 40' 23" W, 149.94 feet with the west line of said Lot 2 to the PLACE OF BEGINNING and containing 0.373 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid owners of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent do hereby adopt this plat designating the herein above tract as LOTS 1R-1 AND 1R-2, BLOCK B, KIRKLAND STREET ADDITION PHASE II being a minor replat of Lot 1, Block B, Kirkland Street Addition, Phase II, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Joe Strittmatter, Authorized Representative, Dentex Investments, LLC

STATE OF TEXAS  
COUNTY OF DENTON:  
Before me, the undersigned authority, on this day personally appeared Joe Strittmatter, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_ 2022

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF TEXAS  
My commission expires \_\_\_\_\_

APPROVED AND ACCEPTED

\_\_\_\_\_  
Director of Development Services  
City of Sanger, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Manager  
City of Sanger, Texas

\_\_\_\_\_  
Date

ATTESTED BY

\_\_\_\_\_  
City Secretary, City of Sanger, Texas

\_\_\_\_\_  
Date

CERTIFICATE OF SURVEYOR

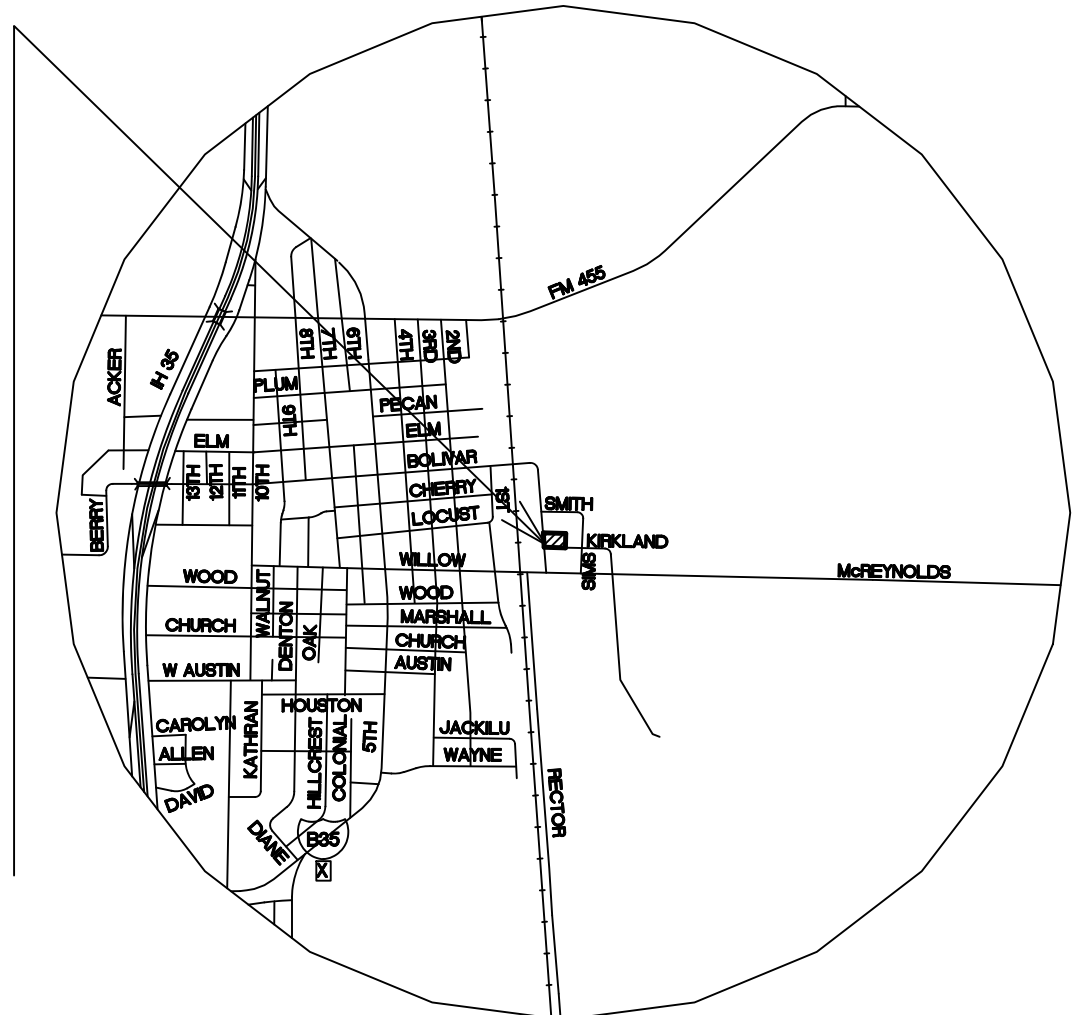
I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

\_\_\_\_\_  
Jerald D. Yensan  
Registered Professional Land Surveyor No. 4561

NOTES:

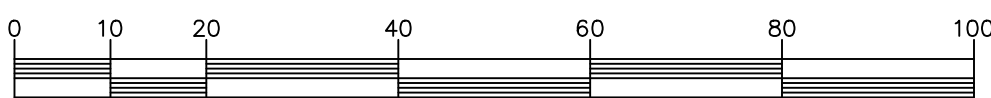
1. The purpose of this plat is to divide a single platted lot into two platted lots.
2. All lots comply with the minimum size requirements of the zoning district.
3. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
4. Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.
6. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
7. No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0210G, dated April 18, 2011. (Subject property lies in Zone X).
8. Water, Sewer and Electric service is provided by the City of Sanger.
9. Telephone service is provided by Nortex Communications, 205 North Walnut, Muenster, Texas 76252.
10. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

PROJECT LOCATION



VICINITY MAP  
SCALE 1" = 2000'

GRAPHIC SCALE 1"=20'



LEGEND  
B.L. = BUILDING LINE  
D.E. = DRAINAGE EASEMENT  
F.I.R. = FOUND IRON ROD  
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.A.E. = PUBLIC ACCESS EASEMENT  
U.E. = UTILITY EASEMENT  
C.U.E. = CITY UTILITY EASEMENT  
S.E.E. = SANGER ELECTRIC EASEMENT

OWNER/DEVELOPER  
DENTEX INVESTMENTS, LLC.  
C/O JOSEPH STRITTMATTER  
6378 MILAM RIDGE  
SANGER, TX 76266  
(940) 465-2121

SURVEYOR  
LANDMARK SURVEYORS  
4238 I-35 N  
DENTON, TEXAS 76207  
(940) 382-4016

FINAL PLAT  
LOTS 1R-1 AND 1R-2, BLOCK B OF  
KIRKLAND STREET ADDITION, PHASE II  
BEING A MINOR REPLAT OF LOT 1, BLOCK B OF  
KIRKLAND STREET ADDITION, PHASE II  
BEING 0.373 ACRE IN THE R. BEBEE SURVEY A-29  
CITY OF SANGER, DENTON COUNTY, TEXAS

4238 I-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784  
TX FIRM REGISTRATION NO. 10098600  
DRAWN BY: BTH SCALE: 1"=20' DATE: 14 JUNE, 2022 JOB NO: 184590



**DATE: 07/6/2022**

**1<sup>st</sup> REVIEW COMMENTS – Preliminary Plat (Lonesome Dove Addition)**

Request is for a Replat of the Lonesome Dove Addition platting Lots 1R-1 and 1R-2 of Block B, being approximately 0.373 acres, prepared by Landmark Surveyors, LLC, submitted on 06/15/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

**Planning**

Provide the following

1. Change plat type to Replat
2. List total number of lots in title block
3. Add standard note “ This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
4. List name address and phone of all utility providers.
5. Change Director of Development Services signature to Chairman, Planning & Zoning Commission.
6. Change City Manager signature to Mayor

**Informational Comments**

1. The property is within the City of Sanger.
2. The Replat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday July 11, 2022, and for City Council meeting on Monday August 1, 2022.



## CITY COUNCIL COMMUNICATION

**DATE:** July 5, 2022

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

**AGENDA ITEM:** Consideration and possible action on a Final Plat of Lots 1-30, Block A of Lonesome Dove Addition, being 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 3.09 acres, from 1 previously unplatted tract.
- Each lot has a minimum of 150 feet of frontage
- Per this plat the applicant is requesting that estate lots be allowed for 1.40 acres for 6 of the 30 lots instead of 1.5 acres.
- Per this plat the applicant is requesting that maximum cul-de-sac length do not apply.
- Per this plat the applicant is requesting that maximum block length does not apply.
- This property is located within the City of Sanger's ETJ.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

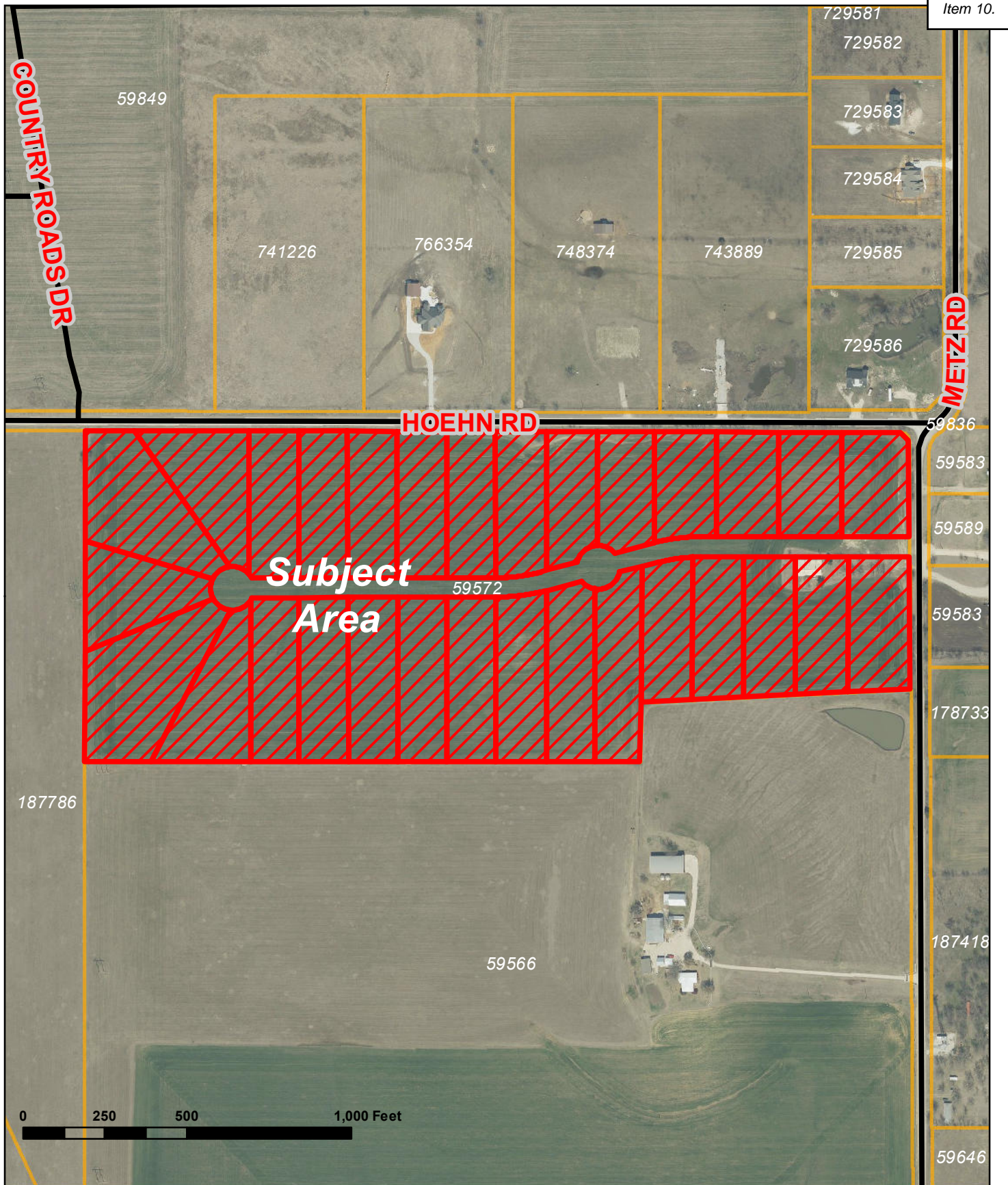
GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL with the condition all comments are met prior to City Council approval.

### **ATTACHMENTS:**

Location Map  
Application  
Letter of Intent  
Preliminary Plat  
Comments

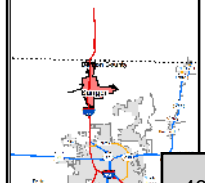


**SANGER**  
TEXAS

Project Name: Lonesome Dove Addn  
Preliminary Plat  
Project: 22SANZON-0038

City Limits Exhibits

DISCLAIMER:  
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.  
Date: 6/19/2022 1:51:44 PM  
Doc Name: 22SANZON-0038\_LonesomeDoveAddn





201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

**SUBDIVISION APPLICATION**

X

Preliminary  
Plat Minor  
Plat


Final  
Plat/Replat  
Amended Plat


Vacating Plat  
Conveyance  
Plat

Applicant

Owner (if different from applicant)

Name: <b>Heath Voyes</b>	Name: <b>Keith Smith</b>
Company: <b>Westfall Engineering, PLLC</b>	Company: <b>Tracom Enterprises Inc</b>
Address: <b>1719 Angel Pkwy Ste 400-206</b>	Address: <b>4925 Greenville, Ave Ste 200</b>
City, State, Zip: <b>Allen, TX 75002</b>	City, State, Zip: <b>Dallas, TX 75206</b>
Phone: <b>817-657-4759</b>	Phone: <b>469-877-3766</b>
Fax: <b> </b>	Fax: <b> </b>
Email: <b>heath@westfallengineering.com</b>	Email: <b>ksmith@usrealtyteam.com</b>

## Submittal Checklist

	Pre-Application Conference (Date: __/__/__)
	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
	Application Form (Signed by Owner)
	Applicable Plat Checklist (Completed)
	Additional Required Documents/Traffic & Drainage Studies etc.
	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to <a href="mailto:development@sangertexas.org">development@sangertexas.org</a>

Supporting Materials (List if provided): \_\_\_\_\_

R Number(s): **59572**

Owner's Signature

**6/6/2022**

Date

Applicant's Signature

**6/3/2022**

Date

Office Use: Reviewed by Director of Development Services \_\_/\_\_/\_\_

	Complete (Check #____)
	Incomplete (Returned to Applicant __/__/__)

City of Sanger  
201 Bolivar / P.O Box 1729  
Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020

June 6, 2022

Ms. Ramie Hammonds  
City of Sanger  
Development Services  
201 Bolivar  
Sanger, TX 76266

**RE: Letter of Intent – Preliminary Plat: Lonesome Dove Addition**

Ms. Hammonds,

Please let this letter serve as our formal Letter of Intent for the Preliminary Plat for the property located at the southwest corner of Metz Road and Hoehn Road. The subject property is located outside of Sanger's City limits, but within the City's ETJ. The 55.50+/- acre property is anticipated to create approximately 30 residential lots.

This Preliminary Plat requests three variances from the subdivision ordinance:

1. The minimum of 1.5 acre for Estate lots not apply
2. Maximum cul-de-sac length to not apply
3. Maximum block length to not apply

The 6 lots at the northeast corner of subdivision are approximately 1.4 acres and slightly smaller than the 1.5 acre requirement for estate lots. The proposed roadway, Lonesome Dove Trail, has been aligned so that all lots on the south side of the proposed right-of-way meet the 1.5 acre requirement. The average lot size for the proposed subdivision is approximately 1.68 acres.

Requests 2 and 3 are related. This preliminary plat proposes a central estate style road with a 60-ft right-of-way running through the center of the subdivision. The total length of the proposed roadway is just over 2100-ft. It would take a vehicle travelling 30 mph about 45 seconds to travel the length of the street. This limited amount of time would not be an undue burden on the residents or emergency vehicles. It also removes an unnecessary connection to Hoehn Road which is likely to have limited use as residents would be using the paved internal street to access the Metz Road. A central turn around meeting the geometry requirements of a cul-de-sac is proposed approximately midway in the proposed roadway. This style of development has been successfully implemented and allows the residents the benefit of a dead-end street that won't have cut-through traffic. The layout creates a single block which would exceed the maximum in the subdivision ordinance and is common for a single block subdivision.

The City's future land use plan identifies this area as rural residential. We believe this development is in conformance with the future land use plan and the requested variances are in line with the spirit of the City's ordinances while allowing for a unique approach to a rural residential development.

Sincerely



Heath Voyles, PE





BERNAL, NOE SANTOS & AMANDA  
A0199A B.B.B. & C. RR CO., TR 6  
INST. #2022-9625  
D.R.D.C.T.

SRI GANESH HOMES LLC  
A0199A B.B.B. & C. RR CO., TR 6F  
INST. #2021-190360  
D.R.D.C.T.

DEL ROSARIO VINALES, MIGUEL & SOUVANNA  
A0199A B.B.B. & C. RR CO., TR 6A  
INST. #2018-84116  
D.R.D.C.T.

CONELY, CHRISTOPHER M & DAWN  
A0199A B.B.B. & C. RR CO., TR 6D  
INST. #2019-65759  
D.R.D.C.T.

RUGGIERI, JASON A & HEATHER  
A0199A B.B.B. & C. RR CO., TR 6C  
INST. #2021-76290  
D.R.D.C.T.

OLVERA, ARMANDO & OLVERA  
A0199A B.B.B. & C. RR CO., TR 6B  
INST. #2018-111054  
D.R.D.C.T.

LOT 7, BLOCK A  
METZ ESTATES  
ADDITION  
INST. #2019-89640  
P.R.D.C.T.

WOLSKI, EDWARD F  
A0199A B.B.B. & C. RR CO., TR 5  
INST. #2017-106111  
D.R.D.C.T.

HOEHN, P J  
A0801A WM MASON, TR 6  
V. 468, P. 208  
D.R.D.C.T.

HOEHN, BRIAN LEE  
A0801A WM MASON, TR 7  
INST. #2016-40717  
D.R.D.C.T.

HOEHN, P J  
A0801A WM MASON, TR 6  
V. 469, P. 208  
D.R.D.C.T.

HOEHN, BRIAN LEE & HOEHN, PHILIP LEE  
A0801A WM MASON, TR 6A  
INST. #2016-111394  
D.R.D.C.T.

HIMALAYAN FAMILY  
RANCH LLC  
LOT 6, BLOCK A  
SADDLE RIDGE  
ESTATES  
CAB. M, PAGE 241  
P.R.D.C.T.

60' BRAZOS RIVER  
ELECTRIC ESMT V.306 P.606  
V.749 P.368 V.749 P.370  
V.749 P.373 V.749 P.377

100' ESMT  
V.586 P.571  
V.626 P.627

## LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE WILLIAM MASON SURVEY ABSTRACT NUMBER 801 IN DENTON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM JOSEPHINE B. HOEHN TO WILBUR CLARENCE HOEHN RECORDED IN VOLUME 748, PAGE 804, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A P. K. NAIL SET FOR CORNER IN METZ ROAD, A PUBLIC ROADWAY, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM FANTON R. HOEHN AND WIFE, ANNA MAE HOEHN TO CHARLES E. STOBAUGH RECORDED IN VOLUME 2827, PAGE 965, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;  
THENCE SOUTH 87°03'28" WEST, 844.36 FEET WITH THE NORTH LINE OF SAID STOBAUGH TRACT TO A FENCE CORNER FOR CORNER;  
THENCE SOUTH 02°12'57" WEST, 187.22 FEET WITH THE NORTH LINE OF SAID STOBAUGH TRACT TO AN IRON ROD SET FOR CORNER;  
THENCE SOUTH 89°55'26" WEST, 1,687.76 FEET WITH THE NORTH LINE OF SAID STOBAUGH TRACT TO AN IRON ROD SET FOR CORNER IN THE EAST LINE OF LOT 6, BLOCK A OF SADDLE RIDGE ESTATES, AN ADDITION TO DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET M, PAGE 341, PLAT RECORDS, DENTON COUNTY, TEXAS;  
THENCE NORTH 00°16'06" EAST, 1,018.38 FEET WITH SAID EAST LINE OF SAID LOT 6, BLOCK A OF SAID SADDLE RIDGE ESTATES TO AN IRON ROD SET FOR CORNER IN HOEHN ROAD, A PUBLIC ROADWAY;  
THENCE NORTH 89°54'03" EAST, 2,530.63 FEET WITH SAID HOEHN ROAD TO AN IRON ROD SET FOR CORNER IN SAID METZ ROAD;  
THENCE SOUTH 00°14'07" EAST, 798.54 FEET WITH SAID METZ ROAD TO THE PLACE OF BEGINNING AND CONTAINING 55.50 ACRES OF LAND.

- WATER SERVICE TO BE PROVIDED BY BOLIVAR WATER SUPPLY COMPANY, 4151 FM 455 W., SANGER, TEXAS, 76266, (940) 458-4292.
- ELECTRIC SERVICE TO BE PROVIDED BY COSERV ELECTRIC, 7701 STEMMONS, CORINTH, TEXAS, 76216, (940) 321-7800.
- SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS SURVEY ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
- A DRIVEWAY CULVERT MUST BE OBTAINED FROM ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
- I, HEATH VOYLES, PE, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS SURVEY WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY FOR THE DRAINAGE DESIGN AND WILL DEFEND AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF OR ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

HOEHN ROAD  
(GRAVEL)

LONESOME DOVE TRAIL

METZ ROAD  
(ASPHALT)

POB

## LEGEND

---	PROPERTY LINE
---	EASEMENT
---	RIGHT OF WAY
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	DRAINAGE AND UTILITY EASEMENT
---	VISIBILITY EASEMENT
---	EDGE TO EDGE

R.O.W.

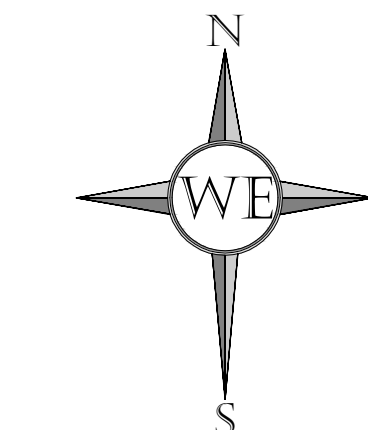
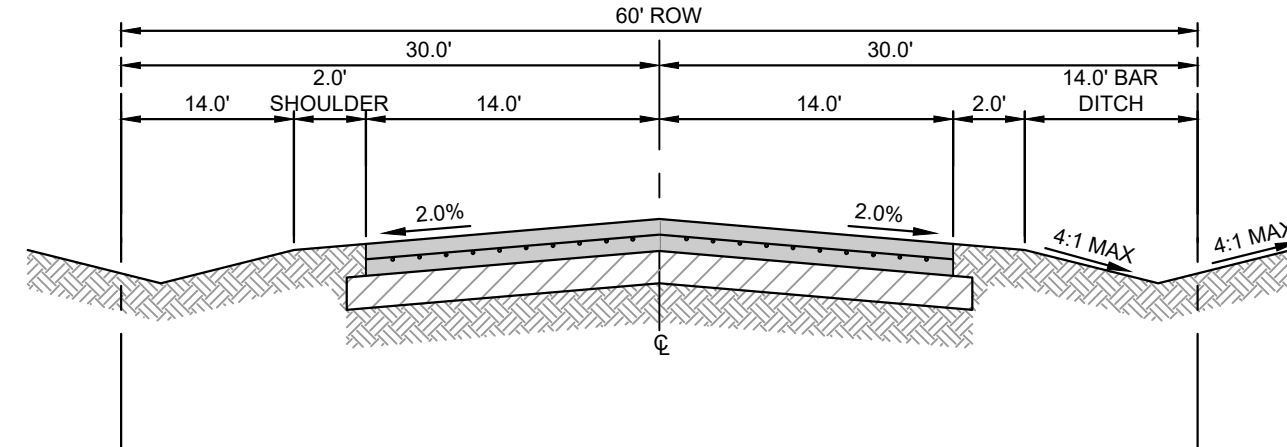
U.E.

D.E.

D.U.E.

V.E.

E-E

GRAPHIC SCALE  
1" = 100'

TYPICAL PAVING SECTION FOR 60' R.O.W.  
28' EDGE TO EDGE OF PAVEMENT

N.T.S.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

APPROVED FOR PREPARATION OF FINAL PLAT

CITY OF SANGER, TX  
PLANNING & ZONING COMMISSION

DATE

OWNER / DEVELOPER:  
TRACOM ENTERPRISES INC.  
4825 GREENVILLE AVE STE 200,  
DALLAS, TX. 75206  
CONTACT: KEITH SMITH

SURVEYOR:  
BURKS LAND SURVEYING  
223 CR 1260  
DECATUR, TX 76285  
CONTACT: QUINT BURKS, RPLS

ENGINEER / APPLICANT:  
WESTFALL ENGINEERING  
1719 ANGEL PKWY, SUITE 400-206  
ALLEN, TX 75002  
TBP# FIRM REG. #19101  
(817) 657-4759  
CONTACT: HEATH VOYLES, P.E.

VICINITY MAP  
N.T.S.

PRELIMINARY PLAT  
LONESOME DOVE ADDITION  
LOTS 1 - 30, BLOCK A  
5.15 AC R.O.W. DEDICATION  
55.50 ACRES (2,417,492.19 SQ.FT.) OUT OF THE  
WILLIAM MASON SURVEY, ABSTRACT NO. 801  
SANGER ETJ, DENTON COUNTY, TEXAS  
PREPARED: JUNE 7, 2022

WESTFALL  
ENGINEERING



**DATE: 07/6/2022**

**1<sup>st</sup> REVIEW COMMENTS – Preliminary Plat (Lonesome Dove Addition)**

Request is for a Preliminary Plat of the Lonesome Dove Addition platting Lots 1-30 of Block A, being approximately 55.50 acres, prepared by Westfall Engineering, submitted on 06/15/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

**Planning**

Provide the following

1. Show set-back lines on lots
2. Show location of fire hydrants
3. Show location of USPS Postmaster approved location of cluster boxes
4. Provide table with listing of lots square footage and lot widths at front building line
5. Submit information adequate for the review of public improvements including but not limited to streets, water services, wastewater services, franchise utilities, street lighting, and storm detention (ex. preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study, etc.

**Informational Comments**

1. The property is within the City of Sanger' ETJ.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday July 11, 2022, and for City Council meeting on Monday August 1, 2022.



## CITY COUNCIL COMMUNICATION

**DATE:** July 5, 2022

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

**AGENDA ITEM:** Consideration and possible action on a Final Plat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

### **SUMMARY:**

- The applicant is proposing to create 1 lot of 1.75 acres, from 1 unplatted tract.
- The lot currently has access from N Stemmons (I-35 service road) and will have approximately 546 feet of frontage on the public ROW.
- The property will be the site of the Quik Trip Convenience Store
- ROW was previously dedicated with the road expansions.
- The property meets City of Sanger Subdivision Regulations and is compliant with the Future Land Use Map.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

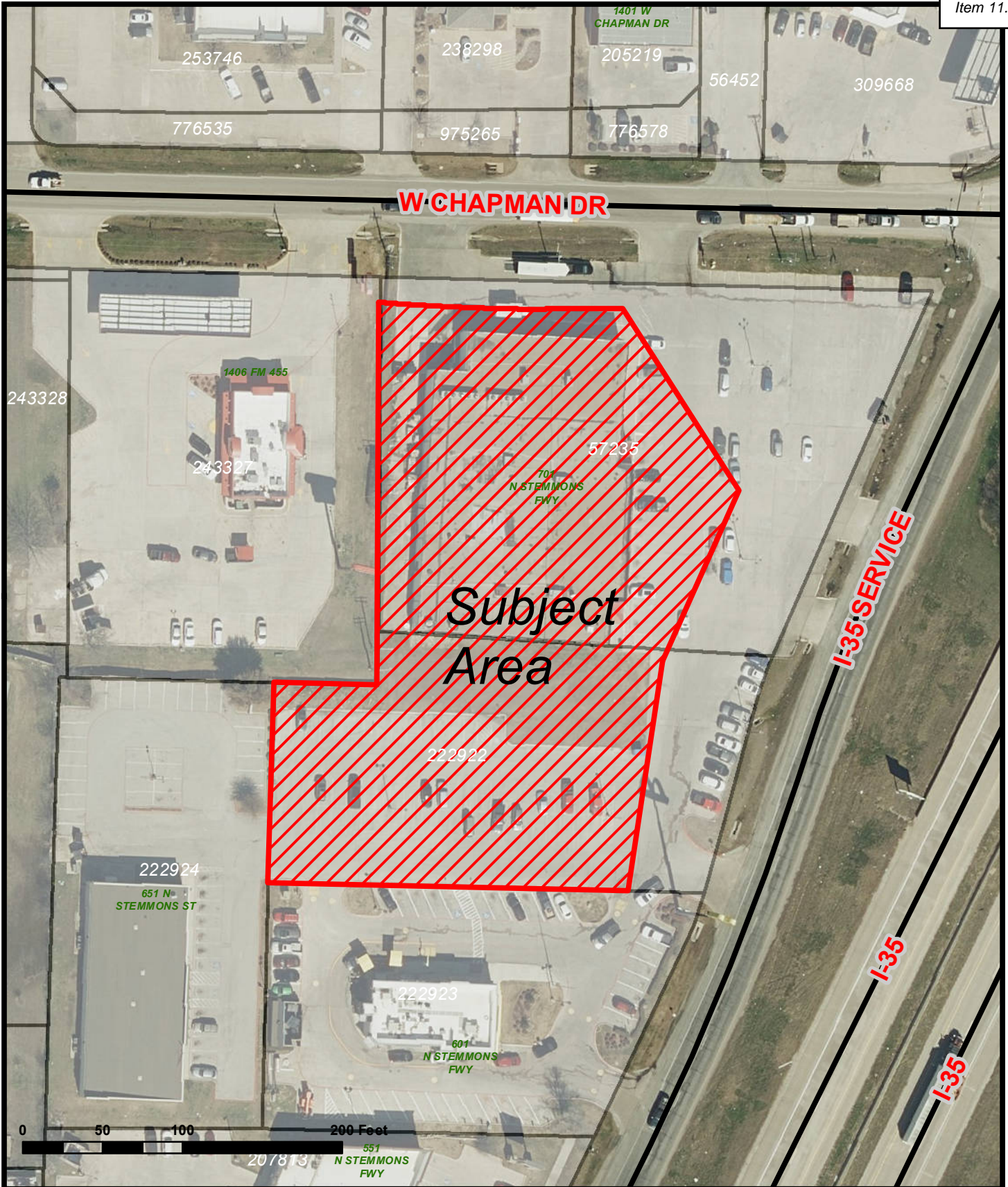
GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL with the condition all comments are met prior to City Council approval.

### **ATTACHMENTS:**

Location Map  
Application  
Letter of Intent  
Final Plat  
Comments



**SANGER**  
TEXAS

Project Name: Quik Trip  
Project: 22SANZON-0041



City Limits



Exhibits

DISCLAIMER:  
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.  
Date: 2/21/2022 3:19:24 PM  
Doc Name: 22SANZON-0011\_Quiktrip Variance





## SUBDIVISION APPLICATION

☐

Preliminary Plat  
Minor Plat

☒

Final Plat/Replat  
Amended Plat

☐

Vacating Plat  
Conveyance Plat

Applicant

Owner (if different from applicant)

Name: Corey Vaughan	Name: Steve Schmitz
Company: QT LLC South	Company: Mesa Real Estate Partners, LP
Address: 1120 North Industrial Boulevard	Address: 211 West California Street PO Box 388
City, State, Zip: Euless, Texas 76039	City, State, Zip: Gainesville, Texas 76241
Phone: (817) 358 - 7680	Phone: (940) 736 - 1547
Fax: (918) 994 - 3799	Fax: (940) 736 - 1547
Email: cvaughan@quiktrip.com	Email: steve@mesa-re.com

### Submittal Checklist

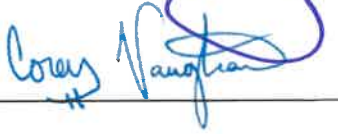
<input checked="" type="checkbox"/>	Pre-Application Conference (Date: 02 / 01 / 2022)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input checked="" type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to <a href="mailto:development@sangertexas.org">development@sangertexas.org</a>

Supporting Materials (List if provided): N/A

R Number(s): R57235

Owner's Signature 

6/9/2022  
Date

Applicant's Signature 

6/9/2022  
Date

Office Use: Reviewed by Director of Development Services \_\_\_\_/\_\_\_\_/\_\_\_\_

<input type="checkbox"/>	Complete (Check # _____)
<input type="checkbox"/>	Incomplete (Returned to Applicant ____/____/____)

City of Sanger  
201 Bolivar / P.O. Box 1729  
Sanger, TX 76266  
940-458-2059 (office) 940-458-4072 (fax)

[www.sangertexas.org](http://www.sangertexas.org)

Effective Date: 02/11/2020





## SUBDIVISION PACKET

A Plat subdividing land within the city limits of Sanger or within Sanger Extraterritorial Jurisdiction (ETJ) requires the approval of the City of Sanger. The platting process involves the preparation of one or more plats by the landowner, a review by staff, and consideration by the Planning & Zoning Commission and City Council.

**PLAT TYPES:** There are seven different types of plats, each with their own function.

- **Preliminary Plat** – A preliminary plat is required for most subdivisions, particularly those providing for dedication of public right-of-way and construction of public improvements. It is used to determine the layout of the proposed development.
- **Final Plat** – A final plat will follow a preliminary plat to specify in detail the arrangement of lots, the dedication of public right-of-way, and the provision of public improvements and services.
- **Replat** – A replat revises an existing plat and is controlling over the preceding plat. A public hearing is required for replat.
- **Minor Plat** – A minor plat is one creating three lots or fewer, and not requiring the dedication of right-of-way or construction of improvements. Minor plats can be approved with the preparation of a preliminary plat.
- **Amended Plat** – An amended plat revises a previously platted lot to correct an error or add or modify a feature. Amending plats cannot increase the number of lots.
- **Conveyance Plat** – A conveyance plat may be used to convey the property or interests therein. It may also be used in lieu of a final plat to record a subdivision or property. A conveyance plat is an interim step in the subdivision of land and shall contain a notation that indicates that no development is intended.
- **Vacating Plat** – A vacating plat removes/vacates the plat covering a tract of land before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

**SUBMISSION REQUIREMENTS:** The submittal requirements for each kind of plat are included in this packet.

**SUBMISSION SCHEDULE:** Plats must be submitted during regular business hours before the submittal cut-off date for each Planning and Zoning (P&Z) Commission meeting. Before the application is filed, a mandatory completeness check is required. Application are encouraged to be submitted at least 9 days prior to the submittal cut-off date for completeness check. Plat will be scheduled for P&Z Commission and for City Council according to The Schedule for Planning Applications on the City's website. Staff will provide review comments within 2 weeks of application filing. All corrections must be made prior to the P&Z Commission meeting. If more time is needed for revisions/corrections, the applicant and owner must submit a request in the form of a signed letter a week before the P&Z meeting date. Staff may extend the application review time for up to 25 days upon receipt of the signed letter.

**APPLICATION FEES:** The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

- **Residential Preliminary or Final Plat / Replat**
  - \$400.00 + \$6.00 per lot < 10
  - \$500.00 + \$10.00 per lot > 10
  - \$500.00 + \$15.00/acre for plats with lot sizes of one acre or more
- **Commercial Preliminary or Final Plat / Replat**
  - Less than five (5) acres - \$500.00 + \$15.00 per acre
  - Five (5) acres to less than 25 acres - \$600.00 + \$15.00 per acre
  - 25 acres to less than 100 acres - \$950.00
  - 100 acres or more - \$950.00 + \$5.00 per acre
- **Minor Plat** - \$400.00 + \$3.00 per lot, or \$15.00 per acre for lots larger than 1 acre
- **Amended Plat** - \$200.00 + \$3.00 per lot
- **Conveyance Plat** - \$200.00 + \$3.00 per lot
- **Vacating Plat** - \$200.00

**PUBLIC NOTIFICATION FEE:** Public notification fee for all plats requiring public notification shall be \$100.00 due at the time of submission/acceptance of application.





## SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. **Pre-Application Conference:** Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.
2. **Completeness Check:** The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.
3. **Submission:** Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.
4. **Review:** City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.
5. **Planning & Zoning Commission:** The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.
6. **City Council:** The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.
7. **Filing for Recordation:** Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
  - a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
  - b. recent original certified & sealed tax certificates showing \$0.00 amount due;
  - c. \$100.00 plat filing fee;

**Note:** Preliminary Plats are not filed for record

Consult the Schedule of Planning Application for submittal dates and corresponding meeting dates of the Planning & Zoning Commission and City Council.

## SUBMITTAL REQUIREMENTS & PROCESS

All plat submittals must include the correct copies of the plat, the completed and signed application form, plat checklist, the application fee, and a Letter of Intent. Some plats may also require additional copies of the plat and/or other supplementary materials. The Pre-Application Conference with city staff will determine the specific submittal requirements for each applicant.

**PLAT:** The applicant must provide one (1) copy of the plat, printed on a 24"x36" paper, folded to one quarter that size, along a pdf copy of the plat provided on a CD/DVD or emailed to [development@sangertexas.org](mailto:development@sangertexas.org). Additional copies of the plat may be required for staff, depending on the nature of the plat. Additional copies may be required prior to the Planning & Zoning Commission and City Council meetings.

**APPLICATION FORM:** The application form must be completed and signed by the owner(s).

**PLAT CHECKLIST:** Each item on the applicable plat checklist must be check marked as completed and submitted along with the application form.

**APPLICATION FEE:** The required application fee must be provided by check made payable to the City of Sanger. If the submittal is complete, the payment will be accepted. If the submittal is incomplete, the check will be returned with the other materials.

**LETTER OF INTENT:** Each plat submittal must include a Letter of Intent which provides the following:

- The subdivider's name and address
- The contact information of the person(s) preparing the submitted documents
- The designated point of contact for future correspondence
- The intent of the plat application
- A brief description of the location, land area, particulars as to the intended use(s) of the property, and any intended future development on the property
- A request that the plat be reviewed and considered by the appropriate approval body

**SUBMITTAL PROCESS:** The applicant shall submit the plat application to the Department of Development Services as indicated by the Schedule of Planning Application. A plat application submittal is accepted by the City when the Director of Development Services has certified to the applicant that a complete submittal providing adequate information for a comprehensive review has been received. No plat application will be considered submitted with the city until and unless the prescribed application fees have been paid. All original plat application documents must be submitted to the Department of Development Services, as well as emailed to [development@sangertexas.org](mailto:development@sangertexas.org).

## FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

- ✓ The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').
- ✓ The boundary marked with heavy weighted lines with accurate distances and bearings, a metes and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.
- ✓ True bearings and distances to the nearest established street lines, official monuments or subdivision corner, which shall be accurately described on the plat. Municipal, township, county or abstract survey lines shall be accurately tied to the lines of the subdivision by the distances and bearings, where applicable.
- ✓ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ✓ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ✓ Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.
- ✓ An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.
- ✓ If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.
- ✓ The exact layout, including:
  - 1) Street and/or alley names
  - 2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
  - 3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
  - 4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
  - 5) All lot number and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second
- ✓ The accurate location, material, and approximate size of all monuments.
- ✓ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
- ☐ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.
- ✓ Name and addresses of the owner, subdivider, engineer, and surveyor.

## FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

- ☒ North point, written and graphic scale, and date.
- ☒ 3"x3" recording box at the lower right hand corner.
- ☒ A Title Block with the following information shall be provided on each page:
  - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  - 2) Name of the proposed development/addition/subdivision
  - 3) Total number of lots and HOA/Open Space lots
  - 4) Survey name and abstract number
  - 5) Gross acreage
  - 6) Right-of-Way acreage, if dedicated
  - 7) Date of preparation and subsequent revisions
- ☒ Standard Notation to be added on the plat:
  - 1) "All lots comply with the minimum size requirements of the zoning district."
  - 2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
  - 3) "All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City."
  - 4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
  - 5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
  - 6) "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."
  - 7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No. \_\_\_\_\_, dated \_\_\_\_\_, of the National Flood Insurance Rate Maps for Denton County, Texas."
  - 8) "The purpose of this plat is \_\_\_\_\_ [state the purpose] \_\_\_\_\_"
  - 9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"
- ☐ The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
- ☒ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.
- ☐ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.
- ☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

"A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."



## FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

- ☒ Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and actually exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

"State of Texas  
County of Denton

*I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.*

(Engineer or Surveyor's Seal)

\_\_\_\_\_  
Licensed Professional Engineer OR  
Registered Public Land Surveyor Texas R.P.L.S. No.

\_\_\_\_\_  
Date"

- ☒ A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided and the streets dedicated. Such owner's certificate may be prepared as follows:

"State of Texas  
County of Denton

*I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:*

(Metes and Bounds Description of Boundary)

**NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:**

**THAT** Steve Schmitz, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as R57235 (lot/block/subdivision), an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this 8<sup>th</sup> day of June, 2022.

Steve Schmitz, Owner  
Clear Creek Retail LLC, Title and Company (if applicable)"  
Vice-President

City of Sanger  
201 Bolivar / P.O. Box 1729

Sanger, TX 76266  
940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

Effective Date: 02/11/2020





City of Sanger  
Developmental Services  
502 Elm Street  
P.O. Box 1729  
Sanger, Texas 76266

Project Narrative:

QuikTrip is formally requesting a Final Plat approval from the City of Sanger upon plat application submittal through Planning and Zoning Commission and City Council per City of Sanger Code of Ordinances Chapter 10, Section 10.104 Procedure, Subsection (d) Final Plat & 10.105 General Plat Requirements.

QuikTrip South LLC currently leases the property on the Southwest corner of I-35E frontage/Stemmons Freeway & FM 455/West Chapman Drive. Also addressed as 701 North Stemmons Freeway or:

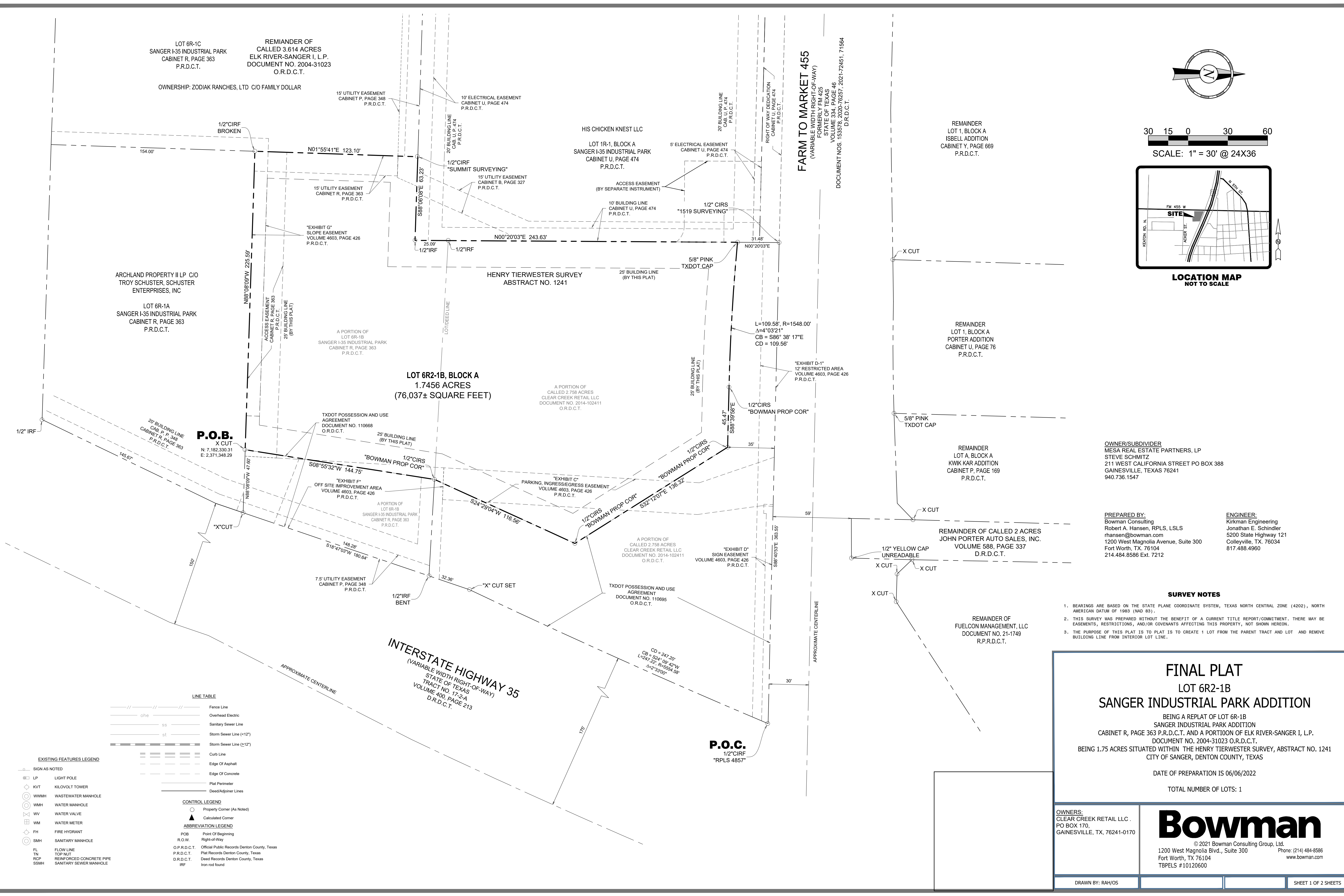
Tract 1 Legal Description: A1241A TIERWESTER, TR 126, 1.806 ACRES, OLD DCAD SHT 4, TR 2.

Tract 2 Legal Description: SANGER I-35 INDUSTRIAL PARK LOT 6R-1B.

Respectfully,

---

Corey Vaughan  
Real Estate Project Manager  
QuikTrip Corporation





OWNER'S DEDICATION

State of Texas  
County of Denton

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

BEING a 1.7456 acre tract of land situated in the Henry Tierwester Survey, Abstract No. 1241, City of Sanger, Denton County, Texas, being a portion of a called 2.758 acre tract of land as described in the deed to Clear Creek Retail, LLC recorded under Document No. 2014-102411 of the Official Public Records of Denton County, Texas and being a portion of Lot 6R-1B of the plat designated as "Resubdivision Plat - Lot 6R-1A, 6R-1B, 6R-1C, of Sanger I-35 Industrial Park" recorded in Cabinet R, Page 363 of the Plat Records of Denton County, Texas. Said 1.7456 acre tract of land surveyed on the ground in 2021 under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6439 (the Basis of Bearings for this survey is GRID North as established by GPS utilizing the Texas Coordinate System of 1983, North Central Zone) and being more particularly described by metes and bounds as follow:

COMMENCING at a 1/2-inch capped iron rod stamped "RPLS 4857" found at the intersection of the south right of way line of Farm to Market Road 455, a variable width right of way, as described in the deed to the State of Texas recorded in Volume 334, Page 46 of the Deed Records of Denton County, Texas with the west right of way line of Interstate Highway 35, a variable width right of way, as described in the deed to the State of Texas recorded in Volume 400, Page 213 of said Deed Records and being the beginning of a non-tangent curve; THENCE southerly, coincident with the west right of way line of said Interstate Highway 35 and said non-tangent curve, concave to the northwest, having a radius of 5554.58 feet and a chord bearing and distance of SOUTH 24 degrees 09 minutes 42 seconds WEST, 247.20 feet, an arc length of 247.22 feet to an "X" cut set at a salient corner of the west right of way line of said Interstate Highway 35; THENCE SOUTH 18 degrees 47 minutes 03 seconds WEST, with the west right of way line of said Interstate Highway 35, passing at 32.36 feet a 1/2-inch bent iron rod found at the northeast corner of said Lot 6R-1B, continuing for a total distance of 180.64 feet to an "X" cut found at the east common corner of said Lot 6R-1B and Lot 6R-1A of said "Resubdivision Plat - Lot 6R-1A, 6R-1B, 6R-1C, of Sanger I-35 Industrial Park"; THENCE NORTH 88 degrees 08 minutes 09 seconds WEST, 47.60 feet with the common line of said Lots 6R-1A and 6R-1B, to an "X" cut found at its intersection with the west line of a TXDOT Possession and Use Agreement as described under Document No. 110668 of said Official Public Records and being the POINT OF BEGINNING;

THENCE NORTH 88 degrees 08 minutes 09 seconds WEST, 225.59 feet with the common line of said Lots 6R-1A and 6R-1B to a 1/2-inch capped iron rod with a broken cap found at the west common corner of Lots 6R-1A and 6R-1B and being on the east line of Lot 6R-1C of said "Resubdivision Plat - Lot 6R-1A, 6R-1B, 6R-1C, of Sanger I-35 Industrial Park";

THENCE NORTH 01 degree 55 minutes 41 seconds EAST, 123.10 feet with the common line of said Lots 6R-1C and 6R-1B to a 1/2-inch capped iron rod found at the northerly common corner of said Lots 6R-1C and 6R-1B and being on the south line of Lot 1R-1, Block A of the plat designated as "Sanger I-35 Industrial Park, Lot 1R-1, 1R-2, 2R-1, Block A" recorded in Cabinet U, Page 474 of said Plat Records;

THENCE SOUTH 88 degrees 06 minutes 08 seconds EAST, 63.23 feet with the common line of said Lot 1R-1 and Lot 6R-1B to a 1/2-inch iron rod found at a re-entrant corner of said Lot 6R-1B and being the southeast corner of said Lot 1R-1;

THENCE NORTH 00 degrees 20 minutes 03 seconds EAST, with the common line of said Lot 6R-1B and Lot 1R-1, passing at 25.09 feet a 1/2-inch iron rod found at the northwest corner of said Lot 6R-1B, continuing with the east line of said Lot 1R-1 and the west line of said called 3.614 acre tract of land a total distance of 243.63 feet to a 5/8-inch pink capped iron rod stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found at its intersection with the south line of the TXDOT Possession and Use Agreement as described under Document No. 110695 of said Official Public Records and being the beginning of a non-tangent curve, from which a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northwest corner of said called 3.614 acre tract of land and being on the south right of way line of said Farm to Market Road 455 bears NORTH 00 degrees 20 minutes 03 seconds EAST, 31.48 feet;

THENCE the following four (4) calls coincident with the southerly and easterly line of said TXDOT Possession and Use Agreement recorded under Document No. 110695:

- easterly, with said non-tangent curve, concave to the north, having a radius of 1548.00 feet and a chord bearing and distance of SOUTH 86 degrees 38 minutes 17 seconds EAST, 109.56 feet, an arc length of 109.58 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- SOUTH 88 degrees 39 minutes 58 seconds EAST, 45.47 feet with the south line of said TXDOT Possession and Use Agreement to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- SOUTH 32 degrees 12 minutes 07 seconds EAST, 136.32 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- SOUTH 24 degrees 29 minutes 04 seconds WEST, 116.56 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the west common corner of said TXDOT Possession and Use Agreement recorded under Document No. 110695 and said TXDOT Possession and Use Agreement recorded under Document No. 110668;

THENCE SOUTH 08 degrees 55 minutes 32 seconds WEST, 144.75 feet with the west line of said TXDOT Possession and Use Agreement recorded under Document No. 110668 to the POINT OF BEGINNING, containing 1.7456 acres (76,037± square feet).

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: THAT CLEAR CREEK RETAIL, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as \_\_\_\_\_ (lot/block/subdivision), an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_, Owner

Clear Creek Retail, LLC.

By: \_\_\_\_\_  
Signature Name Title

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Notary Public in and for the State of Texas

Approved and Accepted

\_\_\_\_\_  
Chairman, Planning & Zoning Commission  
City of Sanger, TX

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor  
City of Sanger, TX

\_\_\_\_\_  
Date

Attested by

\_\_\_\_\_  
City Secretary  
City of Sanger, TX"

\_\_\_\_\_  
Date

SURVEYOR'S STATEMENT

I, Robert A. Hansen, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

RELEASED FOR REVIEW PURPOSES ONLY FOR THE CLIENT AND CITY. 2022-05-24  
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Robert A. Hansen  
LSLS & Registered Professional  
Land Surveyor No. 6439

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **Robert A. Hansen**, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

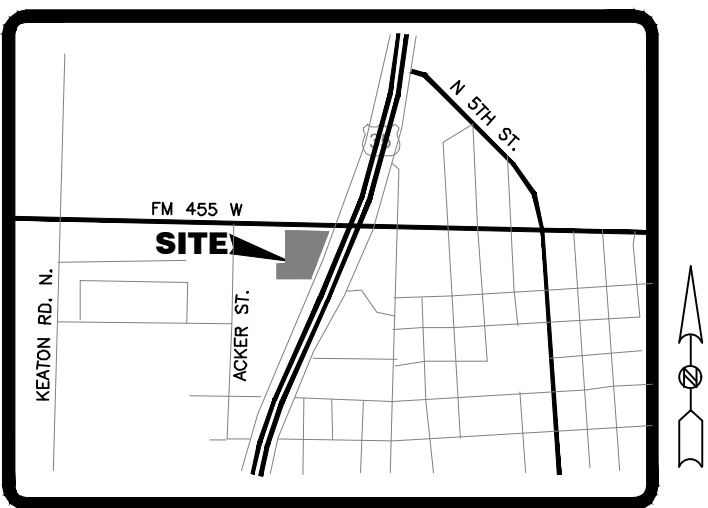
"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the subdivider:

Approved for Preparation of Final Plat

\_\_\_\_\_  
City of Sanger, TX  
Planning & Zoning Commission

\_\_\_\_\_  
Date



OWNER/SUBDIVIDER  
MESA REAL ESTATE PARTNERS, LP  
STEVE SCHMITZ  
211 WEST CALIFORNIA STREET PO BOX 388  
GAINESVILLE, TEXAS 76241  
940.736.1547

PREPARED BY:  
Bowman Consulting  
Robert A. Hansen, RPLS, LSLS  
rhansen@bowman.com  
1200 West Magnolia Avenue, Suite 300  
Fort Worth, TX. 76104  
214.484.8586 Ext. 7212

ENGINEER:  
Kirkman Engineering  
Jonathan E. Schindler  
5200 State Highway 121  
Colleyville, TX. 76034  
817.488.4960

## FINAL PLAT LOT 6R2-1B SANGER INDUSTRIAL PARK ADDITION

BEING A REPLAT OF LOT 6R-1B  
SANGER INDUSTRIAL PARK ADDITION  
CABINET R, PAGE 363 P.R.D.C.T. AND A PORTIOON OF ELK RIVER-SANGER I, L.P.  
DOCUMENT NO. 2004-31023 O.R.D.C.T.  
BEING 1.75 ACRES SITUATED WITHIN THE HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241  
CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION IS 06/06/2022

TOTAL NUMBER OF LOTS: 1

OWNERS:  
CLEAR CREEK RETAIL LLC.  
PO BOX 170,  
GAINESVILLE, TX, 76241-0170

**Bowman**  
© 2021 Bowman Consulting Group, Ltd.  
1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8586  
Fort Worth, TX 76104  
TBPELS #10120600 www.bowman.com

DRAWN BY: RAH/OS

SHEET 1 OF 2 SHEETS

**DATE: 07/6/2022**

**1<sup>st</sup> REVIEW COMMENTS – Final Plat (Sanger Industrial Park Addition)**

Request is for a Final Plat of the Sanger Industrial Park Addition platting Lot 6R-1B of Block A, being approximately 1.75 acres, prepared by Bowman Consulting Group, Ltd, submitted on 06/15/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

**Planning**

Provide the following

1. Add a 3" x 3" recording box in the lower left hand corner.
2. List total number of lots in title block
3. Add standard note "The purpose of this plat is [state the purpose]"
4. Add standard note "Bearing are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83)"
5. Add the name, address, and phone number of all utility providers.
6. Change City Manager signature to Mayor

**Informational Comments**

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday July 11, 2022, and for City Council meeting on Monday August 1, 2022.