

PLANNING & ZONING COMMISSION

MEETING AGENDA

JULY 08, 2024, 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. Consideration and possible action of the minutes from June 10, 2024, meeting.

ACTION ITEMS

2. Consideration and possible action on the Minor Plat of Elmore Addition, being approximately 0.648 acres of land described as A0029A R. BEEBE, TR 199, .64 ACRES, OLD DCAD SHT 4, TR 62, within the City of Sanger, generally located on the southwest corner of Bolivar Street and N. 7th Street.

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 that is readily accessible to the general public at all times and was posted on the City of Sanger website on June 28, 2024 at 9:45 AM.

 /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.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: July 8, 2024

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from June 10, 2024, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from June 10, 2024

PLANNING & ZONING COMMISSION

MEETING MINUTES

JUNE 10, 2024, 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

There being a quorum Commissioner Stone called the Planning and Zoning meeting to order at 7:01 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Sally Amendola
Commissioner, Place 4	Allen McAlister
Commissioner, Place 5	Jacob Gastelum
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Lisa Freeman

BOARD MEMBERS ABSENT:

Commissioner, Place 3	Jackie Turner
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STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, Planning Technician Stefani Dodson, and Secretary Shelley Warner

INVOCATION AND PLEDGE

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from May 13, 2024 meeting.

Commissioner Miller makes a motion to approve the consent agenda.
Commissioner Freeman seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Amendola, Commissioner McAlister and Commissioner Gastelum. The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for the Replat of Blk 18 Lot 32, of the Hampton Addition, being .3213 acres located in the City of Sanger, generally located on the south side of Marshall Street and west of the intersection of Marshall and 5th Street.

Planning Technician Stefani Dodson presented the item. She also explained that 25 notices were mailed with 1 response returned in opposition.

Jim Huckabee expressed concerns of potential flooding.

Director Hammonds responded and stated the City has engineers that will go over the drainage.

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

Planning Technician Stefani Dodson presented the item. She also explained that 33 notices were mailed with 1 response returned for the development.

No citizens came forward.

ACTION ITEMS

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

Item was pulled as a duplicate.

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

Planning Technician Stefani Dodson presented the item.

Commissioner Miller asked questions.

Director Hammonds and Developer Casey McGinnis responded.

Commissioner McAlister makes a motion to approve. Commissioner Amendola seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Freeman, Commissioner Miller and Commissioner Gastelum. The motion passes unanimously.

6. Consideration and possible action on the Preliminary Plat of Sanger Circle Phase 7, being approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Amendola asked questions.

Director Hammonds responded.

Commissioner McAlister makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Gastelum seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Freeman, Commissioner Miller and Commissioner Amendola. The motion passes unanimously.

7. Consideration and possible action on the Preliminary Plat of Oasis at Sanger Addition, being approximately 4.135 acres of land described as A0029A R. BEEBE, OLD DCAD SHT 2, TR 5, within the City of Sanger, generally located north of McReynolds Road, and approximately 790 feet east of Lake Ridge Drive.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Freeman and Commissioner Amendola asked questions.

Commissioner Miller expressed concerns regarding ladder trucks capability to reach the structures.

Commissioner Gastelum makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Freeman seconded the motion.

Voting Yea: Commissioner Stone, Commissioner McAlister, Commissioner Miller and Commissioner Amendola. The motion passes unanimously.

8. Consideration and possible action on the Final Plat of the Belz Road Retail Addition Phase 1, being 27.18 acres described as A1241A TIERWESTER, TR 56, and A1241A TIERWESTER, TR 57(PT), OLD DCAD SHT 5, TR 6, located in the City of Sanger, and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr and North Stemmons Frwy.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Director Hammonds elaborated on the proposed project.

Commissioner Freeman and Commissioner Gastelum asked questions about the location.

Commissioner Amendola inquired about a new grocer at the location. Director Hammonds responded that the information has not been released at this time.

Commissioner Miller makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Gastelum, Commissioner McAlister, Commissioner Freeman and Commissioner Amendola. The motion passes unanimously.

9. Consideration and possible action on the Preliminary Plat of Lane Ranch, being approximately 303.412 acres of land described as A0029A R. BEEBE, TR 65(PT), OLD DCAD SHT 2, TR 4, A0029A R. BEEBE, TR 57, OLD DCAD SHT 2, TR 5, A0029A R. BEEBE, TR 60, OLD DCAD SHT 2, TR 7, A0029A R. BEEBE, TR 61, OLD DCAD SHT 2, TR 8, A0029A R. BEEBE, TR 56B, OLD DCAD SHT 2, TR 3, A0029A R. BEEBE, TR 56, OLD DCAD SHT 2, TR 3 within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Freeman asked about property lines and distance between houses.

Director Hammonds responded.

Commissioner McAlister makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Gastelum seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Freeman, Commissioner Miller and Commissioner Amendola. The motion passes unanimously.

10. Consideration and possible action on the Final Plat of Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner McAlister asked about home owner association lot maintenance. Developer McGinnis responded and highlighted the maintenance agreement and further discussed the parks.

Commissioner Amendola inquired about FM455 accessibility. Developer McGinnis responded.

Commissioner Miller makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Gastelum seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Freeman, Commissioner McAlister and Commissioner Amendola. The motion passes unanimously.

11. Consideration and possible action on the Minor Plat of Real Sanger Park No. 2 Addition, being approximately 2.99 acres of land described as A0029A R. BEEBE, TR 18, OLD DCAD SHT 1, TR 39D, within the ETJ of the City of Sanger, generally located North of FM 455 W, and approximately 972 feet east of Union Hill Road.

Planning Technician Stefani Dodson presented the item. Staff recommends approval.

Commissioner McAlister posed questions.

Director Hammonds responded.

Commissioner McAlister makes a motion to approve. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Freeman, Commissioner Gastelum and Commissioner Amendola. The motion passes unanimously.

12. Consideration and possible action on the Preliminary Plat of Sanger Industrial 2, being 93.159 acres of land described as A0029A R. BEEBE, TR 110, OLD DCAD SHT 3, TR 13, A0029A R. BEEBE, TR 111 TR 15, and A0029A R. BEEBE, TR 112, OLD DCAD SHT 3, TR 14, located in the City of Sanger, generally located east of Stemmons Freeway and approximately 938.8 feet south of Lois Road.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner McAlister posed questions.

Director Hammonds responded.

Commissioner Miller makes a motion to approve with the condition all comments are met before City Council approval. Commissioner Freeman seconded the motion.

Voting Yea: Commissioner McAlister, Commissioner Stone, Commissioner Gastelum and Commissioner Amendola. The motion passes unanimously.

13. Consideration and possible action on the Water and Wastewater Improvements Impact Fee Analysis revision and update.

Public Works Director Jim Bolz presented the item.

Commissioner Amendola and Commissioner Gastelum posed questions.

Director Hammonds and Director Bolz responded.

Commissioner Miller makes a motion to approve. Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Freeman, Commissioner Stone, Commissioner Gastelum and Commissioner Amendola. The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Stone adjourns the meeting at 7:59 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: June 8, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Minor Plat of Elmore Addition, being approximately 0.648 acres of land described as A0029A R. BEEBE, TR 199, .64 ACRES, OLD DCAD SHT 4, TR 62, within the City of Sanger, generally located on the southwest corner of Bolivar Street and N. 7th Street.

SUMMARY:

- The applicant proposes to make 3 lots from 1 lot.
- The property is in the City of Sanger.
- The lots will have access from both Bolivar Street and N. 7th Street.
- There is one existing house on the property.
- The platting will allow for future development.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:



Location Map
Minor Plat
Application
Letter of Intent
Planning Comments
Engineering Comments

Denton CAD Web Map

Item 2.

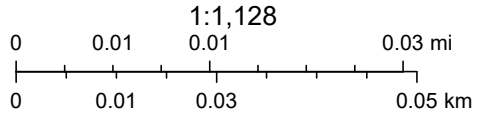


6/27/2024, 8:56:52 AM

-  Parcels
-  County



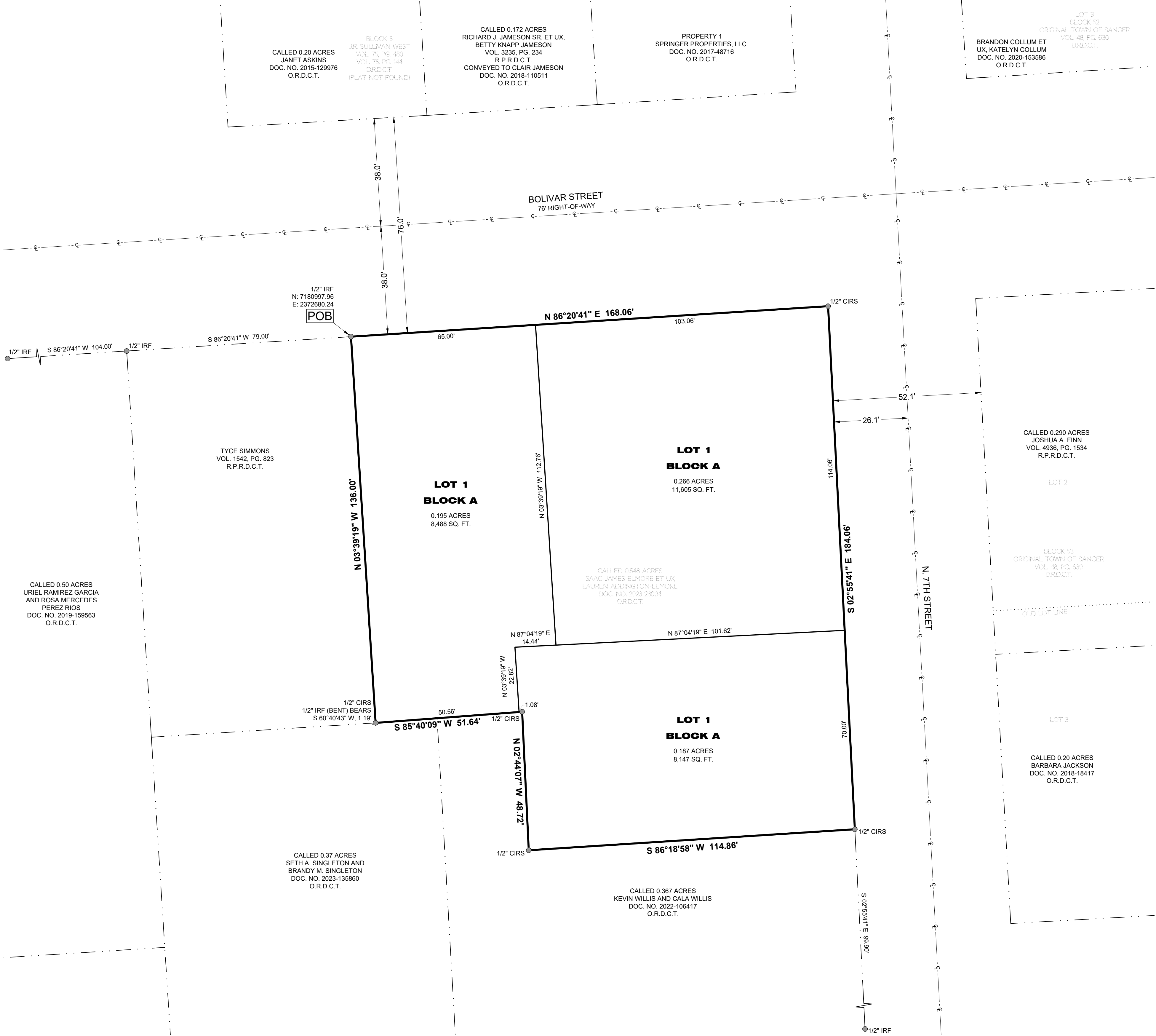
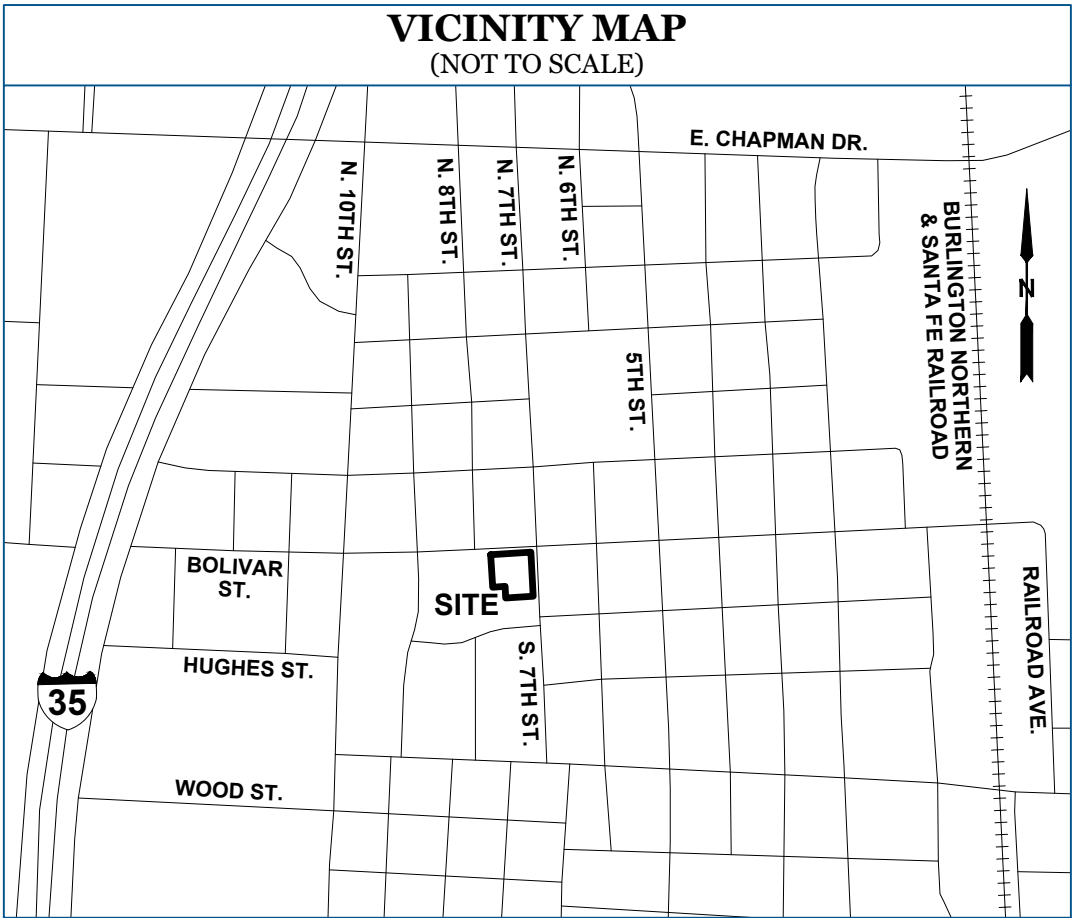
Location: Elmore Addition
Minor Plat
Project: 24SANZON-0019



© OpenStreetMap (and) contributors, CC-BY-SA, Texas Department of Transportation

Denton County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WE, **ISAAC JAMES ELMORE** and **LAUREN ADDINGTON-ELMORE**, the undersigned, are the owners of the land shown on this plat within the area described by metes and bounds, as follows:

BEING a 0.648 acre tract of land situated in the Reuben Beebe Survey, Abstract Number 29, City of Sanger, Denton County, Texas, and being all of a called 0.648 of an acre tract of land conveyed to Isaac James Elmore and wife, Lauren Addington-Elmore by warranty deed with vendor's lien of record in Document Number 2023-23004 of the Official Records of Denton County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the South right-of-way line of Bolivar Street, being the Northwest corner of said Elmore tract, also being the Northeast corner of a tract of land conveyed to Tyce Simmons by warranty deed with vendor's lien of record in Volume 1542, Page 823 of the Real Property Records of Denton County, Texas, from which a 1/2-inch iron rod found in said South right-of-way line, being the Northwest corner of said Simmons tract, also being the Northeast corner of a called 0.50 acre tract of land conveyed to Uriel Ramirez Garcia and Rosa Mercedes Peres Rios by warranty deed of record in Document Number 2019-159563 of said Official Records bears S86°20'41\"/>

THENCE, N86°20'41\"/>

THENCE, S02°55'41\"/>

THENCE, S02°55'41\"/>

THENCE, S86°18'58\"/>

THENCE, N02°44'07\"/>

THENCE, S85°40'09\"/>

THENCE, N03°39'19\"/>

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT **ISAAC JAMES ELMORE** and **LAUREN ADDINGTON-ELMORE**, does hereby adopt this plat designating the hereinabove described property as **ELMORE ADDITION** 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 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 ____, 2024.

ISAAC JAMES ELMORE

BY: _____
Signature Date

STATE OF TEXAS §
COUNTY OF ____ §

BEFORE ME, the undersigned authority, on this day personally appeared **ISAAC JAMES ELMORE**, 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 THE OFFICE this ____ day of ____, 2024.

Notary Public in and for the State of Texas

LAUREN ADDINGTON-ELMORE

BY: _____
Signature Date

STATE OF TEXAS §
COUNTY OF ____ §

BEFORE ME, the undersigned authority, on this day personally appeared **LAUREN ADDINGTON-ELMORE**, 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 THE OFFICE this ____ day of ____, 2024.

Notary Public in and for the State of Texas

MINOR PLAT
ELMORE ADDITION
LOT 1, BLOCK A
0.648 ACRES
3 LOT

BEING ALL OF A CALLED 0.648 ACRE TRACT OF LAND CONVEYED TO ISAAC JAMES ELMORE AND WIFE, LAUREN ADDINGTON-ELMORE, RECORDED IN DOCUMENT NUMBER 2023-23004, O.R.D.C.T. SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT No. 29, CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 06/03/2024

GENERAL NOTES

- The purpose of this plat is to create three lots of record.
- The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 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.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
- This property is zoned SF-10.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey of the property made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402 _____
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 THE OFFICE this ____ day of ____, 2024.

Notary Public in and for the State of Texas

LEGEND

PG = PAGE
VOL = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER

_____ = PLAT BOUNDARY
_____ = ADJOINER BOUNDARY

APPROVED AND ACCEPTED

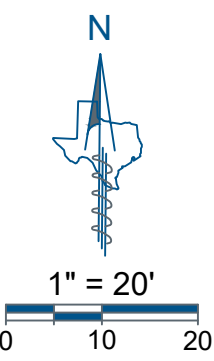
CITY OF SANGER
DENTON COUNTY, TEXAS

John Noblitt, City Manager
City of Sanger, Texas _____
Date

Ramie Hammonds
Director of Development Services,
City of Sanger, Texas _____
Date

ATTEST:

Kelly Edwards, City Secretary
City of Sanger, Texas _____
Date



SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Isaac James Elmore &
Lauren Addington-Elmore
217 N. 7th Street
Sanger, TX 76266



EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

Project
2403.004
Date
06/03/2024
Drafter
DJJ



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

SUBDIVISION APPLICATION

☒

Preliminary
Plat Minor
Plat

☐

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: Mark Elmore	Name: Isaac James Elmore
Company:	Company:
Address: 1840 Trent Rd	Address 217 N. 7th St
City, State, Zip: Krum, TX 76249	City, State, Zip: Sanger, TX 76266
Phone 940-395-6725	Phone: 540-621-2094
Fax:	Fax:
Email: m.elmore@yahoo.com	Email: isaac.elmore@gmail.com

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): **59803**

Isaac Elmore
Owner's Signature

6/4/24
Date

Mady Elmore
Applicant's Signature

6/4/24
Date

Office Use: Reviewed by Director of Development Services __/__/__

6/4/24

City of Sanger
Development Services
502 Elm Street
Sanger, TX 76266

RE: Subdivision Application for 217 N. 7th Street, Sanger, Tx

Dear Development Review Team,

I am submitting:

- The Preliminary Plat prepared by Eagle Surveying
- The Closure Report prepared by Eagle Surveying
- The Subdivision Application form

The Intent of this subdivide is to create 3 lots out of the original lot on the SW corner of Bolivar and N. 7th Street. There is adequate room for these two lots, plus leaving adequate space for the current 2-story house and yard that are located at 217 N. 7th Street. The two new lots that are produced will be sold as residential lots. My son might choose to build on one of the lots, and then sell his current home. That remains to be seen.

Utilities: The new south lot on 7th street already has sewer and water access. The other new lot that will be facing Bolivar Street will need a new sewer tap and water meter installed. I understand the water meter installation will require boring under the street. We intend to have this completed as part of this subdivide process prior to and as a condition of plat approval, per the instructions at the preliminary subdivide meeting held with Sanger Development Services on March 12, 2024.

My name is Mark Elmore. I am performing the submittal process for my son that lives at 217 N. 7th Street. I will be the **primary contact** for this subdivide, my contact information is:

1840 Trent Rd
Krum, Tx 76249
940-395-6725
m.elmore@yahoo.com

The owner of these lots will be my son. His contact information is:

Isaac J Elmore
217 N. 7th St
Sanger, TX 76266
540-621-2094
Isaac.elmore@gmail.com

Please accept the plat and documents for review by Sanger Development Services, with the purpose of approving this subdivide.

Thank you for your time and consideration,



Mark Elmore



DATE: 06/25/24

1st REVIEW COMMENTS – Minor Plat – Elmore Addition

The request is for a Minor Plat of Elmore Addition, being approximately .0648 acres with 3 lots, Reuben Bebee Survey, Abst. No. 29, prepared by Eagle Surveying, LLC, submitted on 06/12/24.

Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Lots need to be numbered separately. (They all show Lot 1)
2. List the address and phone numbers of all utility providers.
3. Signature block missing Planning and Zoning President. (Not Ramie Hammonds)
4. Surveyor stamp missing.
5. Surveyor name says “Preliminary Plat”
6. Title block needs to say “3 Lots” Not “Lot”

Informational Comments

1. The property is within the City of Sanger.
2. The Minor Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, July 8, 2024, and the City Council meeting on Monday, August 5, 2024.



June 26, 2024
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Elmore Addition Minor Plat -Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Minor plat for the Belz Road Retail Addition development. The submittal was prepared by Eagle Surveying, LLC and is dated June 6, 2024. Plans to support the preliminary plat were prepared by Clay Moore Engineering and were received on June 17, 2024.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

Minor Plat

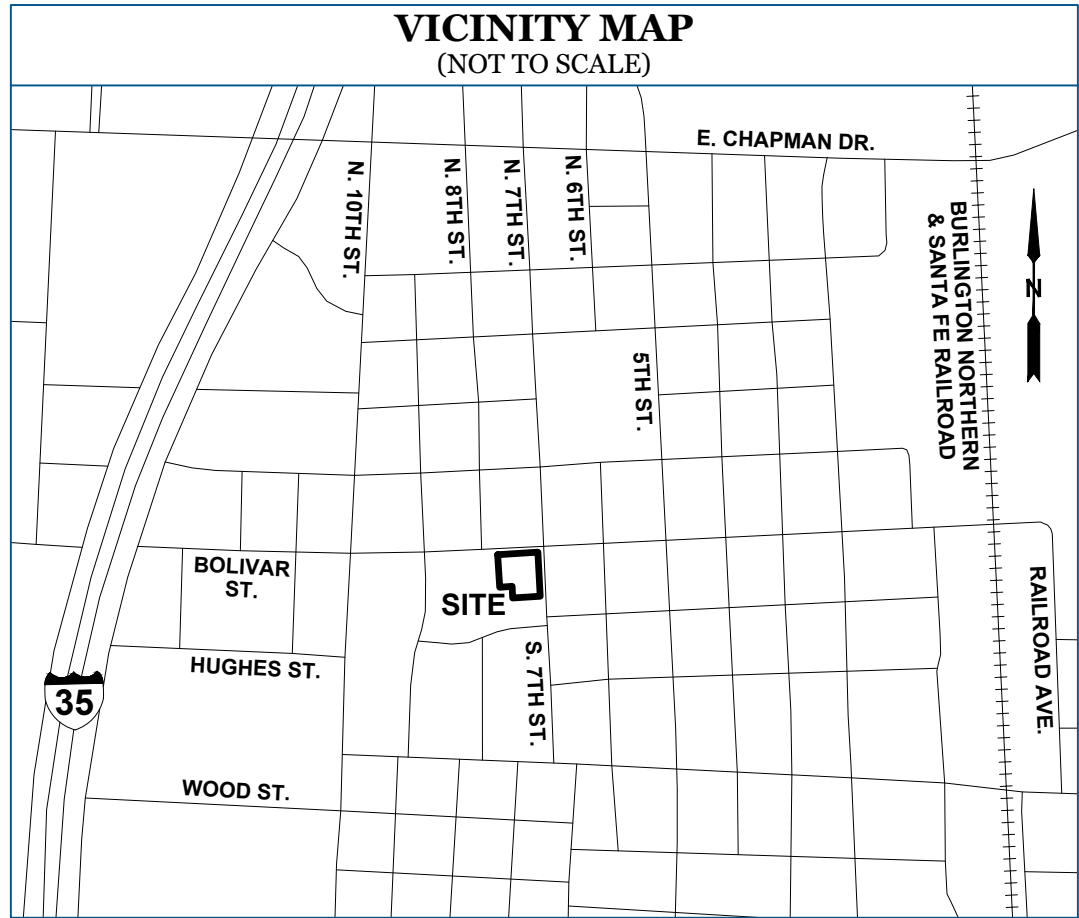
1. All lots are assigned the same number. Reconcile.
2. Provide building setback lines per section 52 of the Zoning Ordinance.
3. Match the approval block format per ordinance 10.104(d)(10)(X).
4. Remove note 12 as it is not applicable to this plat.

The Surveyor shall revise the plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Akomer".

Jamie Akomer, PE, PMP
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plat markups



- GENERAL NOTES**
- The purpose of this plat is to create three lots of record.
 - The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 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.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
 - All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
 - This property is zoned SF-10.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey of the property made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

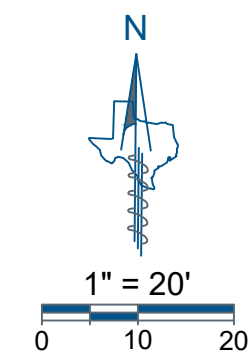
PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Matthew Raabe, R.P.L.S. # 6402 _____ Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 THE OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas



Project	2403.004
Date	06/03/2024
Drafter	DJJ



EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Isaac James Elmore &
Lauren Addington-Elmore
217 N. 7th Street
Sanger, TX 76266

LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
D.R.D.C.T.	= DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	= DOCUMENT NUMBER
—	= PLAT BOUNDARY
---	= ADJOINER BOUNDARY



APPROVED AND ACCEPTED

CITY OF SANGER
DENTON COUNTY, TEXAS

John Noblitt, City Manager
City of Sanger, Texas _____ Date

Ramie Hammonds
Director of Development Services,
City of Sanger, Texas _____ Date

ATTEST:

Kelly Edwards, City Secretary
City of Sanger, Texas _____ Date

MINOR PLAT
ELMORE ADDITION
LOT 1, BLOCK A
0.648 ACRES
3 LOT
BEING ALL OF A CALLED 0.648 ACRE TRACT OF LAND CONVEYED TO ISAAC JAMES ELMORE AND WIFE, LAUREN ADDINGTON-ELMORE, RECORDED IN DOCUMENT NUMBER 2023-23004, O.R.D.C.T. SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT No. 29, CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 06/03/2024

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WE, **ISAAC JAMES ELMORE** and **LAUREN ADDINGTON-ELMORE**, the undersigned, are the owners of the land shown on this plat within the area described by metes and bounds, as follows:

BEING a 0.648 acre tract of land situated in the Reuben Beebe Survey, Abstract Number 29, City of Sanger, Denton County, Texas, and being all of a called 0.648 of an acre tract of land conveyed to Isaac James Elmore and wife, Lauren Addington-Elmore by warranty deed with vendor's lien of record in Document Number 2023-23004 of the Official Records of Denton County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the South right-of-way line of Bolivar Street, being the Northwest corner of said Elmore tract, also being the Northeast corner of a tract of land conveyed to Tyce Simmons by warranty deed with vendor's lien of record in Volume 1542, Page 823 of the Real Property Records of Denton County, Texas, from which a 1/2-inch iron rod found in said South right-of-way line, being the Northwest corner of said Simmons tract, also being the Northeast corner of a called 0.50 acre tract of land conveyed to Uriel Ramirez Garcia and Rosa Mercedes Peres Rios by warranty deed of record in Document Number 2019-159563 of said Official Records bears S86°20'41"W, 79.00 feet;

THENCE, N86°20'41"E, along the South right-of-way line of Bolivar Street, being the common North line of said Elmore tract, a distance of 168.06 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the Southwest intersection of Bolivar Street and N. 7th Street, being the Northeast corner of said Elmore tract;

THENCE, S02°55'41"E, along the West right-of-way line of N. 7th Street, being the common East line of said Elmore tract, a distance of 184.06 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in said West right-of-way line, being the Southeast corner of said Elmore tract, also being the Easterly Northeast corner of a called 0.367 acre tract of land conveyed to Kevin Willis and Cala Willis by general warranty deed with vendor's lien of record in Document Number 2022-106417 of said Official Records, from which a 1/2-inch iron rod found at the Northwest intersection of N. 7th Street and Cherry Street, being the Southeast corner of said Willis tract bears S02°55'41"E, a distance of 99.90 feet;

THENCE, S86°18'58"W, along the South line of said Elmore tract, being the common North line of said Willis tract, a distance of 114.86 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at a re-entrant corner of said Willis tract, being the common Southerly Southwest corner of said Elmore tract;

THENCE, N02°44'07"W, along the West line of said Elmore tract, being the common East line of said Willis tract, a distance of 48.72 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at a re-entrant corner of said Elmore tract, being the Northerly Northeast corner of said Willis tract;

THENCE, S85°40'09"W, along the South line of said Elmore tract, being the common North line of said Willis tract and a called 0.37 acre tract of land conveyed to Seth A. Singleton and Brandy M. Singleton by warranty deed with vendor's lien of record in Document Number 2023-135860 of said Official Records, a distance of 51.64 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the North line of said Singleton tract, being the Westerly Southwest corner of said Elmore tract, also being the Southeast corner of said Simmons tract, from which a bent 1/2-inch iron rod found for reference bears S60°40'43"W, a distance of 1.19 feet;

THENCE, N03°39'19"W, along the West line of said Elmore tract, being the common East line of said Simmons tract, a distance of 136.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.648 acres, or 28,240 square feet of land, more or less.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT **ISAAC JAMES ELMORE** and **LAUREN ADDINGTON-ELMORE**, does hereby adopt this plat designating the hereinabove described property as **ELMORE ADDITION** 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 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 _____, 2024.

ISAAC JAMES ELMORE
BY: _____ Date

LAUREN ADDINGTON-ELMORE
BY: _____ Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **ISAAC JAMES ELMORE**, 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 THE OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas