

# **CITY COUNCIL**

## **MEETING AGENDA**

**JULY 01, 2024, 6:00 PM**

**CITY COUNCIL REGULAR MEETING**

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



### **CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM**

#### **DISCUSSION ITEMS**

1. Presentation and discussion regarding the City of Sanger's 2024-2025 Annual Budget.

### **OVERVIEW OF ITEMS ON THE REGULAR AGENDA**

#### **ADJOURN THE WORK SESSION**

**The Regular Meeting will begin following the Work Session  
but not earlier than 7:00 p.m.**

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

#### **INVOCATION AND PLEDGE**

#### **CITIZENS COMMENTS**

*This is an opportunity for citizens to address the Council 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 Council with regard to matters on the agenda will be received at the time the item is considered. The Council 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 Councilmember to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.*

2. Consideration and possible action on the minutes from the June 6, 2024, meeting.
3. Consideration and possible action on the minutes from the June 17, 2024, meeting.

- [4.](#) Consideration and possible action on Resolution 2024-07, Amending Resolution 2024-05 Exhibit B Emergency services Police pay scale.
- [5.](#) Consideration and possible action on Resolution 2024-08, Appointing Jim Bolz as the City's representative to the Upper Trinity Regional Water District Board of Directors, to fill a term ending May 31, 2027.
- [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.
- [7.](#) 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.
- [8.](#) 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, east of Indian Lane, and north of McReynolds Rd.
- [9.](#) 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.

## **PUBLIC HEARING ITEMS**

- [10.](#) Conduct a public hearing on a request for a variance from Chapter 3 Building Regulations – Article 3.1407.a.3.B to allow a letter logo to exceed the maximum of 45 inches in height, and to allow for a logo height of 52 inches. The proposed sign will be located at 6100 N. Stemmons.
- [11.](#) Conduct a public hearing on adopting Ordinance No. 07-01-24 to make changes to the current Planned Development (PD-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.
- [12.](#) 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.



## **ACTION ITEMS**

- [13.](#) Consideration and possible action on a request for a variance from Chapter 3 Building Regulations – Article 3.1407.a.3.B to allow a letter logo to exceed the maximum of 45 inches in height, and to allow for a logo height of 52 inches. The proposed sign will be located at 6100 N. Stemmons.
- [14.](#) Consideration and possible action on adopting Ordinance No. 07-01-24 to make changes to the current Planned Development (PD–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.
- [15.](#) Consideration and possible action 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.
- [16.](#) 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.
- [17.](#) 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.
- [18.](#) 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.
- [19.](#) Consideration and possible action on Resolution 2024-06, adopting the Housing Study conducted by Antero Group, authorizing its execution, and providing an effective date.

## **FUTURE AGENDA ITEMS**

*The purpose of this item is to allow the Mayor and Councilmembers to bring forward items they wish to discuss at a future meeting, A Councilmember 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 Council or at the call of the Mayor.*

## **EXECUTIVE SESSION**

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

### **Section 551.071. CONSULTATION WITH ATTORNEY**

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- North Central Denton County Municipal Utility District No. 1

## **RECONVENE INTO REGULAR SESSION**

Reconvene into Regular Session and take any action deemed necessary as a result of Executive Session.

## **ADJOURN**

**NOTE:** The City Council 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 27, 2024, at 10:00 AM.

**/s/Kelly Edwards**  
Kelly Edwards, City 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.



## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

**FROM:** Kelly Edwards, City Secretary

**AGENDA ITEM:** Consideration and possible action on the minutes from the June 6, 2024, meeting.

**SUMMARY:**

N/A

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Approve the minutes from the meeting on June 6, 2024.

**ATTACHMENTS:**

City Council minutes

# CITY COUNCIL

## MEETING MINUTES

**JUNE 06, 2024, 6:00 PM**



**CITY COUNCIL SPECIAL MEETING**  
**HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

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

Mayor Muir called the special meeting to order at 6:00 p.m.

### **COUNCILMEMBERS PRESENT**

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

### **COUNCILMEMBERS ABSENT**

None

### **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Electric Director Ronnie Grace, and Police Chief Tyson Cheek.

### **EXECUTIVE SESSION**

Pursuant to Sec. 551.074 of the Texas Government Code, PERSONNEL MATTERS the City Council will convene into executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; to hear a complaint or charge against an officer or employee.

1. City Manager

Council convened into executive session at 6:15 p.m.

## **RECONVENE INTO REGULAR SESSION**

The City Council will reconvene into open session to take action regarding any matter discussed in executive session that is related to the subject matter as stated. Any action or vote pertaining to this matter shall be in the open meeting covered by this notice upon the reconvening of the public meeting.

1. City Manager

## **RECONVENE INTO REGULAR SESSION**

Council reconvened into open session at 7:57 p.m.

Motion to authorize the Mayor to engage in the services with Julie Ross and her firm, if not available Terry Welch and his firm for the purpose of receiving legal advice pertaining to the specific matters discussed in executive session, made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

## **ADJOURN**

There being no further business, Mayor Muir adjourned the special meeting at 7:59 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary



## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

**FROM:** Kelly Edwards, City Secretary

**AGENDA ITEM:** Consideration and possible action on the minutes from the June 17, 2024, meeting.

**SUMMARY:**

N/A

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Approve the minutes from the meeting on June 17, 2024.

**ATTACHMENTS:**

City Council minutes

# CITY COUNCIL

## MEETING MINUTES

**JUNE 17, 2024, 6:00 PM**



**CITY COUNCIL REGULAR MEETING**  
**HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

### **CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM**

Mayor Muir called the work session to order at 6:00 p.m.

### **COUNCILMEMBERS PRESENT**

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

### **COUNCILMEMBERS ABSENT**

None

### **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Director of Economic Development Shani Bradshaw, Library Director Laura Klenke, and Police Chief Tyson Cheek.

### **DISCUSSION ITEMS**

1. Discussion on the new Downtown Town Park conceptual design by MHS Planning & Design.

Director Nolting provided an overview of the progress of the item.

David Shipp, MHS Planning & Design, provided a presentation with conceptual drawings of the proposed park.

Discussion ensued regarding the service road behind the building, utilization of the building, playground equipment ages, native planting areas, parking in downtown, and phasing of the project.

**OVERVIEW OF ITEMS ON THE REGULAR AGENDA**

No additional discussion.

**ADJOURN THE WORK SESSION**

There being no further business, Mayor Muir adjourned the work session at 6:52 p.m.

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

Mayor Muir called the regular meeting to order at 7:01 p.m.

**COUNCILMEMBERS PRESENT**

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

**COUNCILMEMBERS ABSENT**

None

**STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Director of Economic Development Shani Bradshaw, Library Director Laura Klenke, and Police Chief Tyson Cheek.

**INVOCATION AND PLEDGE**

Councilmember Dillon gave the Invocation. The Pledge of Allegiance was led by Councilmember Barrett.



## CITIZENS COMMENTS

Debbie Reaves, stated she received calls regarding the closest storm shelter for citizens during the previous storm outbreak. She mentioned possible funding from FEMA to build a shelter and asked about an agreement with other entities to provide citizens with a location.

## REPORTS

2. Annual presentation and overview of the Public Works Department.

Director Bolz provided a presentation and overview of the department.

Discussion ensued regarding significant projects, including the delayed, due to weather, of street rehabilitation projects, the installation of generators at city facilities, the Water Quality report mailing, future KSA task orders, relocation and betterments of water and sewer lines along the I-35, the number of new residential meters installed, and the Waste Water Treatment Plant.

## CONSENT AGENDA

3. Consideration and possible action on the minutes from the June 3, 2024, meeting.
4. Consideration and possible action on the library's unattended children's policy.
5. Consideration and possible action on Fire/Arson Task Force Interlocal Agreement with the City of Sanger, Denton County, Texas, and allow City Manager to execute contract.

Councilmember Bilyeu requested additional discussion regarding Item 4 of the consent agenda.

Motion to approve **Items 3 & 5** made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

Councilmember Bilyeu inquired about the capacity to take possession of a minor and the coordination with the Police Department.

Motion to approve **Item 4** made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

## **ACTION ITEMS**

6. Consideration and possible action on the final step for the Miracle League of Sanger Application between the City of Sanger and the Miracle League, and authorize the City Manager to execute said agreement.

Director Nolting provided an overview of the item.

Discussion ensued regarding any distance requirements from other Miracle field locations, funding provided by the city, and private donations.

Gann.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

## **FUTURE AGENDA ITEMS**

City Manager Noblitt stated that SGR should be contacting the Council regarding the types of Councilmember training to be provided during a future work session.

## **INFORMATIONAL ITEMS**

7. Atmos Rider GCR - Rate Filing under Docket No. 10170 - May 23, 2024
8. Financial Statements March and April 2024
9. Disbursements Report March-May 2024

## **ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 7:59 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary



## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

**FROM:** Jeriana Staton Hemb, Director of Human Resources

**AGENDA ITEM:** Consideration and possible action on Resolution 2024-07, Amending Resolution 2024-05 Exhibit B Emergency services Police pay scale.

**SUMMARY:**

- Presented to the Council at the May 20, 2024, meeting in a Work session presented by Sam Heinz with Public Sector Personnel Consultants.
- A calculation error was discovered on the Police Department scale where the positions of Officer and Sergeant hourly rate was shown at an annual configuration of 2080 hours and should have been configured off 2184 hours annually. No change to the annual rate, just a correction to the hourly rate.
- Approved by Council on June 6, 2024.

**FISCAL INFORMATION:**

Budgeted: Yes      Amount: \$0      Account: The salary account for each department.

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval.

**ATTACHMENTS:**

Resolution 2024-07  
Exhibit B- Corrected

**CITY OF SANGER, TEXAS**

**RESOLUTION NO. 2024-07**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, AMENDING AMENDING RESOLUTION 2024-05 EXHIBIT B EMERGENCY SERVICES POLICE PAY SCALE, AUTHORIZING ITS EXECUTION, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sanger recognizes the importance of fair and equitable compensation for its employees to attract and retain top talent; and

**WHEREAS**, the Human Resources Department, in collaboration with relevant stakeholders, brought forward exhibit B at the May 20 2024, City Council Meeting; and

**WHEREAS**, the 2024 Salary Schedules aims to align employee compensation with industry standards, job responsibilities, performance evaluations, and budgetary considerations; and

**WHEREAS**, the 2024 Salary Schedules was presented, reviewed, and discussed by the City Council, at the May 20, 2024, meeting; and

**WHEREAS**, the City Council, after careful consideration of all relevant factors and feedback received, it has been determined that the adoption of the 2024 Salary Schedules is in the best interest of the City of Sanger and its employees; and

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

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

**SECTION 1.** The 2024 Salary Schedules, as presented by the Human Resources Department, is hereby adopted effective October 1, 2024.

**SECTION 2.** The City of Sanger Administration is authorized to implement the 2024 Salary Schedules as attached as **Exhibit B** Fire and Police Step and Salary Schedules.

**SECTION 3.** Any prior plans or policies inconsistent with the provisions of the 2024 Salary Schedules are hereby superseded and repealed.

**SECTION 4.** That this resolution shall become effective from and after its date of passage.

**PASSED AND APPROVED THIS THE 1<sup>st</sup> DAY OF July, 2024.**

**APPROVED:**

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

**ATTEST:**

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

<b>FIRE PAY PLAN</b> Effective October 1, 2024									
Grade		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
FD 1 Firefighter/EMT Part Time	Hourly	PSPC recommends PT paid at same hourly rate as FT							
	Bi-weekly								
	Month								
	Annual								
FD 2 Firefighter/Paramedic Part Time	Hourly	PSPC recommends PT paid at same hourly rate as FT							
	Bi-weekly								
	Month								
	Annual								
FD 3 Firefighter/EMT Full Time	Hourly	\$21.90	\$22.55	\$23.23	\$23.93	\$24.65	\$25.39	\$26.15	\$26.93
	Bi-weekly	\$2,452.54	\$2,526.11	\$2,601.90	\$2,679.95	\$2,760.35	\$2,843.16	\$2,928.46	\$3,016.31
	Month	\$5,313.83	\$5,473.25	\$5,637.45	\$5,806.57	\$5,980.77	\$6,160.19	\$6,344.99	\$6,535.34
	Annual	\$63,766.00	\$65,678.98	\$67,649.35	\$69,678.83	\$71,769.19	\$73,922.27	\$76,139.94	\$78,424.14
FD 4 Firefighter/Paramedic Full Time	Hourly	\$22.49	\$23.16	\$23.86	\$24.57	\$25.31	\$26.07	\$26.85	\$27.66
	Bi-weekly	\$2,518.76	\$2,594.32	\$2,672.15	\$2,752.31	\$2,834.88	\$2,919.93	\$3,007.53	\$3,097.75
	Month	\$5,457.31	\$5,621.03	\$5,789.66	\$5,963.35	\$6,142.25	\$6,326.51	\$6,516.31	\$6,711.80
	Annual	\$65,487.68	\$67,452.31	\$69,475.88	\$71,560.16	\$73,706.96	\$75,918.17	\$78,195.72	\$80,541.59
FD 5 Fire Lieutenant Full Time	Hourly	\$28.41	\$29.26	\$30.14	\$31.04	\$31.97	\$32.93	\$33.92	\$34.94
	Bi-weekly	\$3,181.69	\$3,277.14	\$3,375.46	\$3,476.72	\$3,581.02	\$3,688.46	\$3,799.11	\$3,913.08
	Month	\$6,893.67	\$7,100.48	\$7,313.49	\$7,532.90	\$7,758.89	\$7,991.65	\$8,231.40	\$8,478.34
	Annual	\$82,724.04	\$85,205.76	\$87,761.93	\$90,394.79	\$93,106.64	\$95,899.83	\$98,776.83	\$101,740.13
FD 7 Fire Marshal Full Time	Hourly	\$33.83	\$34.84	\$35.89	\$36.96	\$38.07	\$39.21	\$40.39	\$41.60
	Bi-weekly	\$3,788.43	\$3,902.09	\$4,019.15	\$4,139.72	\$4,263.92	\$4,391.83	\$4,523.59	\$4,659.30
	Month	\$8,208.27	\$8,454.52	\$8,708.16	\$8,969.40	\$9,238.48	\$9,515.64	\$9,801.11	\$10,095.14
	Annual	\$98,499.29	\$101,454.27	\$104,497.90	\$107,632.83	\$110,861.82	\$114,187.67	\$117,613.30	\$121,141.70
FD 9 Assistant Fire Chief Full Time	Bi-weekly	Assign to Range 31 on City Salary Schedule							
	Month								
	Annual								

POLICE PAY PLAN Effective October 1, 2024									
Grade		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
<b>PD 1</b> <b>Patrol Officer</b> <b>Full Time 2184</b>	Hourly	\$31.18	\$32.12	\$33.08	\$34.07	\$35.09	\$36.15	\$37.23	\$38.35
	Bi-weekly	\$2,619.58	\$2,698.16	\$2,779.11	\$2,862.48	\$2,948.36	\$3,036.81	\$3,127.91	\$3,221.75
	Month	\$5,675.75	\$5,846.02	\$6,021.40	\$6,202.05	\$6,388.11	\$6,579.75	\$6,777.14	\$6,980.46
	Annual	\$68,109.00	\$70,152.27	\$72,256.84	\$74,424.54	\$76,657.28	\$78,957.00	\$81,325.71	\$83,765.48
<b>PD 3</b> <b>Detective</b> <b>Full Time 2080</b>	Hourly	\$36.90	\$38.01	\$39.15	\$40.33	\$41.53	\$42.78	\$44.06	\$45.39
	Bi-weekly	\$2,952.26	\$3,040.83	\$3,132.06	\$3,226.02	\$3,322.80	\$3,422.48	\$3,525.16	\$3,630.91
	Month	\$6,396.57	\$6,588.47	\$6,786.12	\$6,989.71	\$7,199.40	\$7,415.38	\$7,637.84	\$7,866.97
	Annual	\$76,758.84	\$79,061.61	\$81,433.46	\$83,876.46	\$86,392.75	\$88,984.54	\$91,654.07	\$94,403.69
<b>PD 2</b> <b>Sergeant</b> <b>Full Time 2184</b>	Hourly	\$39.62	\$40.81	\$42.04	\$43.30	\$44.60	\$45.93	\$47.31	\$48.73
	Bi-weekly	\$3,328.68	\$3,428.54	\$3,531.39	\$3,637.33	\$3,746.46	\$3,858.85	\$3,974.61	\$4,093.85
	Month	\$7,212.13	\$7,428.50	\$7,651.35	\$7,880.89	\$8,117.32	\$8,360.84	\$8,611.66	\$8,870.01
	Annual	\$86,545.60	\$89,141.96	\$91,816.22	\$94,570.71	\$97,407.83	\$100,330.07	\$103,339.97	\$106,440.17
<b>PD 4</b> <b>Lieutenant</b> <b>Full Time 2080</b>	Hourly	\$46.91	\$48.32	\$49.77	\$51.26	\$52.80	\$54.39	\$56.02	\$57.70
	Bi-weekly	\$3,753.08	\$3,865.68	\$3,981.65	\$4,101.10	\$4,224.13	\$4,350.85	\$4,481.38	\$4,615.82
	Month	\$8,131.68	\$8,375.63	\$8,626.90	\$8,885.71	\$9,152.28	\$9,426.85	\$9,709.65	\$10,000.94
	Annual	\$97,580.16	\$100,507.56	\$103,522.79	\$106,628.47	\$109,827.33	\$113,122.15	\$116,515.81	\$120,011.29



## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

**FROM:** John Noblitt, City Manager

**AGENDA ITEM:** Consideration and possible action on Resolution 2024-08, Appointing Jim Bolz as the City's representative to the Upper Trinity Regional Water District Board of Directors, to fill a term ending May 31, 2027.

**SUMMARY:**

- On April 17, 2023, the City Council appointed Alina Ciocan to the board as the City's representative.
- The Mayor recommends appointing Public Works Director Bolz to fill the remainder of the term.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Approve the resolution.

**ATTACHMENTS:**

Resolution



**CITY OF SANGER, TEXAS**

**RESOLUTION NO. 2024-08**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, TO APPOINT JIM BOLZ AS THE CITY’S REPRESENTATIVE TO THE UPPER TRINITY REGIONAL WATER DISTRICT BOARD OF DIRECTORS TO FILL AN UNEXPIRED TERM ENDING MAY 31, 2027; AUTHORIZING ITS EXECUTION AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council adopted Resolution 2023-07, appointing Alina Ciocan to serve as the City’s representative to the Upper Trinity Regional Water District Board of Directors to fill an unexpired term ending May 31, 2023; and

**WHEREAS**, with the departure of Mrs. Ciocan, the Mayor has recommended Mr. Jim Bolz be appointed to the Board representing the City of Sanger for the remainder of the current term; and

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

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

**SECTION 1.** The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

**SECTION 2.** That the City Council hereby appoints Jim Bolz as the City’s representative to the Upper Trinity Regional Water District Board of Directors to fill a term ending May 31, 2027, to serve a four year-term.

**SECTION 3.** That this resolution shall become effective from and after its date of passage.

**PASSED AND APPROVED THIS THE 1<sup>ST</sup> DAY OF JULY 2024.**

**APPROVED:**

**ATTEST:**

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

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



## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

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

**AGENDA ITEM:** 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.

**SUMMARY:**

- The applicant proposes creating 63 residential lots, including 1 HOA lot.
- The development will have access from Bridle Path Lane and Enclave Drive.
- This development is located in the City of Sanger.
- The property will be served by City of Sanger Water, Sewer and CoServ Electric.
- Planning & Zoning recommended approval on 06-10-24.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map  
Preliminary Plat  
Application  
Letter of Intent

# Denton CAD Web Map

Item 6.

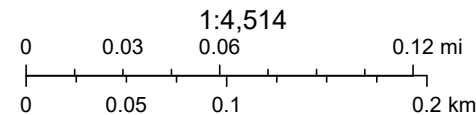


6/6/2024, 1:14:50 PM

Parcels



Location: Sanger Circle Phase 7  
Preliminary Plat  
24SANZON-0011

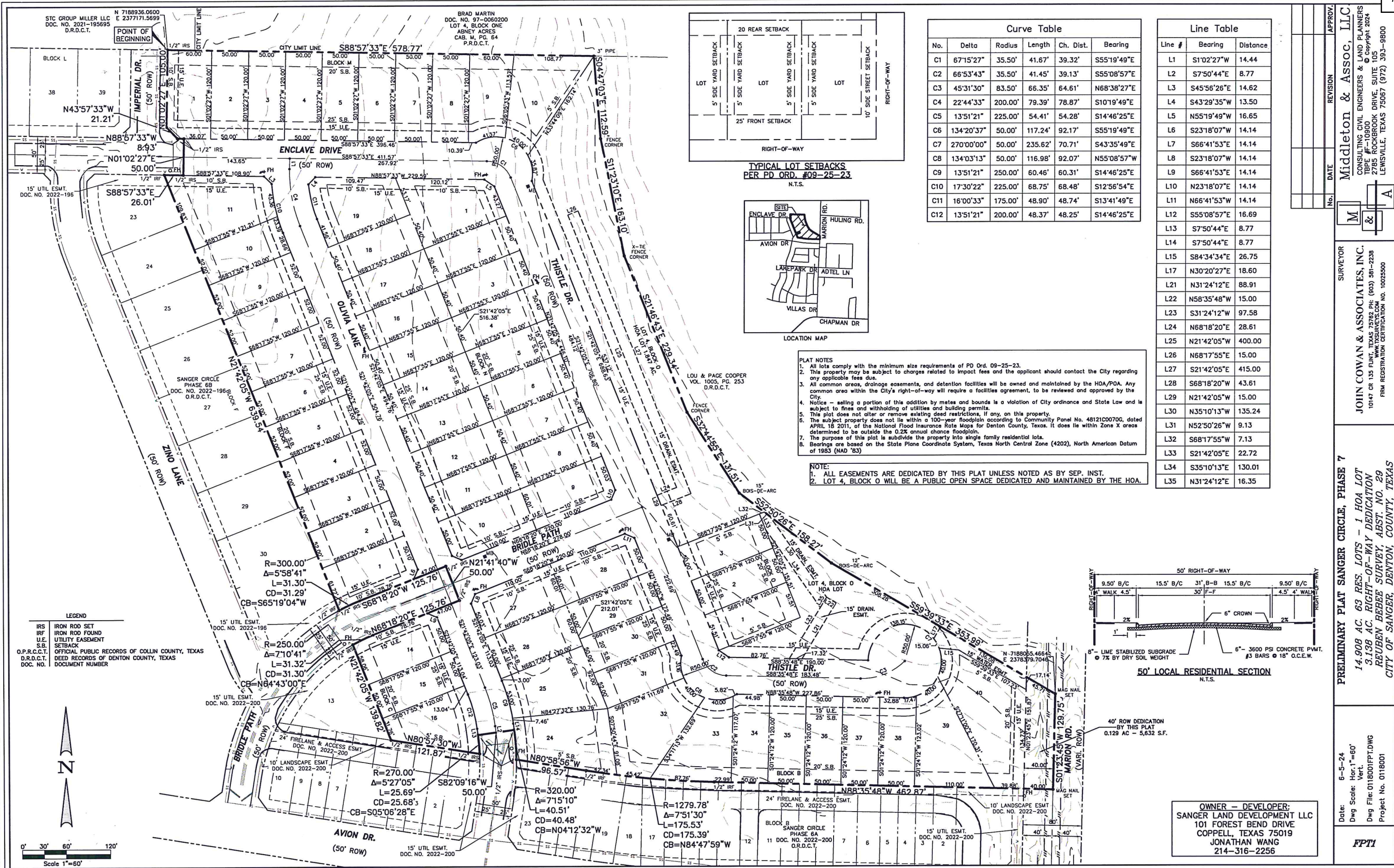


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Denton County Appraisal District, BIS Consulting - www.bisconsulting.com

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.



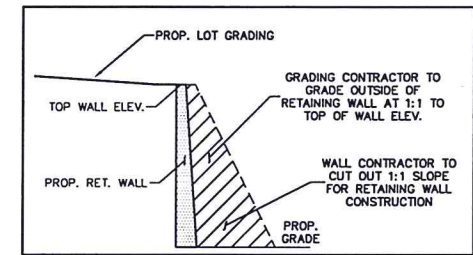
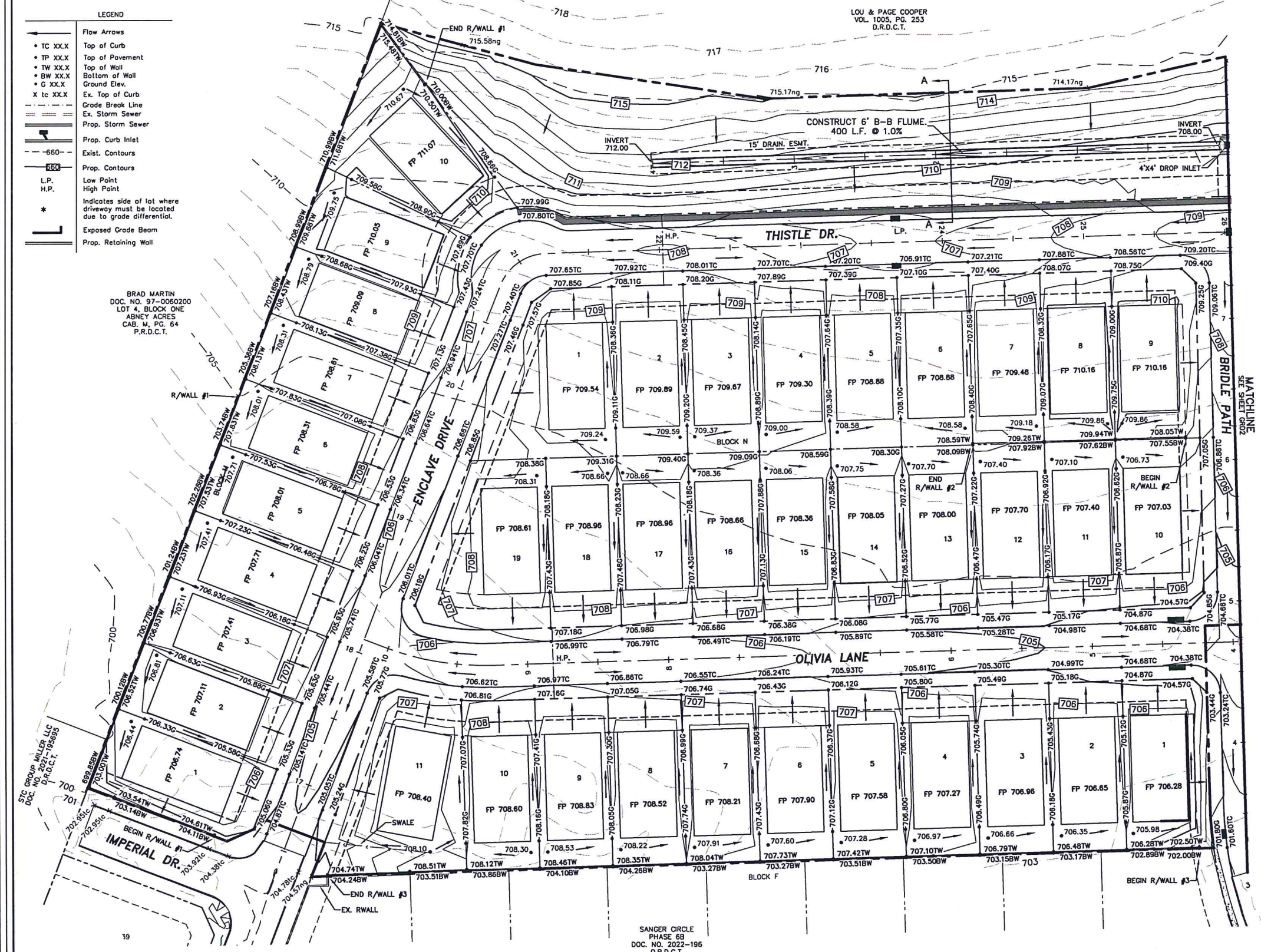




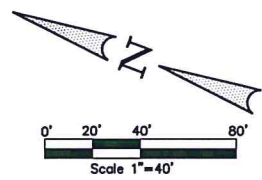
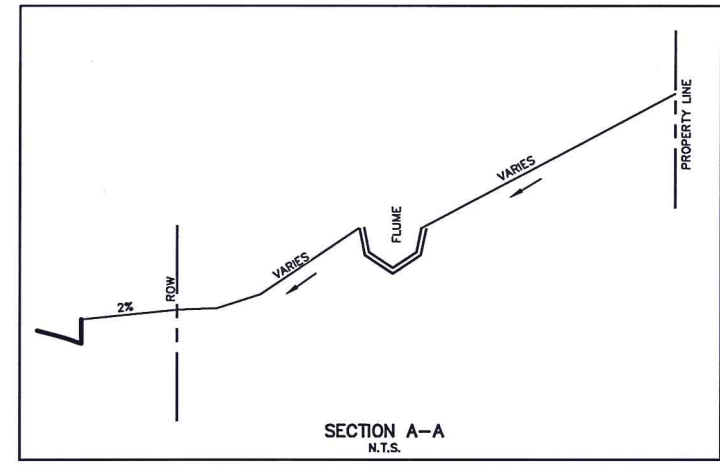
BENCHMARK 3  
PK NAIL SET AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF OLIVIA LN. & A  
FIRELANE. 8' NORTHEAST OF THE HANDICAP  
RAMP. ELEVATION = 701.85

BENCHMARK 6  
PK NAIL SET AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF ENCLAVE DR. & ZINO  
LN. 8' NORTHEAST OF THE HANDICAP RAMP.  
ELEVATION = 705.38

- LEGEND
- Flow Arrows
- TC XX.X
  - TP XX.X
  - TW XX.X
  - BW XX.X
  - G XX.X
  - X to XX.X
- Grade Break Line
- Ex. Storm Sewer
- Prop. Storm Sewer
- Prop. Curb Inlet
- 660 ---
- Prop. Contours
- L.P.
- H.P.
- \* Indicates side of lot where driveway must be located due to grade differential.
- Exposed Grade Beam
- Prop. Retaining Wall



- NOTE:
1. FOR RETAINING WALL OVER 2' CONTRACTOR SHALL FURNISH A STRUCTURAL DESIGN FOR ALL WALLS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER.
  2. NO RETAINING WALLS, INCLUDING FOOTINGS, SHALL BE PLACED IN A RIGHT-OF-WAY, EASEMENT OR OVERLAPPING RESIDENTIAL PROPERTY LINES.



APPROV.	REVISION	DATE	NO.

These construction plans were prepared under the responsible supervision of F.E. MIDDLETON, JR., Registered Professional Engineer, No. 67449.

**Middleton & Assoc., LLC.**  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
2765 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

SEAL OF THE STATE OF TEXAS  
F.E. MIDDLETON, JR.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 67449  
EXPIRATION DATE 12/31/2024

SANGER CIRCLE, PHASE 7  
CITY OF SANGER  
DENTON COUNTY, TEXAS  
TRIGON DEVELOPMENT LP  
100 FOREST BEACH DRIVE  
CORPUS CHRISTI, TEXAS 78401  
JONATHAN WANG - 214-316-2256

**LOT GRADING PLAN**

Date: 5-15-24  
Dwg Scale: Hor. 1"=40'  
Vert. 1"=4'  
Dwg File: 0118001GRD.DWG  
Project No. 0118001

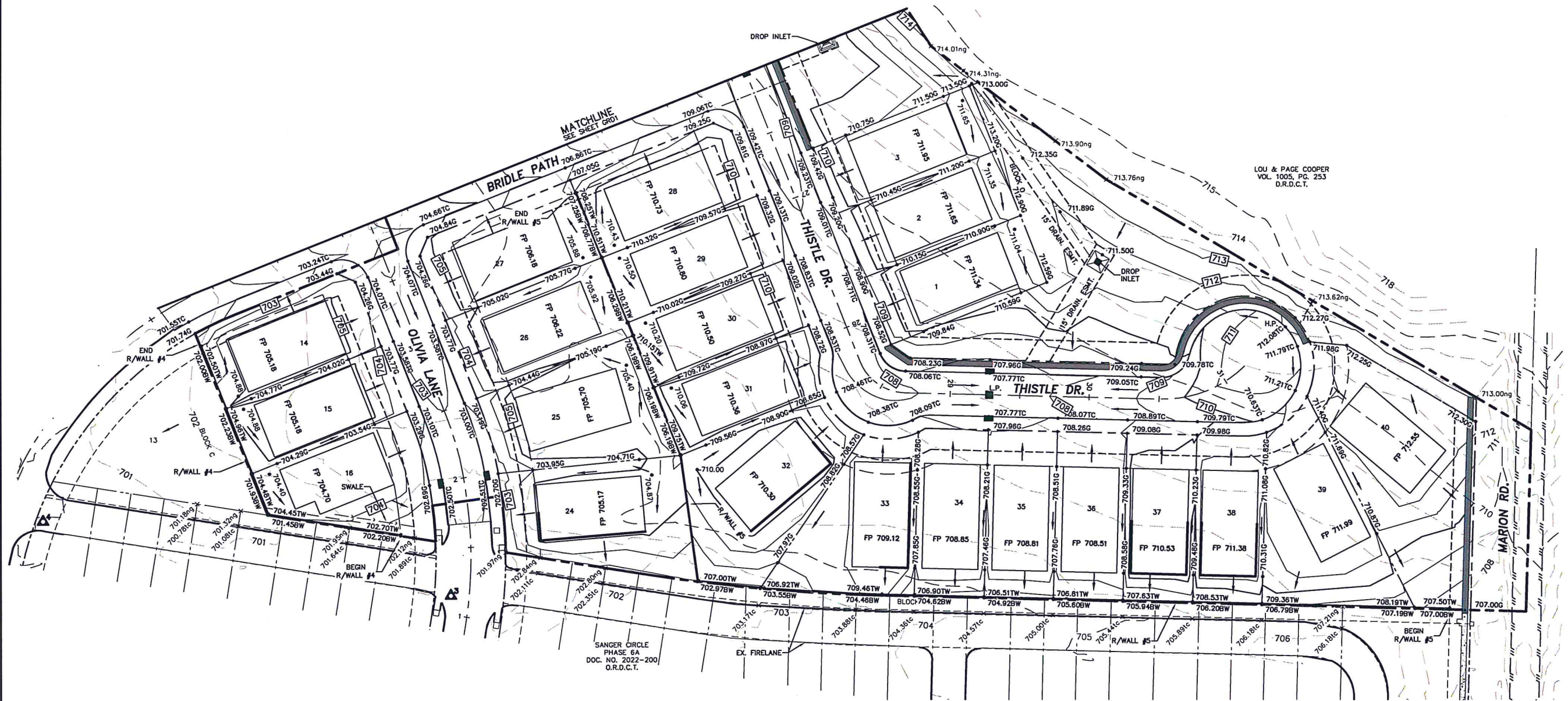
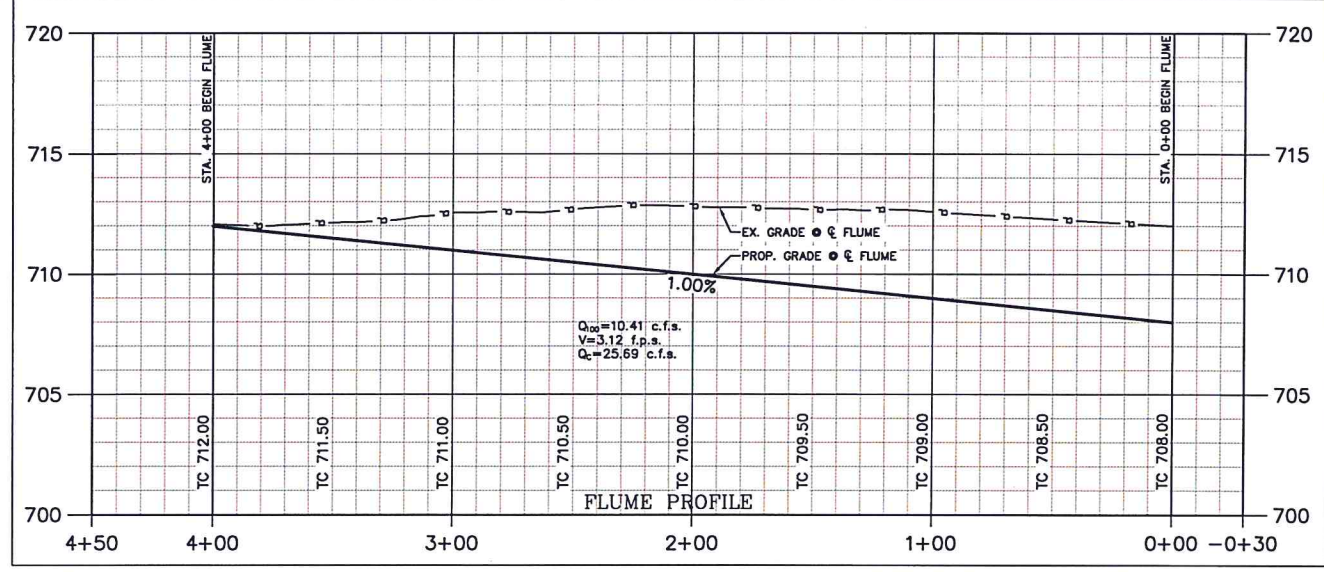
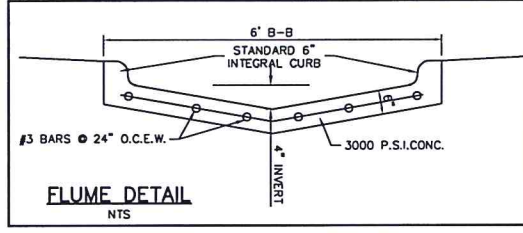
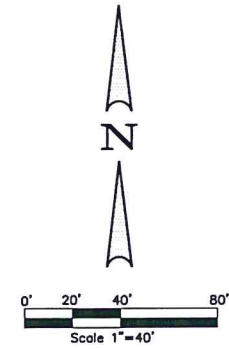
**G1**



BENCHMARK 3  
PK NAIL SET AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF OLIVIA LN. & A  
FIRELANE. 8' NORTHEAST OF THE HANDICAP  
RAMP. ELEVATION = 701.85

BENCHMARK 6  
PK NAIL SET AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF ENCLAVE DR. & ZINO  
LN. 8' NORTHEAST OF THE HANDICAP RAMP.  
ELEVATION = 705.38

- LEGEND
- Flow Arrows
- TC XX.X
  - TP XX.X
  - TW XX.X
  - BW XX.X
  - G XX.X
  - X to XX.X
  - Grade Break Line
  - Ex. Storm Sewer
  - Prop. Storm Sewer
  - Prop. Curb Inlet
  - -560- Exist. Contours
  - -560- Prop. Contours
  - L.P. Low Point
  - H.P. High Point
  - \* Indicates side of lot where driveway must be located due to grade differential.
  - Exposed Grade Beam
  - Prop. Retaining Wall



THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE  
RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR.,  
REGISTERED PROFESSIONAL ENGINEER NO. 67449.

DATE: 5-15-24

REVISION: 5-B-24

APPROV: M & A



SANGER CIRCLE, PHASE 7

CITY OF SANGER

DENTON COUNTY, TEXAS

TRIGOND DEVELOPMENT LP

101 FOREST BEND DRIVE

COPPELL, TEXAS 75019

JONATHAN WANG - 214-316-2256

LOT GRADING PLAN

Date: 5-15-24

Dwg Scale: Hor: 1"=40'

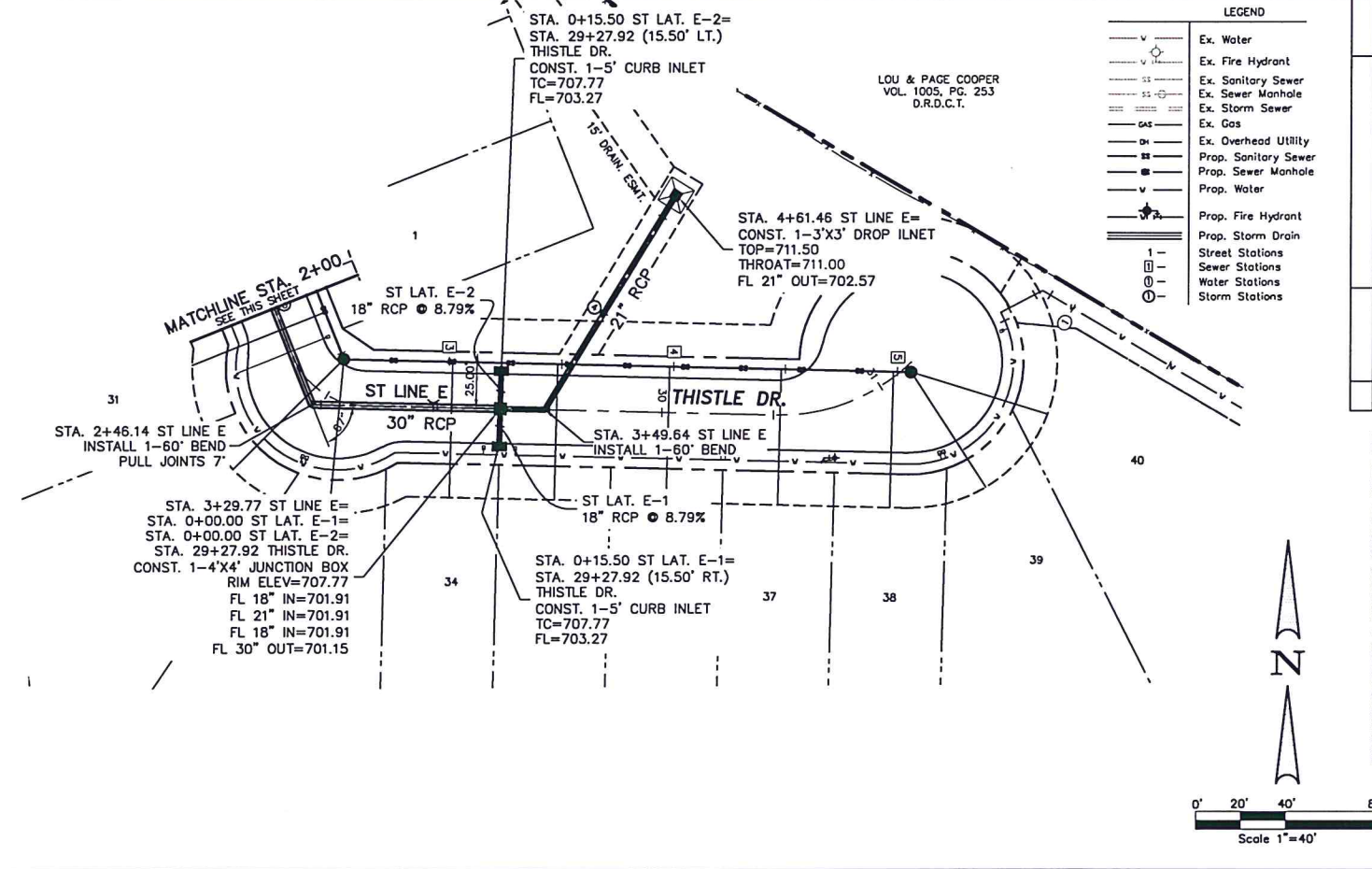
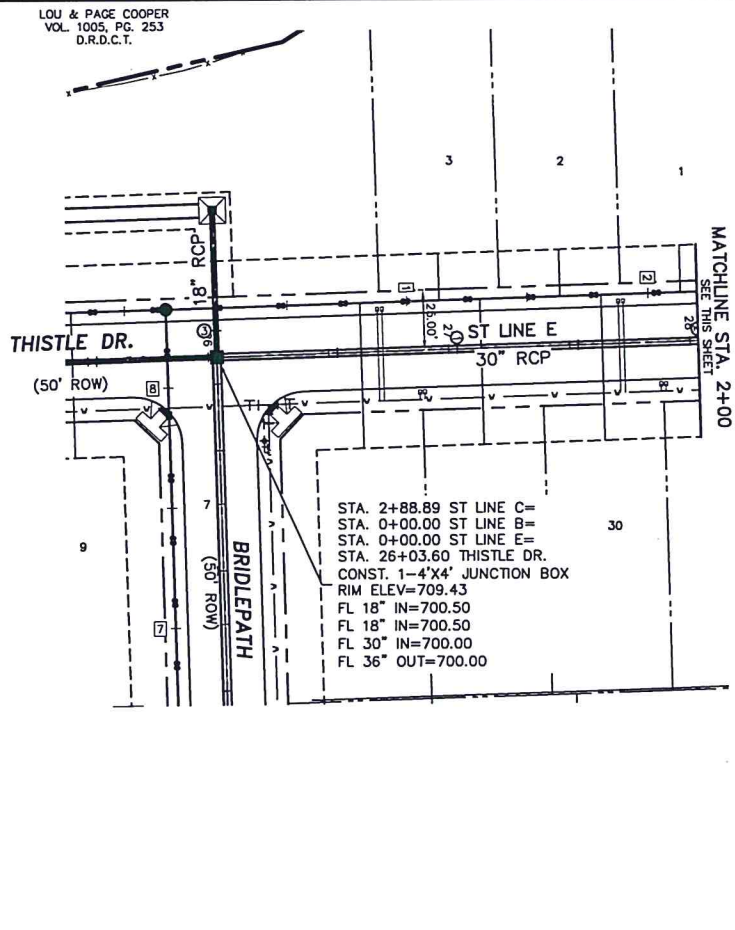
Vert. 1"=40'

Dwg File: 0118001GRD.DWG

Project No. 0118001

G2





LEGEND

- Ex. Water
- Ex. Fire Hydrant
- Ex. Sanitary Sewer
- Ex. Sewer Manhole
- Ex. Storm Sewer
- Ex. Gas
- Ex. Overhead Utility
- Prop. Sanitary Sewer
- Prop. Sewer Manhole
- Prop. Water
- Prop. Fire Hydrant
- Prop. Storm Drain
- Street Stations
- Water Stations
- Storm Stations

NO.	DATE	REVISION	APPROV.
1	5-15-24		

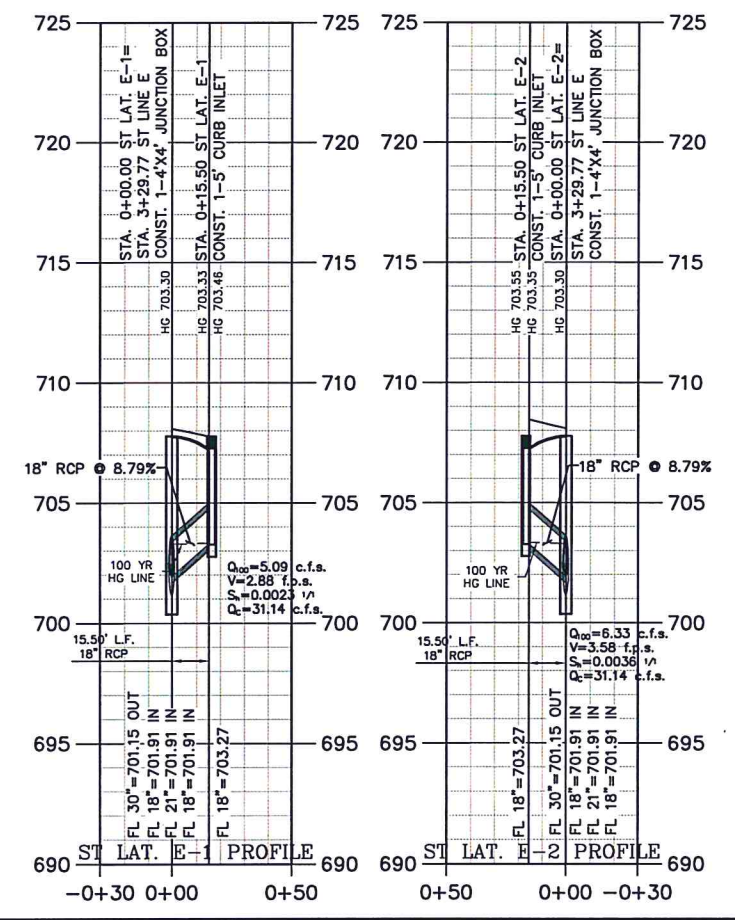
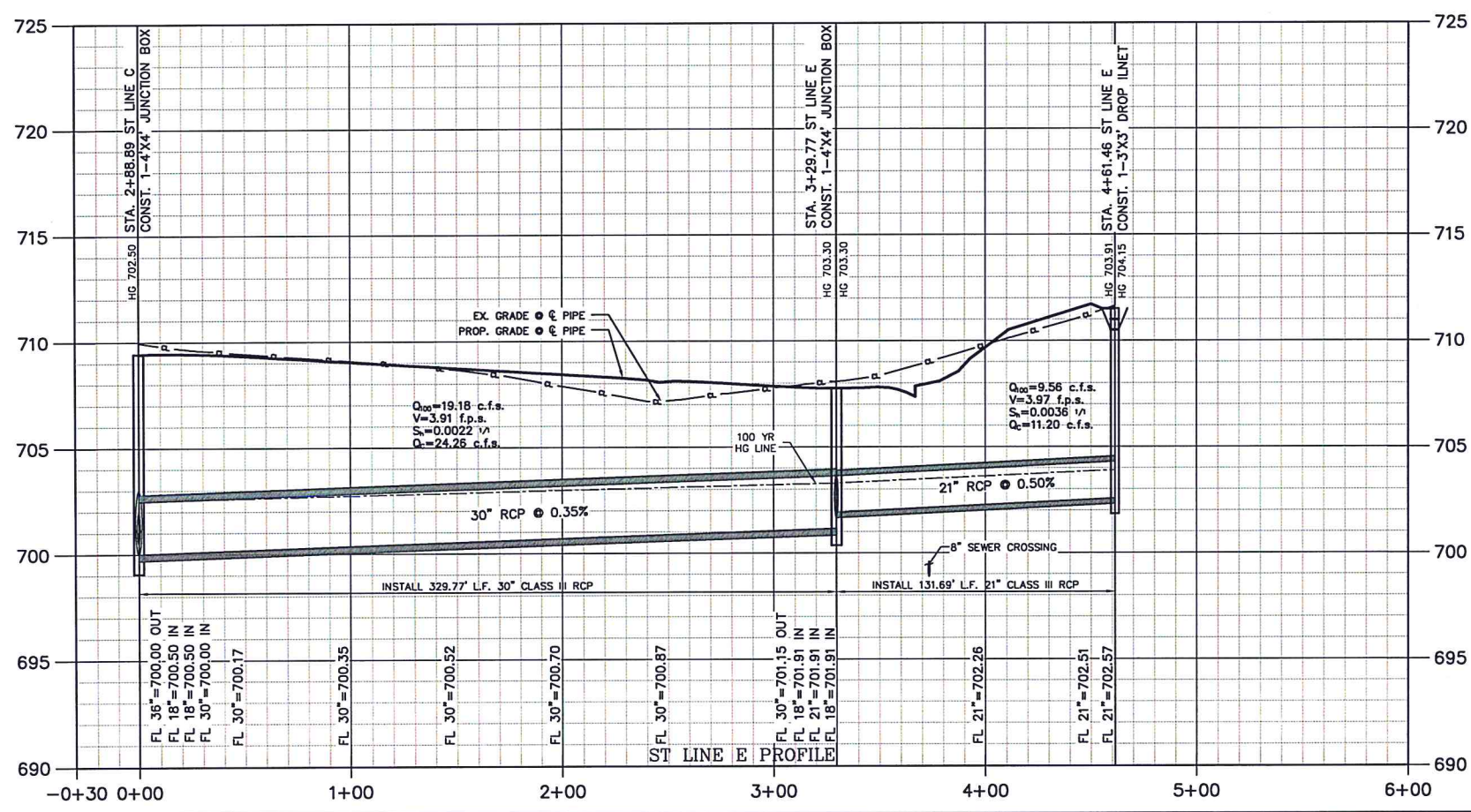
THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF F.E. MIDDLETON JR., REGISTERED PROFESSIONAL ENGINEER NO. 67148.

**Middleton & Assoc., LLC.**  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
18PE #1-10800  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

SANGER CIRCLE, PHASE 7  
CITY OF SANGER  
DENTON COUNTY, TEXAS  
TRIBOND DEVELOPMENT LP  
101 FOREST BEND DRIVE  
COPPELL, TEXAS 75019  
JONATHAN WANG - 214-316-2256

BENCHMARK 3  
PK NAIL SET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF OLIVIA LN. & A FIRELANE. 8' NORTHEAST OF THE HANDICAP RAMP. ELEVATION = 701.85

BENCHMARK 6  
PK NAIL SET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ENCLAVE DR. & ZINO LN. 8' NORTHEAST OF THE HANDICAP RAMP. ELEVATION = 705.38

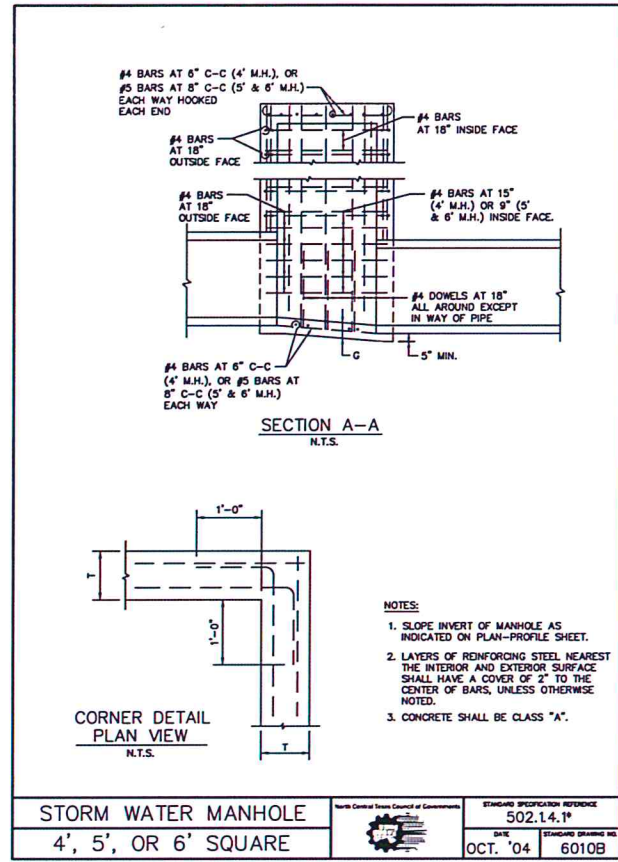
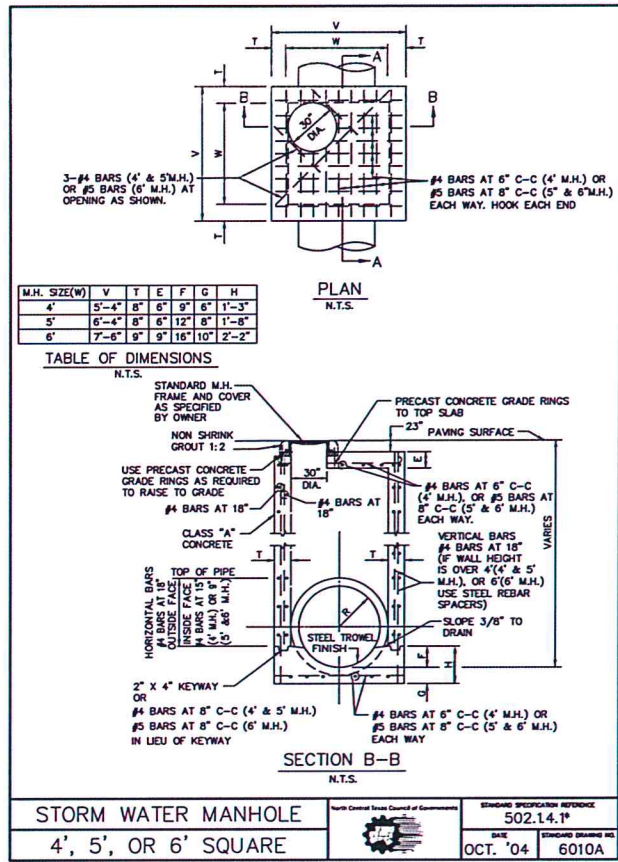
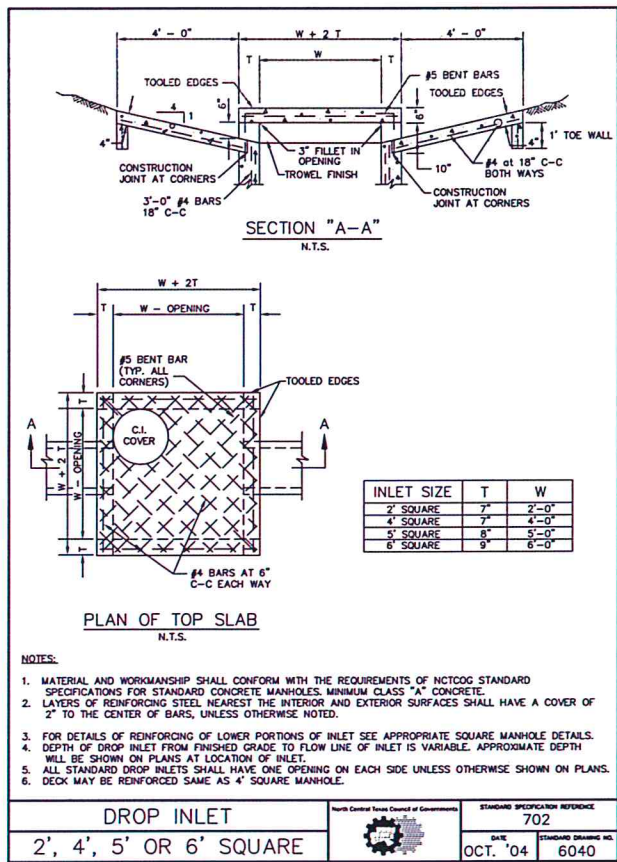


**STORM DRAIN PLAN & PROFILE**  
**ST LINE E**  
**LAT. E-1 & E-2**

Date: 5-15-24  
Dwg Scale: Hor: 1"=40'  
Vert: 1"=4'  
Dwg File: 0118001UTL.DWG  
Project No. 0118001

**ST3**





STORM DRAIN DETAILS

Date: 5-15-24  
Dwg Scale: Hor. NTS  
Vert.  
Dwg File: 0118001DT-STM.DWG  
Project No. 0118001

DT-ST2

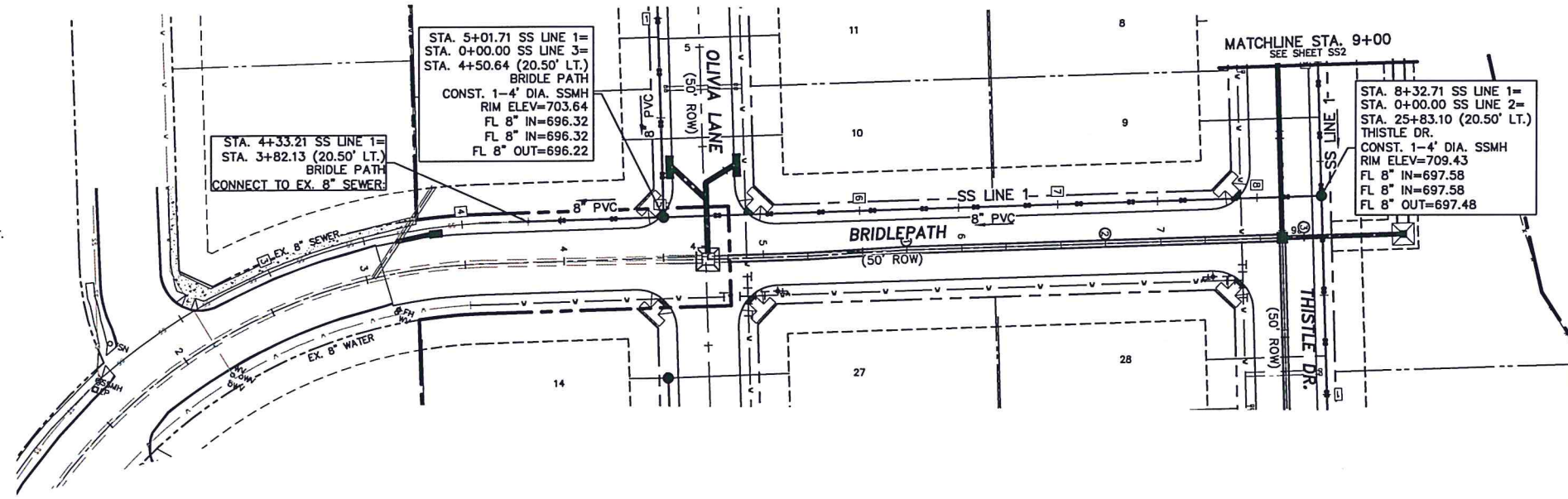
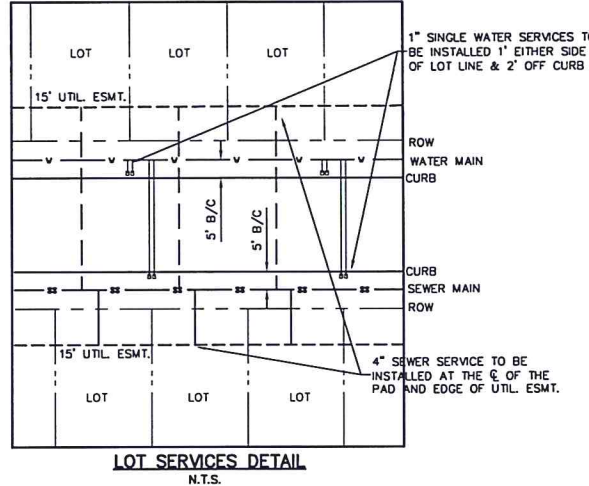
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CITY OF SANGER  
DENTON COUNTY, TEXAS  
TRIBOND DEVELOPMENT LP  
101 FOREST BEND DRIVE  
COPPELL, TEXAS 75019  
JONATHAN WANG - 214-316-2256



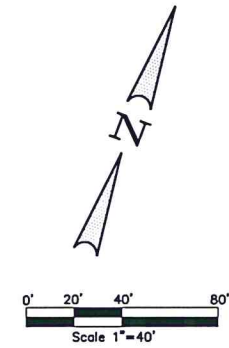
Middleton & Assoc, LLC  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TBE #F-10900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF THE ENGINEER SHOWN HEREON.  
REGISTERED PROFESSIONAL ENGINEER NO. 87449  
5-15-24



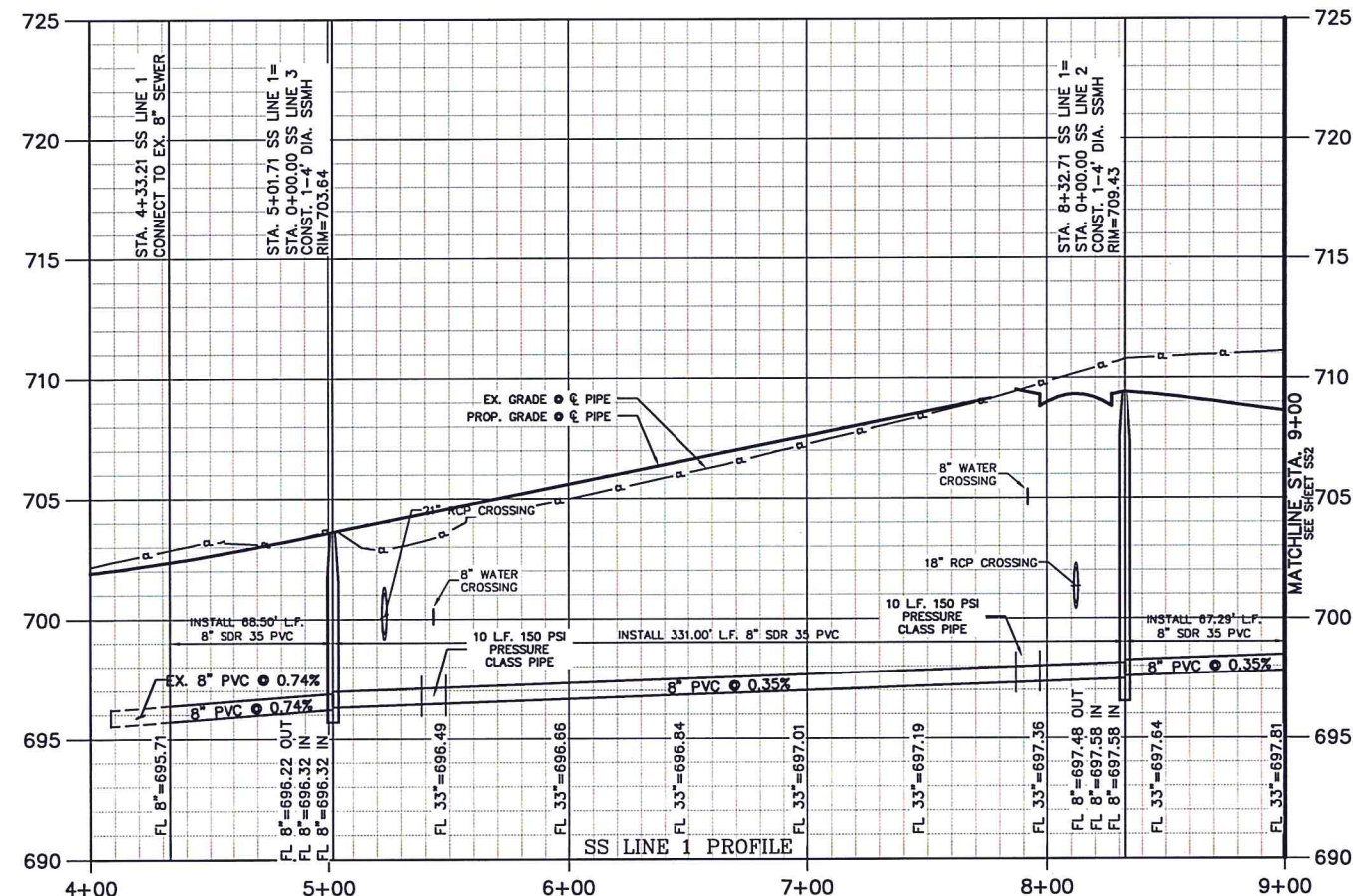


- LEGEND
- Ex. Water
  - Ex. Fire Hydrant
  - Ex. Sanitary Sewer
  - Ex. Sewer Manhole
  - Ex. Storm Sewer
  - Ex. Gas
  - Ex. Overhead Utility
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  - Prop. Fire Hydrant
  - Prop. Storm Drain
  - Street Stations
  - Water Stations
  - Storm Stations



BENCHMARK 3  
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BENCHMARK 6  
PK NAIL SET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ENCLAVE DR. & ZINO LN. 8' NORTHEAST OF THE HANDICAP RAMP. ELEVATION = 705.38



TCEQ "CHAPTER 217 DESIGN CRITERIA FOR DOMESTIC WASTE WATER SYSTEM" TABLE C.1	
CASE	PROTECTION REQUIREMENT
CROSSING PIPES WITHIN NINE FEET, WHERE THE COLLECTION SYSTEM PIPE IS ABOVE THE WATER SUPPLY PIPE.	ENCASED IN A CASING PIPE ACCORDING TO PARAGRAPH (5)(A) OF THIS SUBSECTION -OR- CONSTRUCTED USING 150 PER SQUARE INCH (PSI) PRESSURE CLASS PIPE ACCORDING TO PARAGRAPH (5)(B) OF THIS SUBSECTION.
CROSSING PIPES WITHIN NINE FEET, WHERE THE COLLECTION SYSTEM PIPE IS BELOW THE WATER SUPPLY PIPE.	CONSTRUCTED USING 150 PSI PRESSURE CLASS PIPE ACCORDING TO PARAGRAPH (7)(A) OF THIS SUBSECTION.

APPROVAL	DATE	REVISION	NO.
Middleton & Assoc, LLC. CONSULTING CIVIL ENGINEERS & LAND PLANNERS TYPE #1-10900 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800			
SANGER CIRCLE, PHASE 7 CITY OF SANGER DENTON COUNTY, TEXAS TRIBOND DEVELOPMENT LP 101 FOREST BEND DRIVE COPPELL, TEXAS 75019 JONATHAN WANG - 214-316-2256			
SANTARY SEWER PLAN SS LINE 1 STA. 4+33 - 9+00			
Date: 5-15-24 Dwg Scale: Hor. 1"=40' Vert. 1"=4' Dwg File: 0118001UTL.DWG Project No. 0118001			
SS1			





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: Eugene Middleton, P.E.	Name: Mr. Jonathan Wang
Company: Middleton & Associates, LLC	Company: Sanger Land Development LLC
Address: 2785 Rockbrook Drive, Su. 105	Address: 101 Forest Bend Drive
City, State, Zip: Lewisville, Texas 75067	City, State, Zip: Coppell, Texas 75019
Phone: 972-393-9800	Phone: 214-316-2256
Fax:	Fax:
Email: eugene@middleton-associates.com	Email: wangjtc@verizon.net

### Submittal Checklist

N/A	Pre-Application Conference (Date: ___/___/___)
N/A	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): Civil Engineering Plans

R Number(s): 266024

Owner's Signature  
*Jonathan Wang*

Date  
*May 9, 2024*

Applicant's Signature  
*Eugene Middleton*

Date  
*5-9-24*

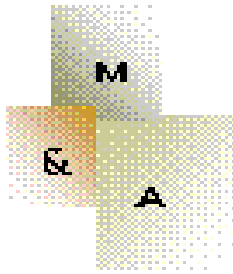
Office Use: Reviewed by Director of Development Services \_\_\_/\_\_\_/\_\_\_

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

940-458-2059 (office)

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

Effective Date: 02/11/2020



**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS AND LAND PLANNERS**

May 13, 2024

Ms. Ramie Hammonds  
Director of Development Services  
City of Sanger  
201 Bolivar Street  
Sanger, Texas 76266

RE: Letter of Intent  
Preliminary Plat for Sanger Circle Phase 7  
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the Preliminary Plat for Sanger Circle Phase 7. The property is approximately 14.908 acres owned by Sanger Land Development LLC. This tract is currently zoned PD 09-25-23 and contains open pastureland with no tree cover. The civil engineering plans for this tract have been previously submitted and are under review by the city and its consultants. The property will be serviced by CoServ electric, and an Availability letter is part of this submittal.

The purpose of this plat is to subdivide the property into 63 residential lots and two HOA lots. This tract is the last phase of the Sanger Circle Development. We are the applicants for this submittal and Mr. Jonathan Wang is the owner.

We request that the plat be reviewed and considered by the appropriate approval body. If you have any other questions or would like additional information regarding our submittal, please contact myself at 972-393-9800 or Mr. Wang at 214-316-2256.

Sincerely,  
**MIDDLETON & ASSOCIATES, LLC.**

Eugene Middleton, P.E.  
President



## CITY COUNCIL COMMUNICATION

**DATE:** June 3, 2024

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

**AGENDA ITEM:** 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.

**SUMMARY:**

- The applicant proposes to plat this lot to build a storage building for the current owner.
- The property is in the City of Sanger's ETJ.
- The development will have access from FM 455 West.
- Planning & Zoning recommended approval on 6-10-24.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map  
Preliminary Plat  
Application  
Letter of Intent



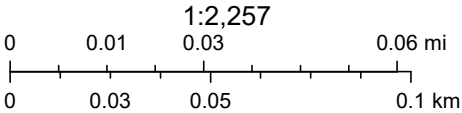


6/5/2024, 11:10:06 AM

 Parcels

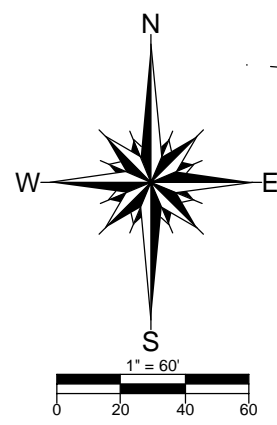
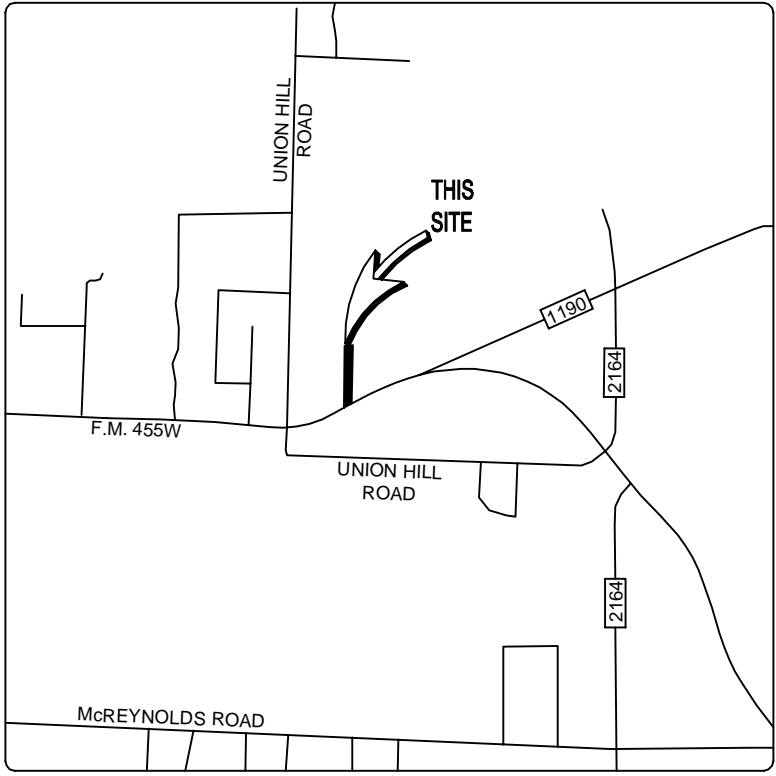


Location: Real Sanger Park No. 2  
Minor Plat  
24SANZON-0008



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GENERAL NOTES:

- 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.
- ALL COMMON AREAD, DRAINAGE EASEMENTS, AND DETENTION FACILITITES WILL BE OWNED AND MAINTAINNED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OR-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
- 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 WITHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT REMOVE EXISTING DED RESTRICTION, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE TO BE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
- FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480774 EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN **'NON-SHADED ZONE X'** DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' AS SHOWN ON PANEL 370 G OF SAID MAP.
- THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM A 12.42 ACRE PARCEL.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
- PRIVATE IMPROVEMENTS MAY NOT BE BUILT UPON OR ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.
- SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
- WATER SERVICES PROVIDER:  
GREEN SPRINGS WSC  
PO BOX 129  
SANGER, TX 76266  
(940) 458-0116
- ELECTRICITY PROVIDER:  
COSERV ELECTRIC  
7701 S. STEMMONS  
CORINTH TX 76210  
(940) 270-6801

R. BEBEE SURVEY,  
ABSTRACT No.29  
DENTON COUNTY, TEXAS

J. YOUNG LAND AND CATTLE, LTD.  
DOCUMENT No.2013-1410  
R.P.R.D.C.T.

DALLAS BLASTINGS AND  
COATING LLC

LOT 1R, BLOCK A  
L.L. & T. ADDITION  
DOCUMENT No.2019-265  
R.P.R.D.C.T.

LOT 1  
BLOCK A  
2.99 ACRES

A TRACT OF LAND  
DESCRIBED IN A DEED TO  
REAL VENTURES LLC, A  
TEXAS LIMITED LIABILITY  
COMPANY  
DOC. NO. 2024-5532  
R.P.R.D.C.T.

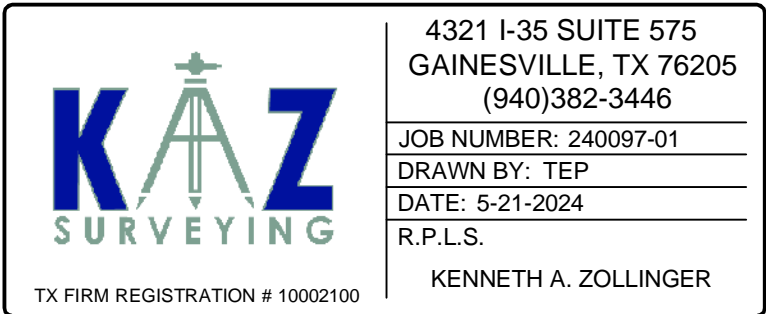
BARRY R. HARKIN  
LOT 2R, BLOCK A  
L.L. & T. ADDITION  
DOCUMENT No.2019-265  
R.P.R.D.C.T.

Closure Report				Tue May 21 08:39:57 2024
Northing	Easting	Bearing	Distance	
7185112.867	2383175.334	S 65°54'01" W	118.220	
7185064.594	2383067.419	N 02°11'29" E	1259.011	
7186322.684	2383115.563	S 85°24'31" E	105.933	
7186314.204	2383221.156	S 02°11'04" W	1202.211	
7185112.867	2383175.334			
Closure Error Distance> 0.00000				
Total Distance> 2685.375				
Polyline Area: 130342 sq ft, 2.992 acres				

LEGEND	
FIR =FOUND IRON ROD	
FIP =FOUND IRON PIPE	
( ) =PLAT OR DEED CALL	
(CM) =CONTROLLING MONUMENT	
POB =POINT OF BEGINNING	
—=ASPHALT	

OWNER:  
REAL VENTURES, LLC  
525 S LOCUST STREET  
DENTON, TEXAS 76201  
PHONE: (760) 427-0869

SURVEYOR:  
KAZ SURVEYING, INC.  
4321 I-35 SUITE 575  
GAINESVILLE, TEXAS 76240  
PHONE: 940-382-3446  
TBPLS FIRM# 10002100



MINOR PLAT  
LOT 1 BLOCK A  
REAL SANGER PARK NO.2  
BEING 2.99 ACRES  
IN THE R. BEBEE SURVEY,  
ABSTRACT NUMBER 29,  
IN THE ETJ OF THE CITY OF SANGER  
DENTON COUNTY, TEXAS

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:

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT REAL VENTURES, LLC, acting herein by and through its duly authorized officer, LANCE REEVES, does hereby adopt this plat designating the hereinabove described property as REAL SANGER PARK NO.2, 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 \_\_\_\_\_, 2024

LANCE REEVES

Owner, REAL VENTURES, LLC

BEING all that certain tract of land situated in the R. Bebee Survey, Abstract Number 29, Denton County, Texas, said tract of land described by deed to Real Ventures LLC, a Texas Limited Liability Company, recorded in document number 2024-5532, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner stamped "Metroplex", said corner being the Southeast corner of the herein described tract, same point being the Southwest corner of lot 2R, Block A of L.L.&T. Addition, an addition to Denton County, Texas, according to the plat there of recorded under Document Number 2019-265, Plat Records, Denton County, Texas, and being in the northerly right-of-way line of F.M. 455;

THENCE South 65 degrees 54 minutes 01 seconds West, with the northerly right-of-way line of F.M. 455, a distance of 118.22 feet to a "X" Mark found for corner being the Southwest corner of the herein described tract and the Southeast corner of a tract of land described by deed to J. Young Land and Cattle, Ltd., recorded under instrument number 2013-1410, Real Property Records, Denton County, Texas;

THENCE North 02 degrees 11 minutes 28 seconds East, with the east line of said J. Young tract, a distance of 1259.01 feet to a 3/8 inch iron rod found for corner being in the south line of a tract of land described by deed to Triple "T" Farms, Ltd., recorded under instrument number 2021-146798, Real Property Records, Denton County, Texas, same point being the northeast corner of said J. Young Tract and the Northwest corner of the herein described tract;

THENCE South 85 degrees 24 minutes 31 seconds East, with the south line of said Triple "T" Farms tract, a distance of 105.93 feet to a 1/2 inch iron rod found for corner being the northwest corner of Lot 1R, Block A of said L.L.&T. Addition and the Northeast corner of the herein described tract;

THENCE South 02 degrees 11 minutes 15 seconds West, with the west line of said L.L.&T. Addition, a distance of 1201.85 feet to the POINT OF BEGINNING and containing 2.99 acres of land, more or less.

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LANCE REEVES, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
DENTON COUNTY

MY COMMISSION EXPIRES ON \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.



KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE \_\_\_\_\_

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF RECORD OUT OF A TRACT OF LAND DESCRIBED IN A DEED.

APPROVED AND ACCEPTED

CHAIRMAN,  
PLANNING AND ZONING COMMISSION  
CITY OF SANGER, TX

DATE \_\_\_\_\_

MAYOR  
CITY OF SANGER, TX

DATE \_\_\_\_\_

ATTESTED BY:

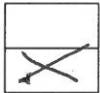
CITY SECRETARY  
CITY OF SANGER, TX

DATE \_\_\_\_\_

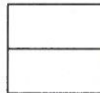


201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059(office) www.sangertexas.org

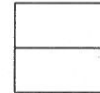
### SUBDIVISION APPLICATION



Preliminary  
Plat Minor  
Plat



Final  
Plat/Replat  
Amended Plat



Vacating Plat  
Conveyance  
Plat

Applicant

Owner (if different from applicant)

Name: <u>Lance Reeves</u>	Name:
Company: <u>Real Ventures LLC</u>	Company:
Address: <u>525 S. locust Street</u>	Address
City, State, Zip: <u>Denton, TX 76201</u>	City, State, Zip:
Phone: <u>(760) 693 0401</u>	Phone:
Fax:	Fax:
Email: <u>JLR1@SBCGLOBAL.NET</u>	Email:

### 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): \_\_\_\_\_

Lance Reeves  
Owner's Signature

5/7/2024  
Date

Lance Reeves  
Applicant's Signature

5/7/2024  
Date

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

## Letter of Intent

This letter is to inform the City of Sanger, Texas the intention of a Minor Plat of 2.995 acres located within the ETJ of the City of Sanger, Texas.

- 1) The existing land description is a 2.995 acre tract of land conveyed to Real Venture, LLC by deed of record in Document Number 2024-5532.
- 2) Original Description: BEING all that certain tract of land situated in the R. Bebee Survey, Abstract Number 29, Denton County, Texas, said tract of land described by deed to Real Ventures LLC, a Texas Limited Liability Company, recorded in document number 2024-5532, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner stamped "Metroplex", said corner being the Southeast corner of the herein described tract, same point being the Southwest corner of lot 2R, Block A of L.L.&T. Addition, an addition to Denton County, Texas, according to the plat there of recorded under Document Number 2019-265, Plat Records, Denton County, Texas, and being in the northerly right-of-way line of F.M. 455;

THENCE South 65 degrees 54 minutes 01 seconds West, with the northerly right-of-way line of F.M. 455, a distance of 118.22 feet to a "X" Mark found for corner being the Southwest corner of the herein described tract and the Southeast corner of a tract of land described by deed to J. Young Land and Cattle, Ltd., recorded under instrument number 2013-1410, Real Property Records, Denton County, Texas;

THENCE North 02 degrees 11 minutes 28 seconds East, with the east line of said J. Young tract, a distance of 1259.01 feet to a 3/8 inch iron rod found for corner being in the south line of a tract of land described by deed to Triple "T" Farms, Ltd., recorded under instrument number 2021-146798, Real Property Records, Denton County, Texas, same point being the northeast corner of said J. Young Tract and the Northwest corner of the herein described tract;

THENCE South 85 degrees 24 minutes 31 seconds East, with the south line of said Triple "T" Farms tract, a distance of 105.93 feet to a 1/2 inch iron rod found for corner being the northwest corner of Lot 1R, Block A of said L.L.&T. Addition and the Northeast corner of the herein described tract;

THENCE South 02 degrees 11 minutes 15 seconds West, with the west line of said L.L.&T. Addition, a distance of 1201.85 feet to the POINT OF BEGINNING and containing 2.99 acres of land, more or less.

- 3) There are currently no structures on the property.



- 4) Contact Info: Lance Reeves, (760) 427-0869
- 5) Same as #4
- 6) The intent of this application is to Plat the 2.995 acre tract owned by Real Ventures LLC, being conveyed in Document No. 2024-5532.
- 7) We request that the Plat be reviewed and considered for approval by the City of Sanger, Texas.



## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

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

**AGENDA ITEM:** 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, east of Indian Lane, and north of McReynolds Rd.

**SUMMARY:**

- The applicant is proposing to create 956 residential lots, 130 townhome lots, 27 HOA lots, and 3 commercial lots.
- The property is under the Lane Ranch Planned Development.
- There are two existing houses on the site which will be removed.
- The development will have access from FM 455, Indian Lane, and McReynolds Rd.
- This development is located in the City of Sanger.
- The property will be served by City of Sanger Water, Sewer, Electric, and CoServ Electric.
- Planning & Zoning recommended approval on 06-10-24.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map  
Preliminary Plat  
Application  
Letter of Intent

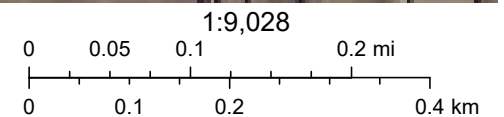


6/5/2024, 11:52:10 AM

 Parcels

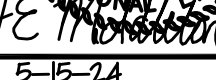
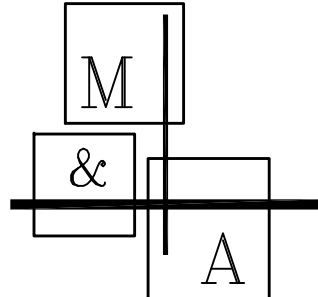


Location: Lane Ranch  
Preliminary Plat  
24SANZON-0017



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Denton County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

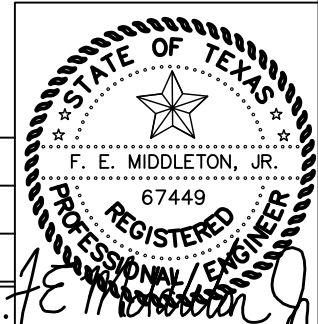
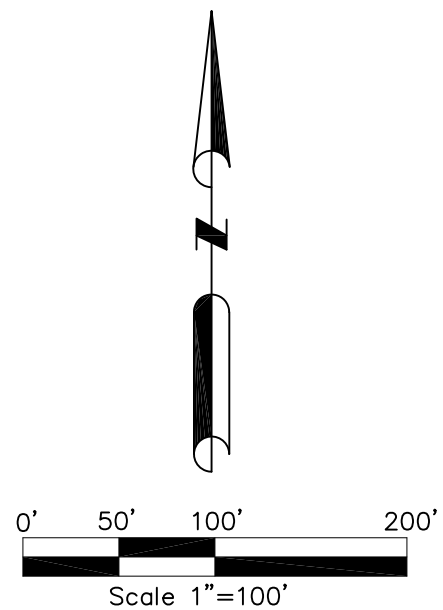
No.	DATE	REVISION	APPROVAL	
		<p style="text-align: right;">5-15-24</p> <h1 style="text-align: center;">Middleton PROJECT ENGINEER: &amp; Associates, LLC.</h1>		
<p style="text-align: center;">CONSULTING CIVIL ENGINEERS &amp; LAND PLANNERS          TBP# #F-10900      © Copyright 2024          2785 ROCKBROOK DRIVE, SUITE 105          LEWISVILLE, TEXAS 75067 (972) 393-9800</p>				
<h2><b><i>PRELIMINARY PLAT</i></b></h2> <p><i>LANE RANCH ADDITION</i></p> <p><i>813 RESIDENTIAL LOTS - 27 HOA LOTS</i></p> <p><i>3 GENERAL BUSINESS LOTS</i></p> <p><i>RUEBEN BEBEE SURVEY, ABST. NO. 29</i></p> <p><i>303.412 ACRES - 41.02 ACRES ROW</i></p> <p><i>CITY OF SANGER DENTON COUNTY TEXAS</i></p>				
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Project No. 0001032		5-15-24	1"=100'	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <div>1</div> <div>6</div> </div>



- LEGEND
- IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - F.E. FRANCHISE EASEMENT
  - S.B. SETBACK
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
  - DOC. NO. DOCUMENT NUMBER
  - MFF MIN. FINISHED FLOOR
  - FH FIRE HYDRANT
  - MB MAILBOX

SANGER TOWN CENTER LLC  
DOC. NO. 2017-48301  
(DRDCT)

MARION HILLS APARTMENTS, LLC  
DOC. NO. 2017-92008  
(DRDCT)



No.	DATE	REVISION	APPROV.

**Middleton PROJECT ENGINEER:  
& Associates, LLC.**

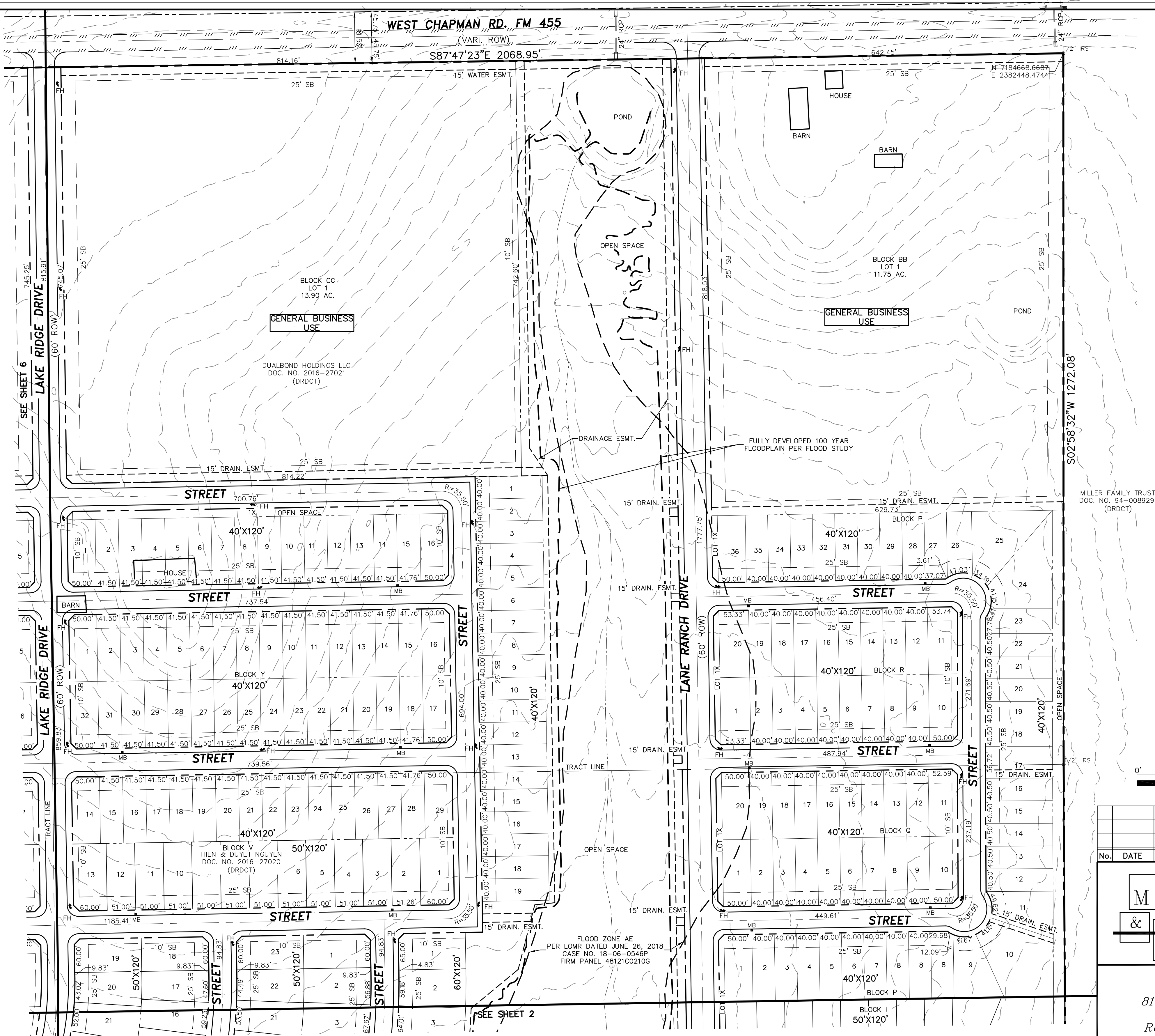
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TYPE #F-10900 © Copyright 2024  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

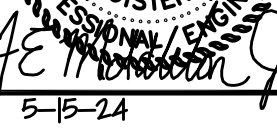
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LANE RANCH ADDITION  
813 RESIDENTIAL LOTS - 27 HOA LOTS  
3 GENERAL BUSINESS LOTS  
RUBEN BEBEE SURVEY, ABST. NO. 29  
303.412 ACRES - 41.02 ACRES ROW  
CITY OF SANGER DENTON COUNTY TEXAS

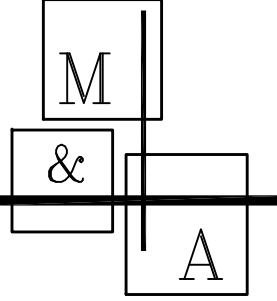
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Project No. 0001032			6

- LEGEND
- IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - F.E. FRANCHISE EASEMENT
  - S.B. SETBACK
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
  - DOC. NO. DOCUMENT NUMBER
  - MFF MIN. FINISHED FLOOR
  - FH FIRE HYDRANT
  - MB MAILBOX

SANGER TOWN CENTER LLC  
DOC. NO. 2017-48301  
(DRDCT)



No. DATE REVISION APPROV. 

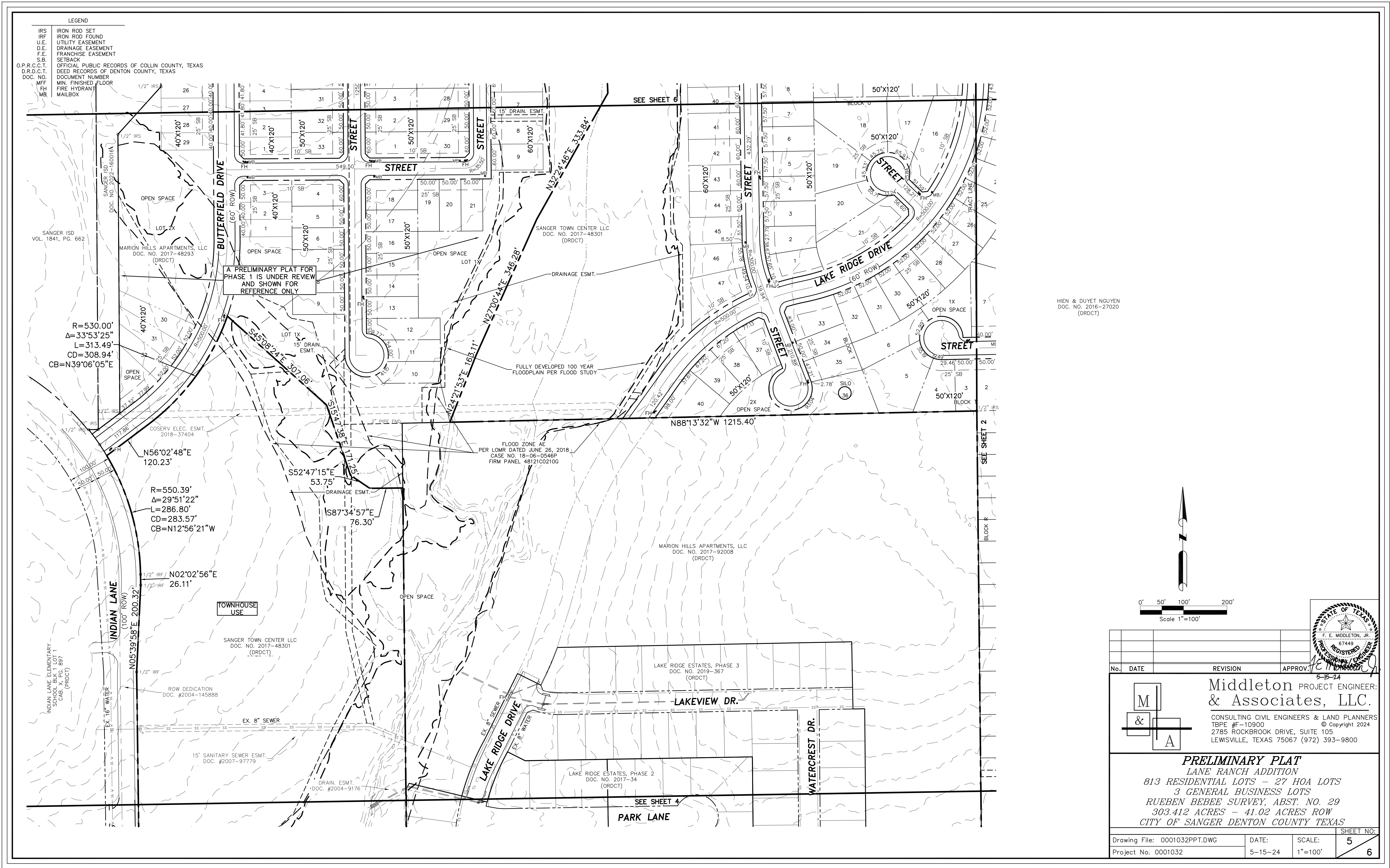
 **Middleton & Associates, LLC.** PROJECT ENGINEER:  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TYPE #F-10900 © Copyright 2024  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

**PRELIMINARY PLAT**  
LANE RANCH ADDITION  
813 RESIDENTIAL LOTS - 27 HOA LOTS  
3 GENERAL BUSINESS LOTS  
RUEBEN BEBEE SURVEY, ABST. NO. 29  
303.412 ACRES - 41.02 ACRES ROW  
CITY OF SANGER DENTON COUNTY TEXAS

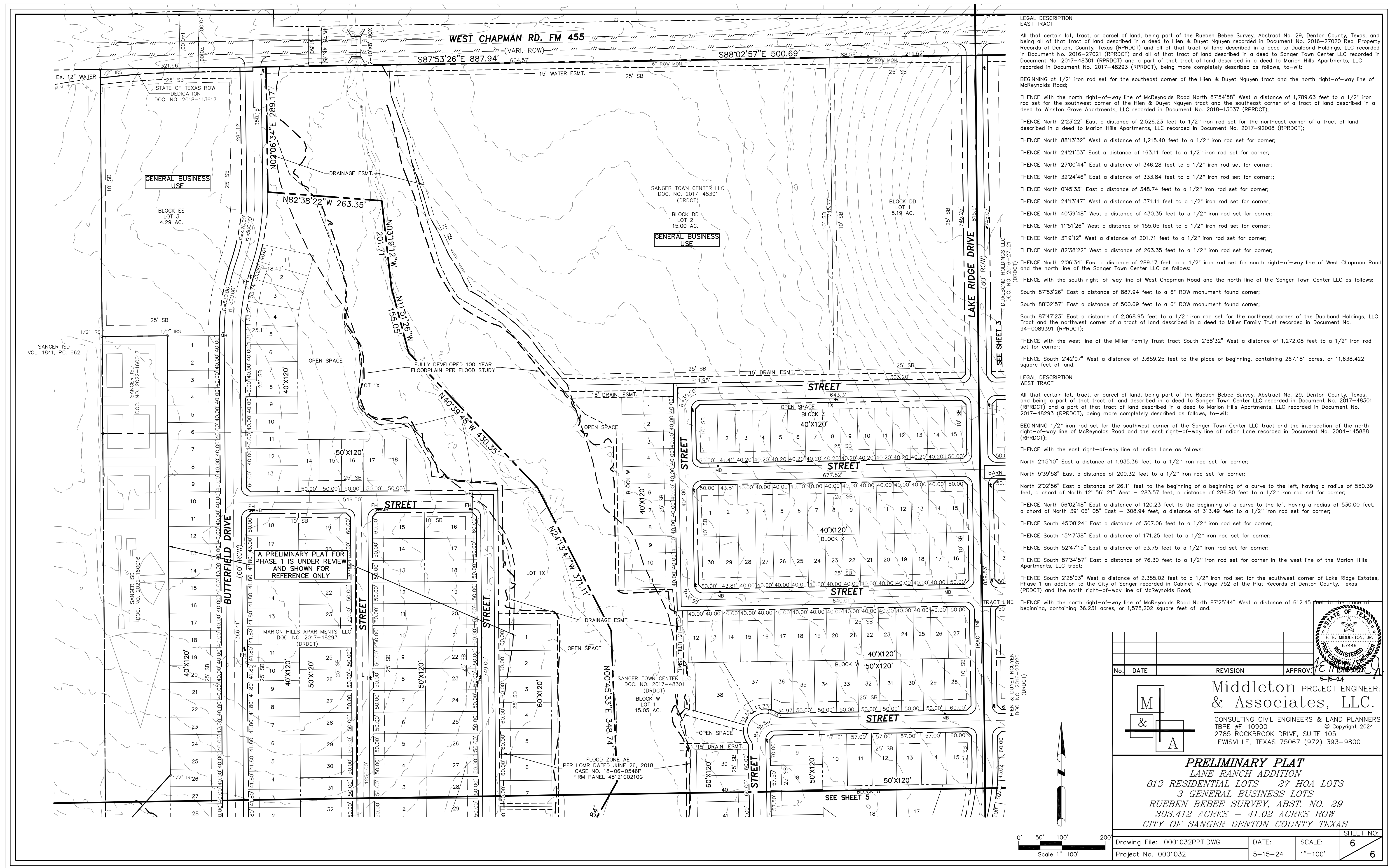
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Project No. 0001032			6













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: Eugene Middleton	Name: Mr. Jonathan Wang
Company: Middleton & Associates, LLC	Company: Marion Property Holding LLC, Sanger Town Center LLC
Address: 2785 Rockbrook Drive, Suite 105	Address 101 Forest Bend Drive
City, State, Zip: Lewisville, Texas, 75067	City, State, Zip: Coppell, Texas, 75019
Phone 972-393-9800	Phone: 214-316-2256
Fax: N/A	Fax: N/A
Email: eugene@middleton-associates.com	Email: wangjtc@verizon.net

## Submittal Checklist

N/A	Pre-Application Conference (Date: ___/___/___)
N/A	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)
x	Additional Required Documents/Traffic & Drainage Studies etc.
x	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): Flood Study, TIA, Civil Drawings

R Number(s):

711898

Owner's Signature

Date

Applicant's Signature

Date

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

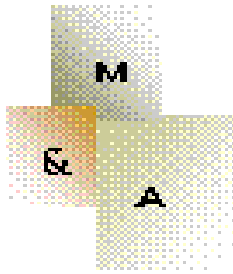
City of Sanger  
 201 Bolivar / P.O. Box 1729  
 Sanger, TX 76266

940-458-2059 (office)

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

Effective Date: 02/11/2020





**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS AND LAND PLANNERS**

May 14, 2024

Ms. Ramie Hammonds  
 Director of Development Services  
 City of Sanger  
 201 Bolivar Street  
 Sanger, Texas 76266

RE: Letter of Intent  
 Preliminary Plat for Lane Ranch 303.412 Acres  
 Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the Preliminary Plat for Lane Ranch. The property is approximately 303.412 acres owned by Marion Property Holdings, LLC, Sanger Town Center, LLC, Dualbond Holdings, LLC and Hien & Duyet Nguyen. The Preliminary Plat for Phase 1 of this development has already been submitted, and this is the remainder.

This tract is currently open pastureland with no tree cover. The overall flood study and traffic impact analysis for this tract have been previously submitted and are under review by the city and its consultants.

The purpose of this plat is to preliminary plat the tract into 813 residential lots, 3 general business lots and 27 HOA lots. This tract is part of the Lane Ranch PD currently being considered by the City. We are the applicants for this submittal and Mr. Jonathan Wang and Mr. Casey McGinnis are the owners.

We request that the plat be reviewed and considered by the appropriate approval body. If you have any other questions or would like additional information regarding our submittal, please contact me at 972-393-9800 or Mr. McGinnis at 214-232-6180.

Sincerely,  
**MIDDLETON & ASSOCIATES, LLC.**

Eugene Middleton, P.E.  
 President



## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

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

**AGENDA ITEM:** 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.

**SUMMARY:**

- The applicant is proposing to create 143 residential lots, 5 HOA lots and 1 commercial lot.
- The property is under the Lane Ranch Planned Development.
- There are two existing houses on the site which will be removed.
- The development will have access from FM 455 and Indian Lane via Butterfield Drive which will be constructed with the site.
- This development is located in the City of Sanger.
- The property will be served by City of Sanger Water, Sewer and CoServ Electric.
- Planning & Zoning recommended approval on 06-10-24.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map  
 Final Plat  
 Application  
 Letter of Intent

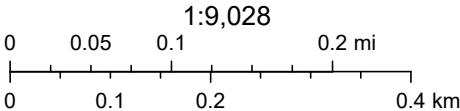
# Denton CAD Web Map

Item 9.



5/9/2024, 9:07:14 AM

 Parcels



© OpenStreetMap (and) contributors, CC-BY-SA

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.





201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059 (office) 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: Eugene Middleton	Name: Mr. Jonathan Wang
Company: Middleton & Associates, LLC	Company: Marion Property Holding LLC, Sanger Town Center LLC
Address: 2785 Rockbrook Drive, Suite 105	Address 101 Forest Bend Drive
City, State, Zip: Lewisville, Texas, 75067	City, State, Zip: Coppell, Texas, 75019
Phone 972-393-9800	Phone: 214-316-2256
Fax: N/A	Fax: N/A
Email: eugene@middleton-associates.com	Email: wangjtc@verizon.net

## Submittal Checklist

N/A	Pre-Application Conference (Date: ___/___/___)
N/A	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)
x	Additional Required Documents/Traffic & Drainage Studies etc.
x	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): Flood Study, TIA, Civil Drawings

R Number(s):

711898

Owner's Signature

Date

Applicant's Signature

Date

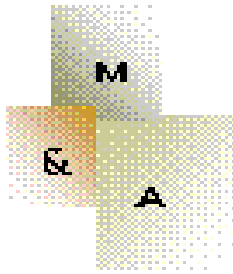
Office Use: Reviewed by Director of Development Services \_\_\_/\_\_\_/\_\_\_

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

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020



**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS AND LAND PLANNERS**

May 13, 2024

Ms. Ramie Hammonds  
 Director of Development Services  
 City of Sanger  
 201 Bolivar Street  
 Sanger, Texas 76266

RE: Letter of Intent  
 Final Plat for Lane Ranch Phase 1  
 Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the Final Plat for Lane Ranch Phase 1. The property is approximately 43.820 acres owned by Marion Property Holdings, LLC and Sanger Town Center, LLC. This tract is currently open pastureland with no tree cover. The preliminary plat, civil engineering plans and overall flood study for this tract have been previously submitted and are under review by the city and its consultants.

The purpose of this plat is to subdivide the property into 143 residential lots, one commercial lot and five HOA lots. This tract is part of the Lane Ranch PD currently being considered by the city. We are the applicants for this submittal and Mr. Jonathan Wang and Mr. Casey McGinnis are the owners.

We request that the plat be reviewed and considered by the appropriate approval body. If you have any other questions or would like additional information regarding our submittal, please contact me at 972-393-9800 or Mr. McGinnis at 214-232-6180.

Sincerely,  
**MIDDLETON & ASSOCIATES, LLC.**

Eugene Middleton, P.E.  
 President



## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

**FROM:** Ramie Hammonds

**AGENDA ITEM:** Conduct a public hearing on a request for a variance from Chapter 3 Building Regulations – Article 3.1407.a.3.B to allow a letter logo to exceed the maximum of 45 inches in height, and to allow for a logo height of 52 inches. The proposed sign will be located at 6100 N. Stemmons.

**SUMMARY:**

- The City's current ordinance does not allow letter logos to exceed 45 inches.
- The applicant is requesting to have a 52-inch logo added to the side of the building.
- The logo will be located on the north-east side of a 300,000 sq. ft. building.
- The signage is for a new business that is located in part of the building at 6100 N. Stemmons.
- The applicant is wanting the logo above the entrance door of the current occupant.
- Staff mailed out 3 public hearing notices to owners of properties within 200 feet of the subject property and at the time of the meeting has received one response in favor.

**FISCAL INFORMATION:**

Budgeted: N/A      Amount: N/A      GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Location Map





# Denton CAD Web Map

Item 10.

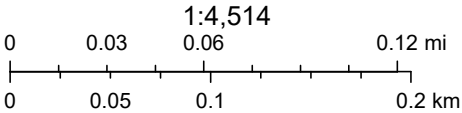


6/13/2024, 2:21:50 PM

-  Parcels
-  County



24SANZON-0013  
SIGN VARIANCE



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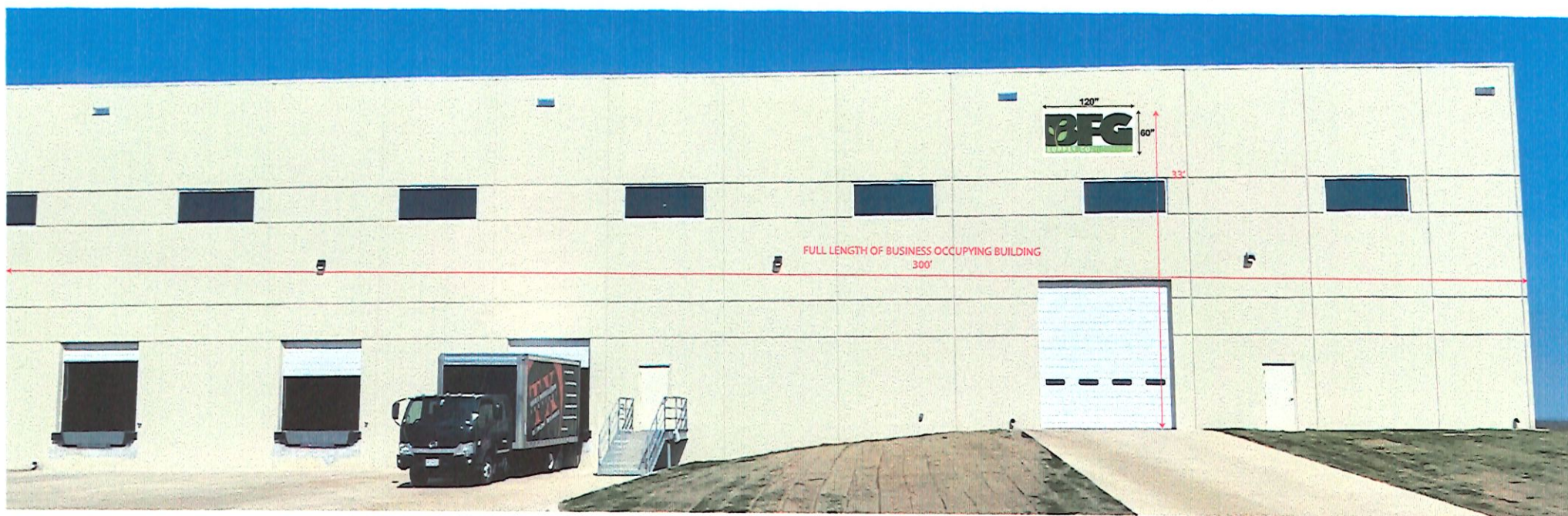
Denton County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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.















## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

**FROM:** Ramie Hammonds

**AGENDA ITEM:** Conduct a public hearing on adopting Ordinance No. 07-01-24 to make changes to the current Planned Development (PD–09-25-23), approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

### **SUMMARY:**

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

- Solar panels, when visible from the front, should be flush with the roof.
- All public utility easements (PUE) shall be a minimum of 15 feet in width. All franchise utility easements (FUE) shall be a minimum of 10 feet in width.
- Staff mailed out 33 notices and has received one response in Favor.

**FISCAL INFORMATION:**

Budgeted: N/A      Amount: N/A      GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map



## Item 11.



## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

**FROM:** Ramie Hammonds

**AGENDA ITEM:** 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 5<sup>th</sup> Street.

**SUMMARY:**

- The applicant is proposing to create 2 residential lots from 1 lot.
- The site is zoned Single Family 10 (SF-10).
- The lots will face Marshall Street
- The lots will be a minimum of 70 feet wide and 101.06 deep with a minimum size of 0.162 acres
- Staff mailed out 25 notices, and at the time of this report staff has received 1 response opposed.
- The property is located in the City of Sanger.

**FISCAL INFORMATION:**

Budgeted: N/A      Amount: N/A      GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map



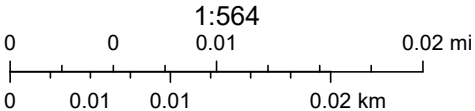


5/24/2024, 7:17:45 AM

 Parcels



Location: Hampton Addition  
Replat  
Project: 24SANZON-0015



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## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

**FROM:** Ramie Hammonds

**AGENDA ITEM:** Consideration and possible action on a request for a variance from Chapter 3 Building Regulations – Article 3.1407.a.3.B to allow a letter logo to exceed the maximum of 45 inches in height, and to allow for a logo height of 52 inches. The proposed sign will be located at 6100 N. Stemmons.

**SUMMARY:**

- The City's current ordinance does not allow letter logos to exceed 45 inches.
- The applicant is requesting to have a 52-inch logo added to the side of the building.
- The logo will be located on the north-east side of a 300,000 sq. ft. building.
- The signage is for a new business that is located in part of the building at 6100 N. Stemmons.
- The applicant is wanting the logo above the entrance door of the current occupant.
- Staff mailed out 3 public hearing notices to owners of properties within 200 feet of the subject property and at the time of the meeting has received one response in favor.

**FISCAL INFORMATION:**

Budgeted: N/A      Amount: N/A      GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**



Location Map  
Application  
Letter of Intent  
Sign Location  
Response Form 1- Favor

# Denton CAD Web Map

Item 13.

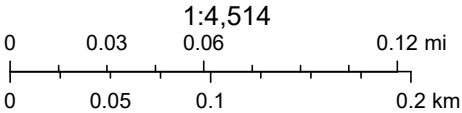


6/13/2024, 2:21:50 PM

-  Parcels
-  County



24SANZON-0013  
SIGN VARIANCE



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Denton County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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

## VARIANCE APPLICATION

Applicant	Owner (if different from applicant)
Name: McDorman Signs & Advertising Inc.	Name: Crossmar
Company: McDorman Signs & Advertising Inc.	Company:
Address: 6200 Crow Wright Rd	Address: 6100 N Stemmons FWY
City, State, Zip Sanger, TX 76266	City, State, Zip Sanger TX 7626
Phone: 940-482-9969	Phone: 469-338-6161
Fax:	Fax:
Email: info@mcdormansigns.com	Email:

### Submittal Checklist

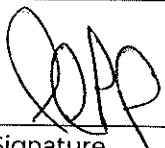
<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

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

Star Business Park North Sanger. Industrial, manufacturing. 1,041,600 SF

Describe the proposed variance (how much, where on the property, for what purpose):

Purpose is to have a visible sign on the entrance areas of the building for visitors and for shipping and receiving. The variance would increase the logo size to 52" x 113" for more visibility. Placement of the signs would be on the back sides of the building 33' up on the exterior. (see attached)

  
Owner Signature

4/30/24  
Date

### Office Use

	Fee
	Date





McDorman Signs & Advertising Inc.  
6200 Crow Wright Rd.  
Sanger, TX 76266  
940.482.9969

Item 13.

May 1, 2024

City of Sanger Texas  
Development Services  
201 Bolivar Street  
Sanger, TX 76266

RE: Sign Variance Request for 6100 N Stemmons Fwy, Sanger, Texas

To whom it may concern:

We are submitting this variance request for signs to be installed at 6100 N Stemmons Fwy, Sanger, Texas. Company occupying building is BFG Supply Co.

Purpose is to have a visible sign on the entrance areas of the building for visitors and for shipping and receiving. The variance would increase the logo size to 52" x 113" for more visibility. Placement of the signs would be on the back sides of the building 33' up on the exterior. (see attached)

The current sign ordinance makes the signage too small for such a large building.

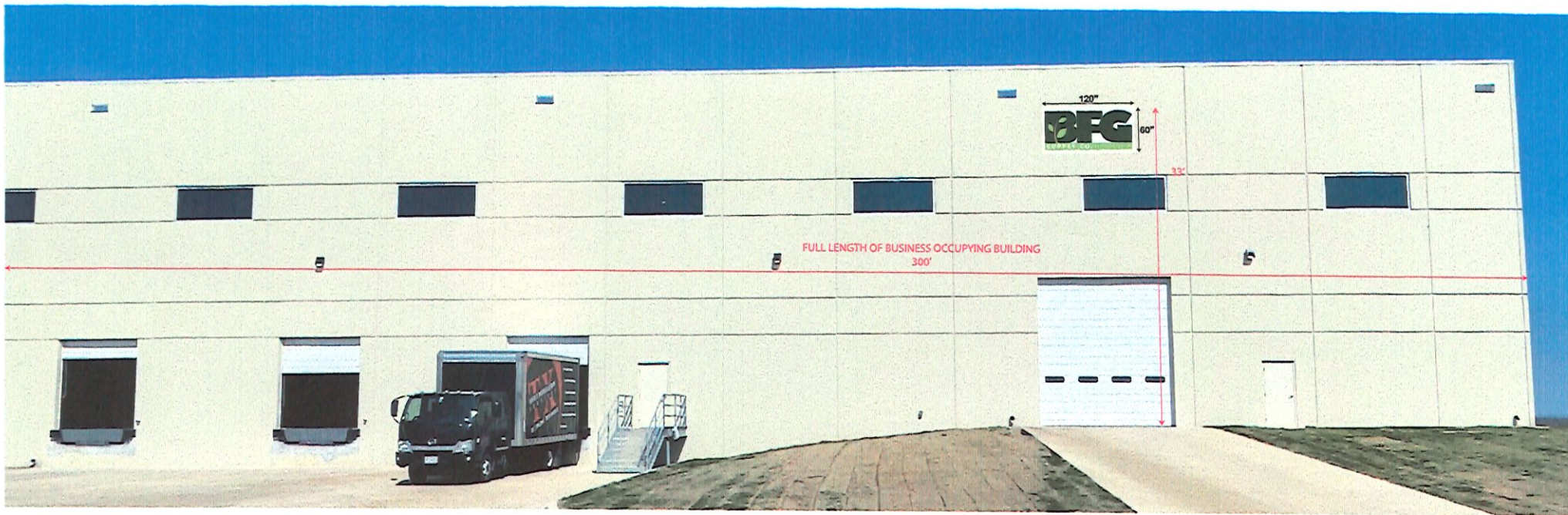
Thank you for your consideration,

Melissa McDorman  
-Owner













# Response Form

24SANZON-0013

6100 N. Stemmons, Sign Variance

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email a copy to:

Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

Project No: 24SANZON-0013/ Sign Variance

Please circle one: ☒ In favor of request ☐ Opposed to request

Comments:

As the Landlord of the subject property, we are in favor of the request. We don't feel this request will cause any visual pollution whatsoever and will provide visual support to a strong business in the local economy. We support Job/Business Growth in Sanger!

Signature



Printed Name

Matt Brasel, CrossMar Investments

Mailing Address

2500 NE 11th Street → 6100 N. Stemmons

City, State, Zip

Bentonville, AR 72712 → Sanger, TX

Phone Number

479-426-2585

Email Address

mbrasel@CrossMarInvestments.com

Physical Address of Property within 200 feet

6100 N. Stemmons.



## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

**FROM:** Ramie Hammonds

**AGENDA ITEM:** Consideration and possible action on adopting Ordinance No. 07-01-24 to make changes to the current Planned Development (PD-09-25-23), approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

### **SUMMARY:**

- The applicant is proposing changes to the current PD No. 09-25-23.
- The applicant is requesting in place of 25% of windows:
  - A side yard wall on a corner lot facing a street shall consist of at least 2 windows or doors totaling 25 square feet in aggregate area.
  - On corner lots, side yard fencing facing residential streets and the adjacent gate return, shall be a stained 6-foot-tall cedar board-on-board fence with a decorative top cap and metal posts. Posts and hardware shall be on the internal side of the fence and not viewed from the public ROW.
  - On corner lots, fencing facing a collector or arterial street shall be a 6-foot masonry wall with columns.
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- The applicant is proposing a new section VII Utilities and Equipment:
  - Electrical and gas utility meters and AC condensers should be unobtrusively located beyond the front or side street facade zone and screened from view from adjacent streets or common open spaces with landscaping or appropriate fencing.
  - Transformers on individual lots should be screened to minimize visual impact.
  - Satellite dishes and solar panels should be located in less conspicuous locations and out of view from adjacent streets or common open spaces when possible.
  - Antennas should be located inside the building when possible.



- Solar panels, when visible from the front, should be flush with the roof.
- All public utility easements (PUE) shall be a minimum of 15 feet in width. All franchise utility easements (FUE) shall be a minimum of 10 feet in width.
- Staff mailed out 33 notices and has received one response in Favor.

**FISCAL INFORMATION:**

Budgeted: N/A      Amount: N/A      GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map

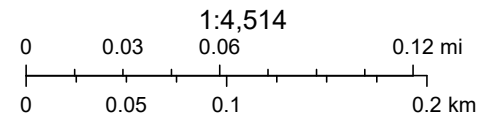


6/6/2024, 1:14:50 PM

 Parcels



Location: Sanger Circle Phase 7  
Preliminary Plat  
24SANZON-0016



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

## ZONING CHANGE/SUP APPLICATION

☒ Zoning Change

☐ Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Eugene Middleton, P.E.	Name: Mr. Jonathan Wang
Company: Middleton & Associates, LLC	Company: Sanger Land Development Company LLC
Address: 2785 Rockbrook Drive, Suite 105	Address: 101 Forest Bend Drive
City, State, Zip: Lewisville, Texas, 75067	City, State, Zip: Coppell, Texas, 75019
Phone: 972-393-9800	Phone: 214-316-2256
Fax: N/A	Fax: N/A
Email: eugene@middleton-associates.com	Email: wangjtc@verizon.net

### 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.):

14.908 Acres located at the northeast corner of Bridle Path and Olivia Lane (just east of Sanger Circle Phase 6)

Describe the proposed zoning change or Specific Use Permit (SUP):  
**Amend the current PD zoning case**

Owner Signature

*Eugene Middleton*

Applicant Signature

*May 9, 2024*

Date

*5-9-24*

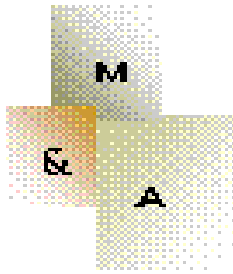
Date

Office Use

Fee	
Date	

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





**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS AND LAND PLANNERS**

May 13, 2024

Ms. Ramie Hammonds  
 Director of Development Services  
 City of Sanger  
 201 Bolivar Street  
 Sanger, Texas 76266

RE: Letter of Intent  
 Amended Zoning for PD 09-25-23  
 Sanger Circle Ph 7  
 Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent to Amend the current PD zoning of Sanger Circle Ph 7 located at the northeastern intersection of Bridle Path and Avion Drive in Sanger. The property is approximately 14.908 acres consisting of one (1) property owner – Sanger Land Development, LLC. This tract is currently open pastureland with no tree cover.

The purpose of this request is to amend the current zoning from existing PD 09-25-23 to an Amended PD. The Cities Future Land Use Plan identifies this area as Medium Density Residential. The proposed PD would modify the current zoning minimum home size and allow for changes to the City of Sanger Exterior Façade Design Criteria. The owner for this submittal is Mr. Jonathan Wang with Sanger Land Development, LLC.

If you have any other questions or would like additional information regarding our submittal, please contact myself at 972-393-9800 or Mr. Wang at 214-316-2256.

Sincerely,  
**MIDDLETON & ASSOCIATES, LLC.**

Eugene Middleton, P.E.  
 President

**CITY OF SANGER, TEXAS**

**ORDINANCE 09-25-23**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP FOR APPROXIMATELY 14.908 ACRES OF LAND DESCRIBED AS A0029A R BEEBE, 72B(2A); FROM (PD-TH) PLANNED DEVELOPMENT-TOWNHOME TO (PD-SF-1) PLANNED DEVELOPMENT-SINGLE FAMILY 1; 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 August 14, 2023, 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**, all requests 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 the legal description of the tracts zoned herein is generally described as A0029A R. BEEBE, TR 72B(2A).

**SECTION 2.** That the subject property described in Section 1 and further described through metes and bounds in Exhibit A, and generally located on the west side of Marion approximately 820 feet south of the intersection of Marion Road and Huling Road is rezoned from

(PD-TH) Planned Development-Townhome to (PD-SF1) Planned Development-Single Family 1 as illustrated in Exhibit B and the conceptual plan as illustrated in Exhibit C.

**SECTION 3.** 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 4.** 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 5.** 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 6.** 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 5th day of September 2023.

**APPROVED:**

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

**ATTEST:**

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

**APPROVED TO FORM:**

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



STATE OF TEXAS  
COUNTY OF DENTON

All that certain lot, tract, or parcel of land, being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being part of that certain called 223.35 acre tract described in a deed from North Park Estates Trust to Sanger Land Development LLC on February 15, 2019, recorded in Denton County Clerk's File No. (DCCFN) 2019-16167 of the Official Public Records of Denton County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) for the Northeast terminus of Imperial Drive as shown on the plat of Sanger Circle, Phase 6B, recorded in DCCFN 2022-196, in the North line of the above mentioned 223.35 acre tract, in the South line of the STC Group Miller, LLC 202.69 acre tract recorded in DCCFN 2021-00195695;

THENCE South 88 deg. 57 min. 33 sec. East with the South line of the 202.69 acre tract, the South line of Lot 4, Block 1 of Abney Acres, as shown by plat of same recorded in Volume M, Page 64 of the Plat Records of Denton County, Texas (PRDCT), the North line of the 223.35 acre tract, a distance of 578.77 ft. to a 3" pipe fence corner post (found) for the Northeast corner of same, the Northwest corner of the Lou Henry Cooper 9.297 acre tract recorded in Volume 1005, Page 253;

THENCE southerly and generally with a fence, with the East line of the 223.35 acre tract, the West line of the 9.297 acre tract as follows:

South 04 deg. 47 min. 03 sec. East a distance of 112.59 ft. to a fence corner (found) for corner,  
South 11 deg. 23 min. 10 sec. East a distance of 163.10 ft. to a x-tie fence corner (found) for corner,  
South 21 deg. 46 min. 43 sec. East a distance of 229.34 ft. to a 3" bois d'arc fence corner (found) for corner,  
South 32 deg. 44 min. 55 sec. East a distance of 131.51 ft. to a 15" twin bois d'arc tree for corner,  
South 52 deg. 50 min. 26 sec. East a distance of 158.27 ft. to a 12" triple bois d'arc tree for corner,  
and South 59 deg. 39 min. 33 sec. East a distance of 353.99 ft. to a mag nail (set) for an angle corner of the 223.35 acre tract, the South corner of the 9.297 acre tract, near the centerline of Marion Road;

THENCE South 01 deg. 23 min. 45 sec. West with the centerline of Marion Road, the East line of the 223.35 acre tract, a distance of 129.75 ft. to a mag nail (set) for the Northeast corner of 0.152 acre right of way dedication shown on the plat of Sanger Circle, Phase 6A, recorded in Document No. 2022-200, PRDCT;

THENCE North 88 deg. 35 min. 48 sec. West with the North line of the 0.152 acre right of way, at 39.97 ft. pass a ½" iron rod (found) for the Northwest of same, the Northeast corner of Block B of Sanger Circle, Phase 6A, and continue a total distance of 462.87 ft. to a ½" iron rod (found) for corner at the p.c. of a curve to the right;

THENCE westerly with the North line of Block B, with a curve to the right having a radius of 1279.78 ft., a chord of North 84 deg. 47 min. 59 sec. West - 175.39 ft., a distance of 175.53 ft. to a ½" iron rod (found) for corner at the p.t. of same;

THENCE North 80 deg. 58 min. 56 sec. West with the North line of Block B, a distance of 96.57 ft. to a ½" iron rod (set) for corner in the East right of way of Olivia Lane and a curve to the left;

THENCE with the East right of way of Olivia Lane, with a curve to the left having a radius of 320.00 ft., a chord of North 04 deg. 12 min. 32 sec. West - 40.48 ft., a distance of 40.51 ft. to a ½" iron rod (set) for corner, the Northeast terminus of Olivia Lane;

THENCE South 82 deg. 09 min. 16 sec. West with the North terminus of Oliva Lane, a distance of 50.00 ft. to a ½" iron rod (set) for corner at the Northwest terminus of same, in a curve to the right;

THENCE with the West right of way of Olivia Lane, with a curve to the right having a radius of 270.00 ft., a chord of South 05 deg. 06 min. 28 sec. East - 25.68 ft., a distance of 25.69 ft. to a ½" iron rod (set) for the Northeast corner of Block C;

THENCE with the Northeast line of Block C, North 80 deg. 57 min. 30 sec. West a distance of 121.87 ft. to a ½" iron rod (set) for and angle corner and North 21 deg. 42 min. 05 sec. West a distance of 139.82 ft. to a ½" iron rod (set) for the North corner of Block C, in the Southeast right of way of Bridle Path, in a curve to the right;

THENCE northeasterly with the Southeast right of way of Bridle Path, with a curve to the right having a radius of 250.00 ft., a chord of North 64 deg. 43 min. 00 sec. East - 31.30 ft., a distance of 31.32 ft. to a ½" iron rod (set) for corner at the p.t. of same;

THENCE North 68 deg. 18 min. 20 sec. East with the Southeast right of way of Bridle Path, a distance of 125.76 ft. to a ½" iron rod (set) for corner at the Southeast terminus of same;

THENCE North 21 deg. 41 min. 40 sec. West with the Northeast terminus of Bridal Path, a distance of 50.00 ft. to a ½" iron rod (set) for the North corner of same;

THENCE South 68 deg. 18 min. 20 sec. West with the Northwest right of way of Bridal Path, a distance of 125.76 ft. to a ½" iron rod (set) for corner at the p.c. of a curve to the left;

THENCE southwesterly with the Northwest right of way of Bridal Path, with a curve to the left having a radius of 300.00 ft., a chord of South 65 deg. 19 min. 04 sec. West - 31.29 ft., a distance of 31.30 ft. to a ½" iron rod (found) for corner, the Southeast corner of Block F of Sanger Circle, Phase 6B;

THENCE North 21 deg. 42 min. 05 sec. West with the East line of Block F, a distance of 639.54 ft. to a ½" iron rod (found) for the Northeast corner of same, in the South right of way of Imperial Drive;

THENCE South 88 deg. 57 min. 33 sec. East with the South right of way of Imperial Lane, a distance of 26.01 ft. to a ½" iron rod (set) for corner at the Southeast terminus of same;

THENCE northerly with the East right of way of Imperial Drive as follows:

North 01 deg. 02 min. 27 sec. East with a distance of 50.00 ft. to a ½" iron rod (set) for corner,

North 88 deg. 57 min. 33 sec. West a distance of 8.93 ft. to a ½" iron rod (set) for corner,

North 43 deg. 57 min. 33 sec. West a distance of 21.21 ft. to a ½" iron rod (set) for corner,

and North 01 deg. 02 min. 27 sec. East a distance of 105.00 ft. to the place of beginning, containing 14.908 acres or 649,410 square feet of land.

SANGER CIRCLE PH 7  
PD SUMMARY

Purpose Statement - To rezone approximately 14.908 acres from PD-TH to PD-SF1 for the property described by metes and bounds on Exhibit “A” (the “Property”) of this PD Ordinance. Development and use of the Property shall comply with the Sanger Zoning Ordinance as it existed on the date of its adoption on August 3, 1987 and subsequent amended (the "The Zoning Ordinance") and this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD Ordinance, this PD ordinance shall control.

PROPOSED USES

Single Family (14.908 Acres)

14.908 acres are proposed as single family detached uses. The net density is 4.3 units/acre.

COMMUNITY FEATURES

A mandatory homeowners association shall be established to own and maintain the private open spaces, common areas, greenbelts and all private landscape improvements. Private trails and sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the HOA.

RESIDENTIAL LAND USES

**I. Lot Sizes, Setbacks, etc. for Single Family Detached.** Except as otherwise provided below, detached single family residences shall comply with Section 53, “R-1” RESIDENTIAL DISTRICT -1 of the Zoning Ordinance, subject to the following changes:

**A. Minimum Lot Width, Depth, and Size.**

The Manor Lots (50’ X 120’):

The minimum lot width shall be 50 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 6,000 square feet.



B. Minimum House Size.

The minimum air-conditioned area within each residence shall be 1,850 square feet. Over the entire development, the lots shall average over 2,000 square feet in house size. The developer shall place a limit of 15% of the total lot count to be below 2,000 square feet.

C. Maximum Height.

The maximum building height shall be 2 stories or 35 feet.

D. Front Yard Setback.

The minimum front yard building setback shall be twenty-five feet (25'). Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet (5').

E. Side Yard Setback.

The minimum side yard building setback shall be five feet (5') on each side. A side yard adjacent to a street on a corner lot shall always have a minimum ten-foot (10') side yard building setback.

F. Rear Yard Setback.

The minimum rear yard building setback shall be twenty feet (20') from the rear facade of the residence (excluding porches and projecting architectural features) to the rear lot line. Porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the rear yard a maximum of five feet (5').

G. Maximum Lot Coverage.

The maximum lot coverage will be 65% for any residential lot.

H. Garages.

An enclosed parking area of at least four hundred square feet shall be provided for a garage (this does not count towards the minimum house size). The face of a garage door must be located at least 20 feet from the street right-of-way line that the garage door faces. The garage door does not have to be behind the street facing façade of the house. Split garage doors with a separate door for each vehicle bay are not required.

I. Design Elements

All residential dwellings will meet the City of Sanger Exterior Façade Design Criteria Manual as adopted on October 7, 2019.

**II. General Conditions.**

- A. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured at the rear of the required front yard setback as shown on the Final Plats.

- B. Sidewalks may be located outside of the public right-of-way if located within an adjacent open space lot with a pedestrian access easement to provide for meandering sidewalks and trails that may be located within adjacent common area lots or to preserve existing trees along perimeter roads.

**III. Residential Single Family Detached Landscape Requirements.** Except as otherwise provided below, landscape requirements shall comply with Section 48, Landscape Regulations of the Zoning Ordinance, subject to the following changes:

The following requirements apply to single family residential development:

- A. Each single-family residence shall have an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.
- B. Each Home lot shall have a minimum of two shade trees that are at least three inches in caliper planted. The trees shall be planted in the front and rear yard. If the lot fronts or sides onto a common area lot, the front yard requirement may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall apply.
- C. All required trees shall be selected from a tree list approved during the Preliminary Plat stage.
- D. Each Home lot shall have a minimum of twelve (12) shrubs placed in the front yard. Individual shrubs shall be a minimum of three (3) gallons in size when planted.

**IV. Open Space (1.437 Acres)**

- A. Common areas shall include small open spaces as shown on the Concept Plan. Small Open Spaces shall be connected with sidewalks to be a comprehensive pedestrian system. Common areas will abut a public street right-of-way in at least one location with a sidewalk connection.
- B. All interior residential street rights-of-way shall be improved with sidewalks that are a minimum of four feet in width and (1) constructed by the homebuilders at the time of adjacent house construction; or (2) constructed by the developer for all non-buildable lots. All sidewalks along Collector and Arterial Road frontages are to be five feet in width.

**V. Fencing Requirements**

- A. Floodplain, parks, open spaces, right-of-way shall be exempt from the screening requirements in this Section; however, tubular steel fencing may be installed in these areas at the developer's option.
- B. Homebuilder side yard and back yard fencing on residential lots shall be a maximum of six feet in height and shall be setback a minimum of five feet from the front building line shown on the Concept Plan.
- C. Fencing on all residential lots abutting an open space lot or greenbelt shall be restricted to tubular steel painted black. No solid fencing other than a brick and/or stone masonry courtyard wall under 42 inches shall be permitted abutting an open space lot or greenbelt; however, landscape borders, included trimmed hedges, are permitted.

**VI. Street Typology**

- A. Standard curbs will be required adjacent to streets abutting all residential lot types unless otherwise approved by the City's engineering department.
- B. Streets fronting open space lots must have standard curbs adjacent to the common area lot. Streets adjacent to common area lots may provide for on-street parking. In addition, the street faces adjacent to open spaces near the flood plain will have a maintenance access location.
- C. Developer shall work with City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximum the benefit from the pedestrian system.

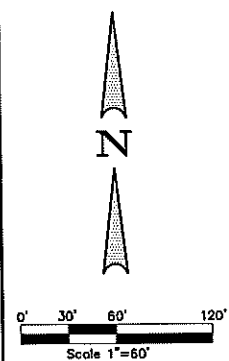
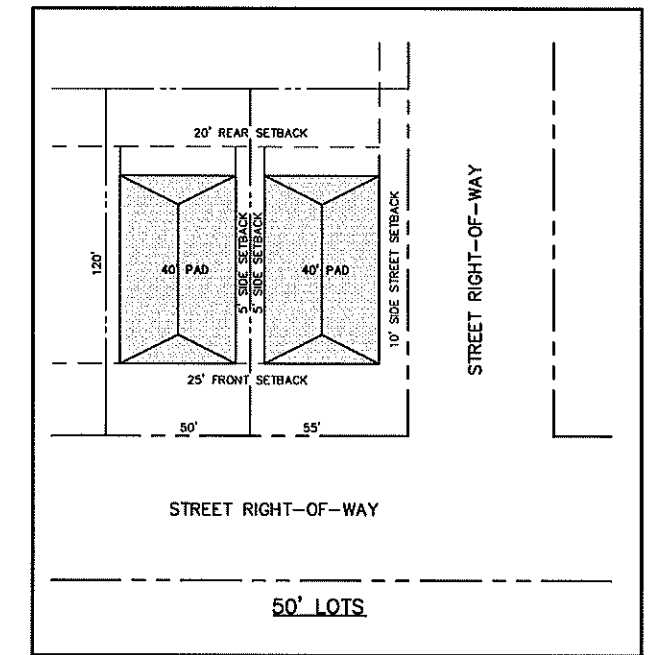
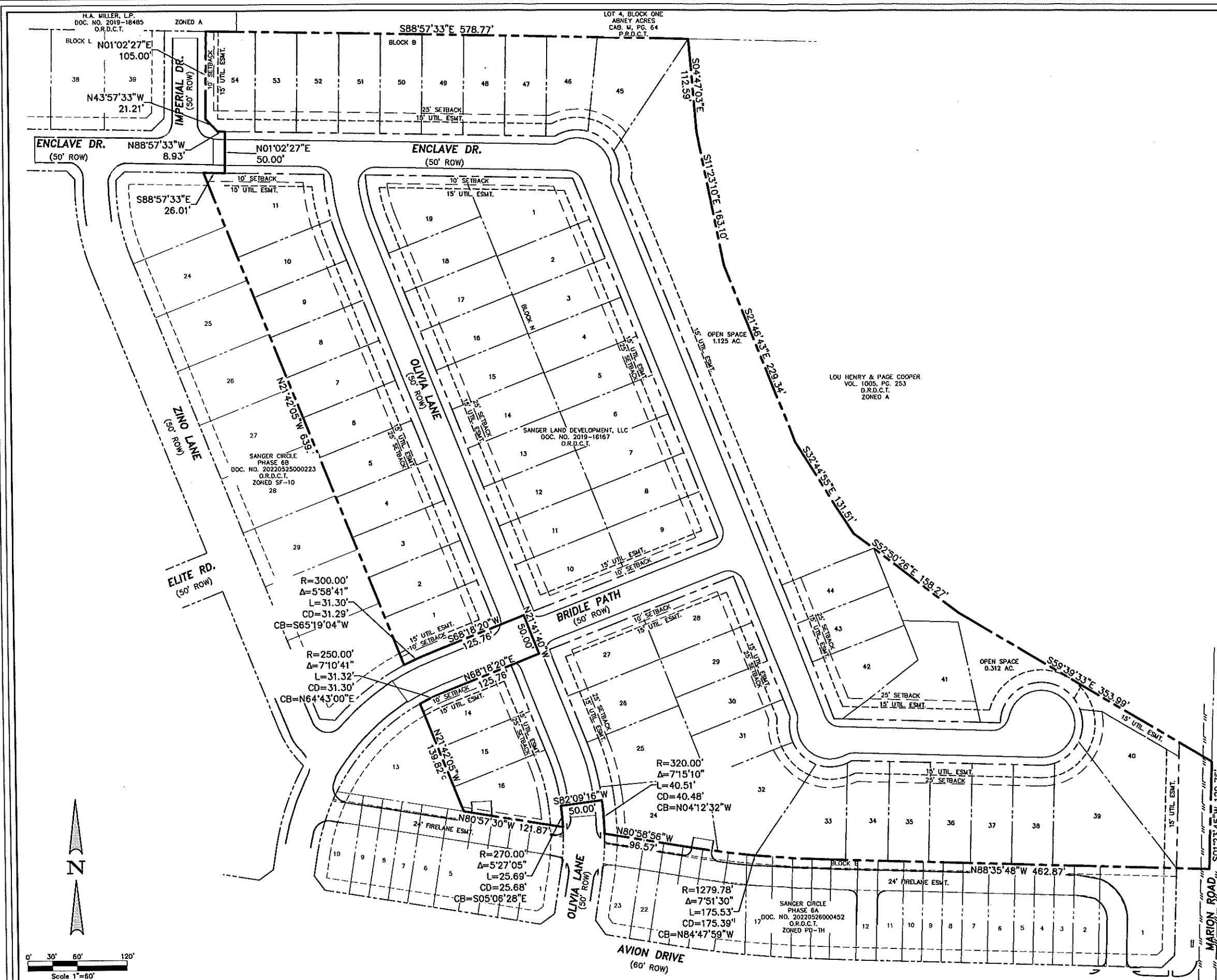
**VII. Home Variety**

- A. Detached home designs with the same or similar facade, materials, or colors should be separated by a minimum of three lots on the same side of the street and should not be located directly across or diagonally across the street from each other.
- B. If a detached home plan is repeated on an adjacent lot, it should be elevated with a different architectural style or two of the following three elevation changes - brick color, roof color, or flipped plan.



# EXHIBIT C

Item 14.



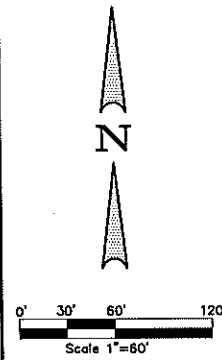
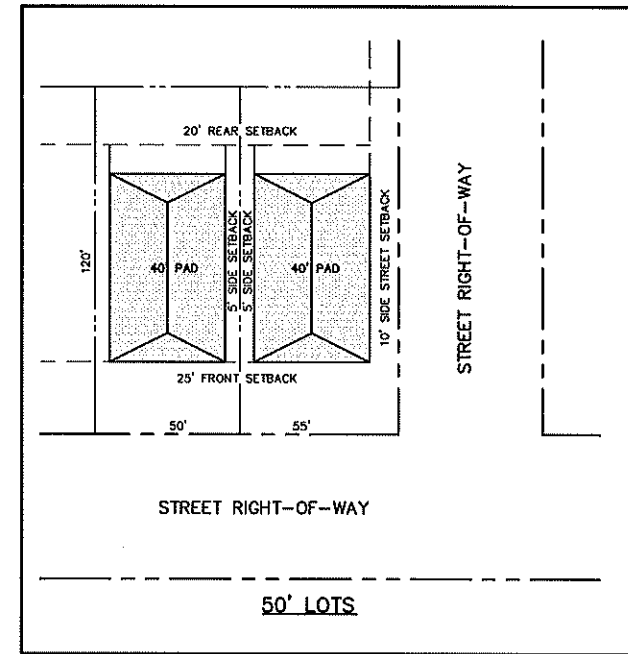
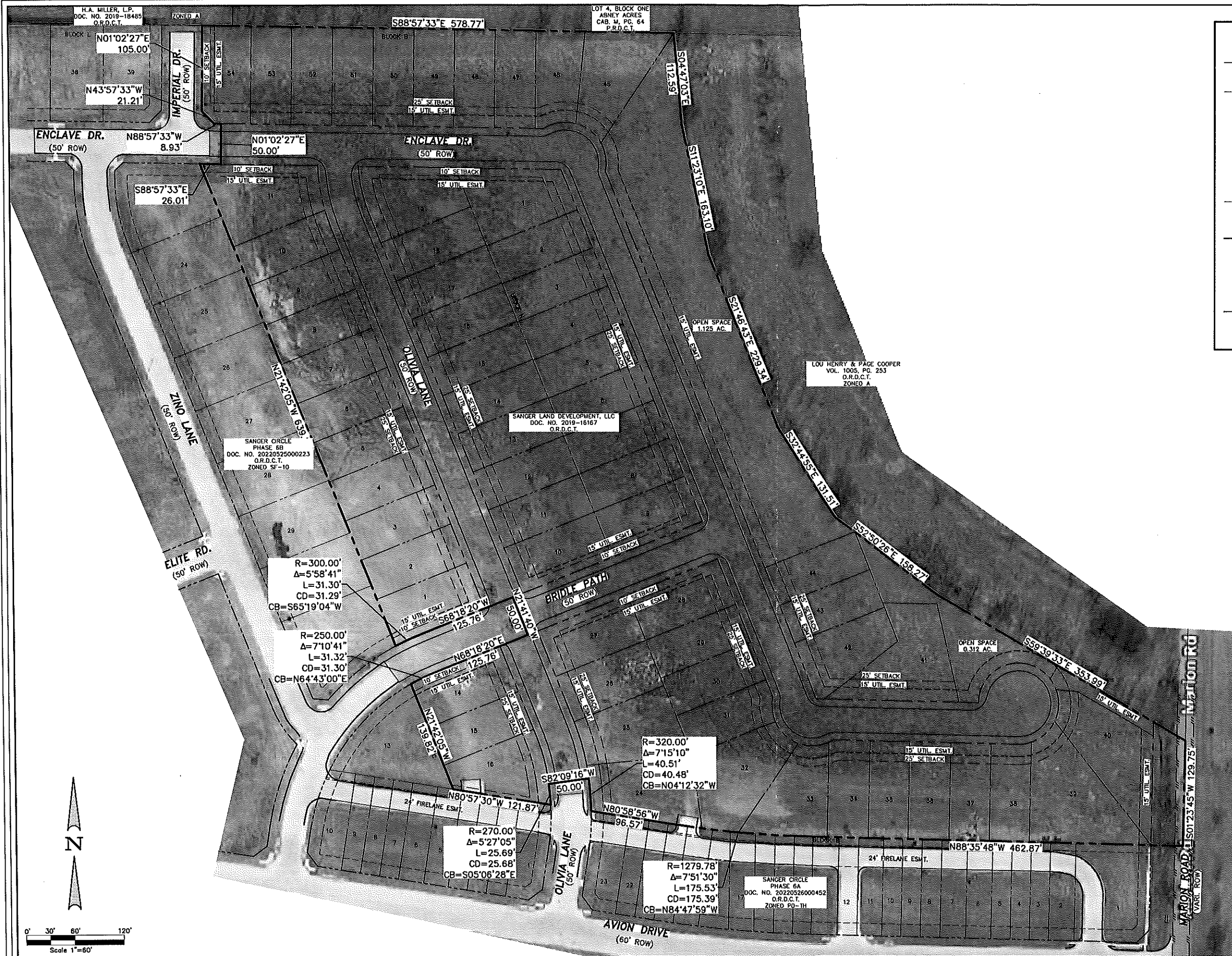
No.	DATE	REVISION	APPROV.

**Middleton PROJECT ENGINEER:  
& Associates, LLC.**

CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
 TBPE #F-10900 © Copyright 2023  
 2785 ROCKBROOK DRIVE, SUITE 105  
 LEWISVILLE, TEXAS 75087 (972) 393-9800

**CONCEPT PLAN**  
**SANGER CIRCLE PHASE 7**  
**64 LOTS - 14.908 ACRES**  
**CITY OF SANGER DENTON CO. TEXAS**

Drawing File: 0118001ZONE.DWG	DATE: 4-10-23	SCALE: 1"=60'	SHEET NO: 81
Project No. 0118001			



No.	DATE	REVISION	APPROV.
1	4-10-23		

**Middleton PROJECT ENGINEER:**  
**& Associates, LLC.**  
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
 TBPE #F-10900 © Copyright 2023  
 2785 ROCKBROOK DRIVE, SUITE 105  
 LEWISVILLE, TEXAS 75067 (972) 393-9800

**CONCEPT PLAN**  
**SANGER CIRCLE PHASE 7**  
**64 LOTS - 14.908 ACRES**  
**CITY OF SANGER DENTON CO. TEXAS**

Drawing File: 0118001ZONE.DWG DATE: 4-10-23 SCALE: 1"=60' SHEET NO: 82

**CITY OF SANGER, TEXAS**

**ORDINANCE 07-01-24**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE ZONING MAP BY AMENDING (PD 09-25-23) THE PLANNED DEVELOPMENT DISTRICT CREATED BY ORDINANCE 09-25-23 TO AMEND CERTAIN DEVELOPMENT REQUIREMENTS WITH THE PLANNED DEVELOPMENT; 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 June 10, 2024, duly covered and conducted a public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

**WHEREAS**, all requests 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 the Planned Development (PD 07-01-24) created by Ordinance 07-01-24 is hereby amended as follows;

1. That certain development provisions are hereby amended as described in Exhibit B.

**SECTION 2.** Except as specifically amended hereby, all provisions of PD 09-25-23 shall remain in full force and effect.



**SECTION 3.** 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 4.** 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 5.** 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 6.** 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 1st day of July, 2024.

**APPROVED:**

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

**ATTEST:**

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

**APPROVED TO FORM:**

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

## **SANGER CIRCLE PH 7 PD SUMMARY**

Purpose Statement - To rezone approximately 14.908 acres from PD 09-25-23 to an Amended PD for the property described by metes and bounds on Exhibit “A” (the “Property”) of this PD Ordinance. Development and use of the Property shall comply with the Sanger Zoning Ordinance as it existed on the date of its adoption on August 3, 1987 and subsequent amended (the "The Zoning Ordinance") and this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD Ordinance, this PD ordinance shall control.

### **PROPOSED USES**

#### Single Family (14.908 Acres)

14.908 acres are proposed as single family detached uses. The gross density is 4.3 units/acre.

### **COMMUNITY FEATURES**

A mandatory homeowners association shall be established to own and maintain the private open spaces, common areas, greenbelts and all private landscape improvements. Private trails and sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the HOA.

### **RESIDENTIAL LAND USES**

- I. Lot Sizes, Setbacks, etc. for Single Family Detached.** Except as otherwise provided below, detached single family residences shall comply with Section 53, “R-1” RESIDENTIAL DISTRICT -1 of the Zoning Ordinance, subject to the following changes:

**A. Minimum Lot Width, Depth, and Size.**

#### The Manor Lots (50’ X 120’):

The minimum lot width shall be 50 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 6,000 square feet.

B. Minimum House Size.

The minimum air-conditioned area within each residence shall be 1,650 square feet. The Manor Lots shall place a limit of 20% of the total lot count to be below 2,000 square feet. No more than 10% shall be between 1,650 square feet to 1,800 square feet.

C. Maximum Height.

The maximum building height shall be 2 stories or 35 feet.

D. Front Yard Setback.

The minimum front yard building setback shall be twenty-five feet (25'). Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet (5').

E. Side Yard Setback.

The minimum side yard building setback shall be five feet (5') on each side. A side yard adjacent to a street on a corner lot shall always have a minimum ten-foot (10') side yard building setback.

F. Rear Yard Setback.

The minimum rear yard building setback shall be twenty feet (20') from the rear facade of the residence (excluding porches and projecting architectural features) to the rear lot line. Porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the rear yard a maximum of five feet (5').

G. Maximum Lot Coverage.

The maximum lot coverage will be 65% for any residential lot.

H. Garages.

An enclosed parking area of at least four hundred square feet shall be provided for a garage (this does not count towards the minimum house size). The face of a garage door must be located at least 20 feet from the street right-of-way line that the garage door faces. The garage door does not have to be behind the street facing façade of the house. Split garage doors with a separate door for each vehicle bay are not required.

I. Design Elements

All residential dwellings will meet the City of Sanger Exterior Façade Design Criteria Manual as adopted on October 7, 2019, except as noted below:

- 1.3 Garages shall be a minimum of 400 square feet. Any garage facing a public street may not extend more than 15 feet beyond the house front or front porch, whichever is closer. On non-typical lots where site constraints are present, a variance to the maximum 15 feet



garage extension beyond house front may be approved by the Director of Development Services or through an alternative façade permit application by the City Council.

- 1.4 All walls, except gabled roof areas, which are on the front façade and face a street other than an alley must contain at least 25% of the wall space in windows and doors. The garage door shall count as a “door” towards the 25% requirement.

In lieu of side yard walls on corner lots requiring windows and doors comprising of 25% of the wall space, a corner lot shall comply with the following:

1. A side yard wall on a corner lot facing a street shall consist of at least 2 windows or doors totaling 25 square feet in aggregate area.
2. On corner lots, side yard fencing facing residential streets and the adjacent gate return, shall be a stained 6-foot-tall cedar board-on-board fence with a decorative top cap and metal posts. Posts and hardware shall be on the internal side of the fence and not viewed from the public ROW.
3. On corner lots, fencing facing a collector or arterial street shall be a 6-foot masonry wall with columns.
4. On corner lots, front fencing or gates that face a primary street shall be set back from the front façade a minimum of 10 feet but no more than 15 feet.
5. If a window of any size is not installed on the side of a house on a corner lot between the front build line and side yard fence return, shrubs of a minimum of 3 gallons in size shall be planted between front build line and fence return at a spacing of 4 feet on center. In addition, one 3-inch caliper eastern red cedar (*Juniperus virginiana*), or other evergreen tree species approved by the Director of Development Services, shall be planted at the longitudinal midpoint between the front build line and fence return.

## **II. General Conditions.**

- A. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured at the rear of the required front yard setback as shown on the Final Plats.
- B. Sidewalks may be located outside of the public right-of-way if located within an adjacent open space lot with a pedestrian access easement to provide for meandering sidewalks and trails that may be located within adjacent common area lots or to preserve existing trees along perimeter roads.

**III. Residential Single Family Detached Landscape Requirements.** Except as otherwise provided below, landscape requirements shall comply with Section 48, Landscape Regulations of the Zoning Ordinance, subject to the following changes:

The following requirements apply to single family residential development:

- A. Each single-family residence shall have an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.
- B. Each Home lot shall have a minimum of two shade trees that are at least three inches in caliper planted. The trees shall be planted in the front and rear yard. If the lot fronts or sides onto a common area lot, the front yard requirement may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall apply.
- C. All required trees shall be selected from a tree list approved during the Preliminary Plat stage.
- D. Each Home lot shall have a minimum of twelve (12) shrubs placed in the front yard. Individual shrubs shall be a minimum of three (3) gallons in size when planted.

**IV. Open Space (1.437 Acres)**

- A. Common areas shall include small open spaces as shown on the Concept Plan. Small Open Spaces shall be connected with sidewalks to be a comprehensive pedestrian system. Common areas will abut a public street right-of-way in at least one location with a sidewalk connection.
- B. All interior residential street rights-of-way shall be improved with sidewalks that are a minimum of four feet in width and (1) constructed by the homebuilders at the time of adjacent house construction; or (2) constructed by the developer for all non-buildable lots. All sidewalks along Collector and Arterial Road frontages are to be five feet in width.

**V. Fencing Requirements**

- A. Floodplain, parks, open spaces, right-of- way shall be exempt from the screening requirements in this Section; however, tubular steel fencing may be installed in these areas at the developer's option.
- B. Homebuilder side yard and back yard fencing on residential lots shall be a maximum of six feet in height and shall be setback a minimum of five feet from the front building line shown on the Concept Plan.

- C. Fencing on all residential lots abutting an open space lot or greenbelt shall be restricted to tubular steel painted black. No solid fencing other than a brick and/or stone masonry courtyard wall under 42 inches shall be permitted abutting an open space lot or greenbelt; however, landscape borders, included trimmed hedges, are permitted.

## **VI. Street Typology**

- A. Standard curbs will be required adjacent to streets abutting all residential lot types unless otherwise approved by the City's engineering department.
- B. Streets fronting open space lots must have standard curbs adjacent to the common area lot. Streets adjacent to common area lots may provide for on-street parking. In addition, the street faces adjacent to open spaces near the flood plain will have a maintenance access location.
- C. Developer shall work with City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximum the benefit from the pedestrian system.

## **VII. Utilities and Equipment**

- A. Electrical and gas utility meters and AC condensers should be unobtrusively located beyond the front or side street facade zone and screened from view from adjacent streets or common open spaces with landscaping or appropriate fencing.
- B. Transformers on individual lots should be screened to minimize visual impact.
- C. Satellite dishes and solar panels should be located in less conspicuous locations and out of view from adjacent streets or common open spaces when possible.
- D. Antennas should be located inside the building when possible.
- E. Solar panels, when visible from the front, should be flush with the roof.
- F. All public utility easements (PUE) shall be a minimum of 15 feet in width. All franchise utility easements (FUE) shall be a minimum of 10 feet in width.

## **VIII. Home Variety**

- A. Detached home designs with the same or similar facade, materials, or colors should be separated by a minimum of three lots on the same side of the street and should not be located directly across or diagonally across the street from each other.
- B. If a detached home plan is repeated on an adjacent lot, it should be elevated with a different architectural style or two of the following three elevation changes - brick color, roof color, or flipped plan.



STATE OF TEXAS  
COUNTY OF DENTON

All that certain lot, tract, or parcel of land, being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being part of that certain called 223.35 acre tract described in a deed from North Park Estates Trust to Sanger Land Development LLC on February 15, 2019, recorded in Denton County Clerk's File No. (DCCFN) 2019-16167 of the Official Public Records of Denton County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) for the Northeast terminus of Imperial Drive as shown on the plat of Sanger Circle, Phase 6B, recorded in DCCFN 2022-196, in the North line of the above mentioned 223.35 acre tract, in the South line of the STC Group Miller, LLC 202.69 acre tract recorded in DCCFN 2021-00195695;

THENCE South 88 deg. 57 min. 33 sec. East with the South line of the 202.69 acre tract, the South line of Lot 4, Block 1 of Abney Acres, as shown by plat of same recorded in Volume M, Page 64 of the Plat Records of Denton County, Texas (PRDCT), the North line of the 223.35 acre tract, a distance of 578.77 ft. to a 3" pipe fence corner post (found) for the Northeast corner of same, the Northwest corner of the Lou Henry Cooper 9.297 acre tract recorded in Volume 1005, Page 253;

THENCE southerly and generally with a fence, with the East line of the 223.35 acre tract, the West line of the 9.297 acre tract as follows:

South 04 deg. 47 min. 03 sec. East a distance of 112.59 ft. to a fence corner (found) for corner,  
South 11 deg. 23 min. 10 sec. East a distance of 163.10 ft. to a x-tie fence corner (found) for corner,  
South 21 deg. 46 min. 43 sec. East a distance of 229.34 ft. to a 3" bois d'arc fence corner (found) for corner,  
South 32 deg. 44 min. 55 sec. East a distance of 131.51 ft. to a 15" twin bois d'arc tree for corner,  
South 52 deg. 50 min. 26 sec. East a distance of 158.27 ft. to a 12" triple bois d'arc tree for corner,  
and South 59 deg. 39 min. 33 sec. East a distance of 353.99 ft. to a mag nail (set) for an angle corner of the 223.35 acre tract, the South corner of the 9.297 acre tract, near the centerline of Marion Road;

THENCE South 01 deg. 23 min. 45 sec. West with the centerline of Marion Road, the East line of the 223.35 acre tract, a distance of 129.75 ft. to a mag nail (set) for the Northeast corner of 0.152 acre right of way dedication shown on the plat of Sanger Circle, Phase 6A, recorded in Document No. 2022-200, PRDCT;

THENCE North 88 deg. 35 min. 48 sec. West with the North line of the 0.152 acre right of way, at 39.97 ft. pass a ½" iron rod (found) for the Northwest of same, the Northeast corner of Block B of Sanger Circle, Phase 6A, and continue a total distance of 462.87 ft. to a ½" iron rod (found) for corner at the p.c. of a curve to the right;

THENCE westerly with the North line of Block B, with a curve to the right having a radius of 1279.78 ft., a chord of North 84 deg. 47 min. 59 sec. West - 175.39 ft., a distance of 175.53 ft. to a ½" iron rod (found) for corner at the p.t. of same;

THENCE North 80 deg. 58 min. 56 sec. West with the North line of Block B, a distance of 96.57 ft. to a ½" iron rod (set) for corner in the East right of way of Olivia Lane and a curve to the left;

THENCE with the East right of way of Olivia Lane, with a curve to the left having a radius of 320.00 ft., a chord of North 04 deg. 12 min. 32 sec. West - 40.48 ft., a distance of 40.51 ft. to a ½" iron rod (set) for corner, the Northeast terminus of Olivia Lane;

THENCE South 82 deg. 09 min. 16 sec. West with the North terminus of Oliva Lane, a distance of 50.00 ft. to a ½" iron rod (set) for corner at the Northwest terminus of same, in a curve to the right;

THENCE with the West right of way of Olivia Lane, with a curve to the right having a radius of 270.00 ft., a chord of South 05 deg. 06 min. 28 sec. East - 25.68 ft., a distance of 25.69 ft. to a ½" iron rod (set) for the Northeast corner of Block C;

THENCE with the Northeast line of Block C, North 80 deg. 57 min. 30 sec. West a distance of 121.87 ft. to a ½" iron rod (set) for and angle corner and North 21 deg. 42 min. 05 sec. West a distance of 139.82 ft. to a ½" iron rod (set) for the North corner of Block C, in the Southeast right of way of Bridle Path, in a curve to the right;

THENCE northeasterly with the Southeast right of way of Bridle Path, with a curve to the right having a radius of 250.00 ft., a chord of North 64 deg. 43 min. 00 sec. East - 31.30 ft., a distance of 31.32 ft. to a ½" iron rod (set) for corner at the p.t. of same;

THENCE North 68 deg. 18 min. 20 sec. East with the Southeast right of way of Bridle Path, a distance of 125.76 ft. to a ½" iron rod (set) for corner at the Southeast terminus of same;

THENCE North 21 deg. 41 min. 40 sec. West with the Northeast terminus of Bridal Path, a distance of 50.00 ft. to a ½" iron rod (set) for the North corner of same;

THENCE South 68 deg. 18 min. 20 sec. West with the Northwest right of way of Bridal Path, a distance of 125.76 ft. to a ½" iron rod (set) for corner at the p.c. of a curve to the left;

THENCE southwesterly with the Northwest right of way of Bridal Path, with a curve to the left having a radius of 300.00 ft., a chord of South 65 deg. 19 min. 04 sec. West - 31.29 ft., a distance of 31.30 ft. to a ½" iron rod (found) for corner, the Southeast corner of Block F of Sanger Circle, Phase 6B;

THENCE North 21 deg. 42 min. 05 sec. West with the East line of Block F, a distance of 639.54 ft. to a ½" iron rod (found) for the Northeast corner of same, in the South right of way of Imperial Drive;

THENCE South 88 deg. 57 min. 33 sec. East with the South right of way of Imperial Lane, a distance of 26.01 ft. to a ½" iron rod (set) for corner at the Southeast terminus of same;

THENCE northerly with the East right of way of Imperial Drive as follows:

North 01 deg. 02 min. 27 sec. East with a distance of 50.00 ft. to a ½" iron rod (set) for corner,

North 88 deg. 57 min. 33 sec. West a distance of 8.93 ft. to a ½" iron rod (set) for corner,

North 43 deg. 57 min. 33 sec. West a distance of 21.21 ft. to a ½" iron rod (set) for corner,

and North 01 deg. 02 min. 27 sec. East a distance of 105.00 ft. to the place of beginning, containing 14.908 acres or 649,410 square feet of land.

## Ramie Hammonds

**From:** Alora Martin <aloram@outlook.com>  
**Sent:** Thursday, June 6, 2024 8:31 AM  
**To:** Ramie Hammonds  
**Subject:** {External} 24SANZON-0011

**Response Form**  
 24SANZON-0011  
 Sanger Circle Ph. 7 – PD Amendment

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department  
 Attn: Ramie Hammonds  
 P.O. Box 1729  
 Sanger, TX 76266


You may also email a copy to:  
 Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

---

Project No: 24SANZON-0011/ PD Amendment

Please circle one: ☒ In favor of request ☐ Opposed to request

Comments:  
 IF this is to rezone from building townhomes to single family homes, I am in favor. I am not in favor of more townhomes, as our HOA is severely under-charging them HOA fees.

Signature: 

Printed Name: Alora Martin

Mailing Address: 4204 ZINO LANE

City, State, Zip: SANGER, TX 76266

Phone Number: 903 513 2555

Email Address: [REDACTED]

Physical Address of Property within 200 feet: YES





## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

**FROM:** Ramie Hammonds

**AGENDA ITEM:** Consideration and possible action 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 5<sup>th</sup> Street.

**SUMMARY:**

- The applicant is proposing to create 2 residential lots from 1 lot.
- The site is zoned Single Family 10 (SF-10).
- The lots will face Marshall Street
- The lots will be a minimum of 70 feet wide and 101.06 deep with a minimum size of 0.162 acres
- Staff mailed out 25 notices, and at the time of this report staff has received 1 response opposed.
- The property is located in the City of Sanger.

**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  
Response Form - Opposed

# Denton CAD Web Map

Item 15.

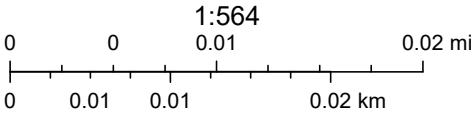


5/24/2024, 7:17:45 AM

 Parcels



Location: Hampton Addition  
Replat  
Project: 24SANZON-0015



© OpenStreetMap (and) contributors, CC-BY-SA

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.



STATE OF TEXAS  
COUNTY OF DENTON

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE H. TIERWESTER SURVEY, ABSTRACT NUMBER 1241, IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING A PART OF LOT 32, BLOCK 18, OF HAMPTON'S ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN VOLUME 75, PAGE 84, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND ALL OF A TRACT OF LAND DESCRIBED IN THE DEED TO SPRINGER FAMILY RENTALS, LTD. AS RECORDED IN DOCUMENT NUMBER 2021-216962 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" FOUND FOR CORNER AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHEAST CORNER OF SAID LOT 32, IN THE SOUTH LINE OF MARSHALL STREET A CALLED 50 FOOT WIDE RIGHT OF WAY AND IN THE WEST LINE OF 5TH STREET A CALLED 60 FOOT WIDE RIGHT OF WAY;

THENCE SOUTH 02 DEGREES 06 MINUTES 04 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 32 AND WITH THE WEST RIGHT OF WAY LINE OF SAID 5TH STREET A DISTANCE OF 101.06 FEET TO AN "X" FOUND FOR CORNER (LABELED 4857; TYPICAL) FOR CORNER IN THE WEST RIGHT OF WAY LINE OF 5TH STREET, AT THE SOUTHEAST CORNER OF SAID LOT 32, AND AT THE NORTHEAST CORNER OF SAID LOT 31A, BLOCK 18 OF A REPLAT OF HAMPTON'S ADDITION, AN ADDITION IN THE CITY OF SANGER ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, PAGE 89 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 87 DEGREES 13 MINUTES 37 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 32 A DISTANCE OF 140.15 FEET TO A CAPPED IRON ROD SET FOR CORNER (LABELED 4857; TYPICAL);

THENCE NORTH 02 DEGREES 03 MINUTES 58 SECONDS EAST A DISTANCE OF 101.05 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE NORTH LINE OF SAID LOT 32 AND IN THE SOUTH RIGHT OF WAY LINE OF SAID MARSHALL STREET;

THENCE SOUTH 87 DEGREES 13 MINUTES 53 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 32 A DISTANCE OF 140.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.325 OF AN ACRE OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT JOHN SPRINGER,

ACTING HEREIN BY AND THROUGH ITS DULY  
SPRINGER FAMILY RENTALS, LTD., THROUGH ITS DULY SWORN REPRESENTATIVE,

ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 32R-1 AND LOT 32R-2 BLOCK 18 OF HAMPTON'S ADDITION (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 \_\_\_\_\_, 20\_\_\_\_.

A REPRESENTATIVE OF SPRINGER FAMILY RENTALS, LTD.

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

#### CLOSURE RUN

- \* PREPARED BY: ALL AMERICAN SURVEYING
- \* ROUTINE: REDUCE MAP CHECK FILE: 23227.CRD 1/16/24 14:27:10
- \* INPUT SCALE FACTOR: 1.000000000 OUTPUT SCALE FACTOR: 1.000000000

CORRECT ENDING COORDINATES, NORTH: 7179483.53800 EAST: 2373419.33100  
ENDING COORDINATES, NORTH: 7179483.53773 EAST: 2373419.33939  
ERROR, N: -0.00027 E: 0.00839 TOTAL: 0.00839 BRG: N 88°08'50"W  
DISTANCE TRAVELED: 482.48000 CLOSURE: 57476

NO ADJUSTMENT	BEARING	DISTANCE	NORTHING	EASTING	POINT ID
S 02°06'04"W	101.06000	7179483.53800	2373419.33100	400	
N 87°13'37"W	140.15000	7179389.32641	2373415.62583	401	
N 02°03'58"E	101.05000	7179490.31072	2373279.28306	403	
S 87°13'53"E	140.22000	7179483.53773	2373419.33939	404	

APPROX: SQ. FEET: 14164.96077 ACRES: 0.32518

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.

REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO.4857 \_\_\_\_\_ DATE \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_



OWNER:  
SPRINGER FAMILY RENTALS, LTD.  
P.O. BOX 248  
SANGER, TEXAS 76266  
JOHN SPRINGER  
(940) 458-7758

SURVEYOR:  
JOHN THOMPSON  
111 N. DIXON ST.  
GAINESVILLE, TX 76240  
(940) 665-9105  
JT@ALLAMERICANSURVEYING.COM

#### UTILITIES:

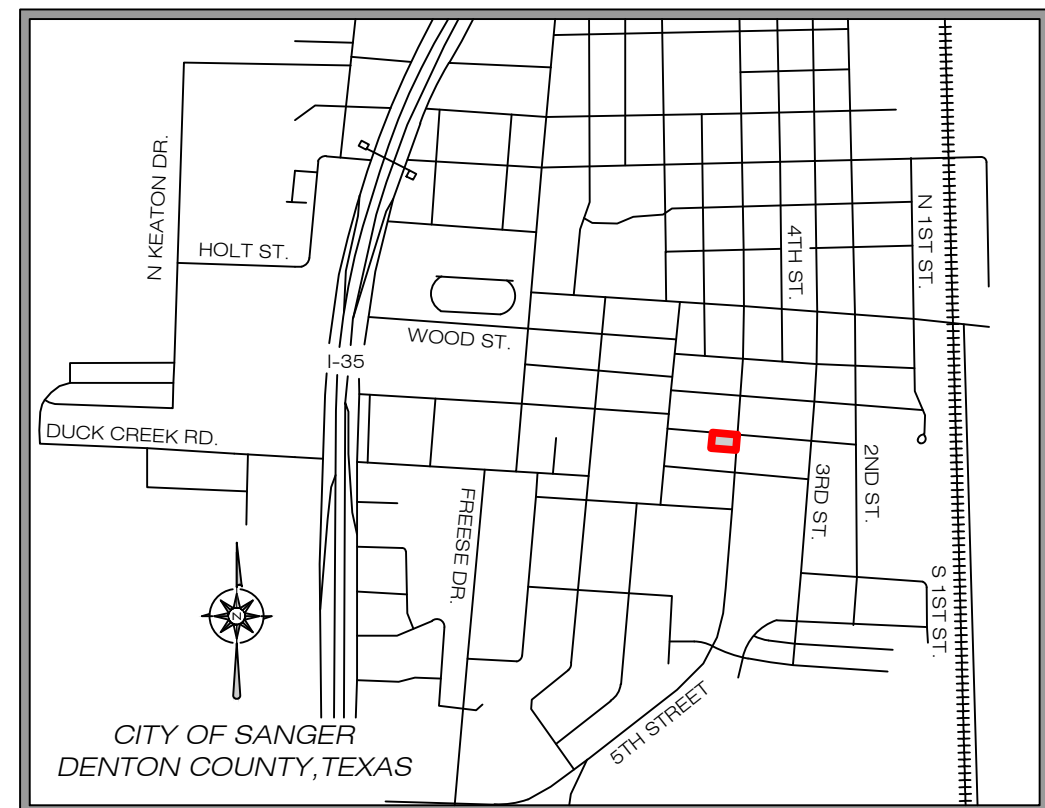
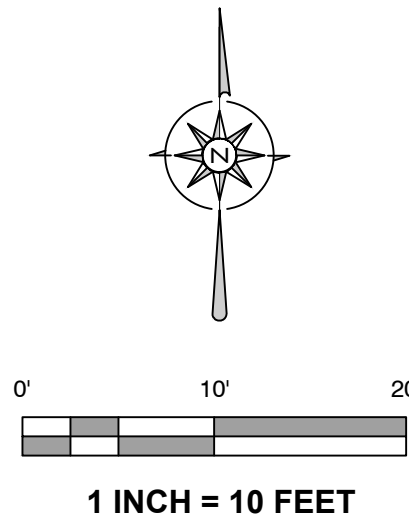
WATER:  
CITY OF SANGER  
(940) 458-7930  
502 ELM ST.  
P.O. BOX 1729, SANGER, TX 76266

ELECTRIC:  
CITY OF SANGER  
(940) 458-2064  
202 RAILROAD AVE.  
P.O. BOX 1729, SANGER, TX 76266

SEWER:  
CITY OF SANGER  
(940) 458-2571  
P.O. BOX 1729, SANGER, TX 76266

LEGEND	
● = PROPERTY CORNER	CIRF = CAPPED IRON ROD FOUND
⬮ = BENCHMARK	IRF = IRON ROD FOUND
⬮ = TELEPHONE/UTILITY RISER (TR/UR)	CIRS = CAPPED IRON ROD SET
⬮ = BURIED CABLE MARKER (BCM)	MFCP = METAL FENCE CORNER POST
⬮ = TELEPHONE MANHOLE (TMH)	WFPC = METAL FENCE CORNER POST
⬮ = POWER/UTILITY POLE (PP/UP)	( ) = PLAT/DEED CALLS
⬮ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
⬮ = GUY WIRE (GUY)	R.O.W. = RIGHT-OF-WAY
⬮ = ELECTRIC VAULT (VLT)	CONCRETE SURFACE
⬮ = ELECTRIC TRANSFORMER (TRAN)	ASPHALT SURFACE
⬮ = WATER METER (WM)	GRAVEL SURFACE
⬮ = WATER VALVE (WV)	

LINETYPE LEGEND	
PROPERTY LINE =	-----
EASEMENT LINES =	-----
DEED/LOT LINES =	-----
ADJOINER LINES =	-----
OVERHEAD UTILITY =	-----
ASPHALT ROAD =	-----
GRAVEL ROAD =	-----
FENCE LINES =	-----



VICINITY MAP  
(NOT TO SCALE)

#### STANDARD NOTES:

- 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. 48121G0210G, DATED 4-18-11, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS."
- 8) "THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 32, LOCK 18 OF HAMPTON'S ADDITION INTO TWO (2) LOTS."
- 9) "BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83)'

APPROVED AND ACCEPTED \_\_\_\_\_

CHAIRMAN, PLANNING & ZONING COMMISSION  
CITY OF SANGER

DATE \_\_\_\_\_

MAYOR  
CITY OF SANGER, TX

DATE \_\_\_\_\_

CITY SECRETARY  
CITY OF SANGER

DATE \_\_\_\_\_

REPLAT OF A PART  
LOT 32, BLOCK 18,  
HAMPTON'S ADDITION  
0.325 OF AN ACRE  
(LOT 32R-1 0.162 ACRES)  
(LOT 32R-2 0.163 ACRES)  
IN THE H. TIERWESTER SURVEY,  
ABSTRACT NO. 1241  
CITY OF SANGER,  
DENTON COUNTY, TEXAS



DRAWN BY: JAW/JET III DATE: 05/14/2024 JOB NO: 23227 SCALE: 1" = 10' PAGE: 1 OF 1

111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH: 940-665-9105  
FAX: 940-665-9106  
TBPLS FIRM NO. 10048000





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: John Thompson	Name: Springer Family Rentals, LLC
Company: All American Surveying	Company: Jeff Springer
Address: 111 N Dixon Street	Address: P.O. Box 248
City, State, Zip: Gainesville, TX 76240	City, State, Zip: Sanger, TX 76266
Phone: 940-665-9105	Phone: 940-458-7758
Fax:	Fax:
Email: maria@allamericansurveying.com	Email: Jeff@Springer-lyle.com

#### Submittal Checklist

	Pre-Application Conference (Date: ___/___/___)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size) - Submitted through Portal
	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): \_\_\_\_\_

R Number(s): 57893

Owner's Signature

Date

Applicant's Signature

Date

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



111 N. Dixon Street  
Gainesville, TX 76240  
940.665.9105  
[allamericansurveying.com](http://allamericansurveying.com)

## Letter of Intent

Development Services Manager  
Development Services Group  
City of Sanger  
201 Bolivar Street

Sanger, Texas 76266

PROJECT: 24SANZON-0015  
BLOCK\_\_18\_\_, LOT(S)\_\_2\_\_,

SUBJECT: REPLAT LETTER OF INTENT

Dear City of Sanger:

It is the intent of the property owner, Springer Family Rentals, LLC, to request an approval of the Replat of Lot 32 (E 140'), Hampton Addition and permit for the above referenced project. This site comprises .325  $\pm$  acres. We are dividing the current acreage into two(2) lots equaling .162 $\pm$  acres each. The project will include the construction of two (2) residential houses totaling 1200-1300  $\pm$  square feet per house, along with a two car garage.

We have submitted all required documents as noted on the application. Please call if you have any questions.

Sincerely,

John Thompson

# Response Form

24SANZON-0015

Hampton Addition - Replat

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email a copy to:

Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

Project No: 24SANZON-0015/ Replat

Please circle one: In favor of request

Opposed to request

Comments:

I wish to speak at Mondays Meeting. I own the adjoining property.

Signature

Mollie Jean Dearing

Printed Name

Mollie Jean Dearing

Mailing Address

413 S 5<sup>th</sup> Street

City, State, Zip

Sanger, Texas 76266

Phone Number

940-735-1075

Email Address

dearingmelli@gmail.com

Physical Address of Property within 200 feet

413 S 5<sup>th</sup> Street Sanger, Texas 76266





## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

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

**AGENDA ITEM:** 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.

**SUMMARY:**

- The applicant is proposing to create 82 multi-family dwellings.
- The property is under the Lake Ridge Estates Planned Development PD-05-06-18.
- The development will have access from McReynolds Road.
- The property will be served by City of Sanger Water, Sewer, and Electric.
- This development is located in the City of Sanger.
- Planning & Zoning recommended approval with the condition all comments are satisfied prior to City Council approval on 06-10-24.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends DENIAL base on the condition attached comments have not been satisfied.

**ATTACHMENTS:**

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

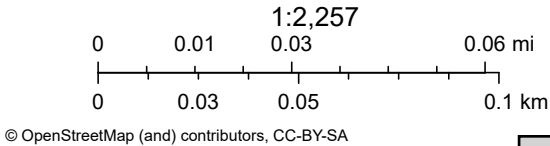


6/5/2024, 10:18:17 AM

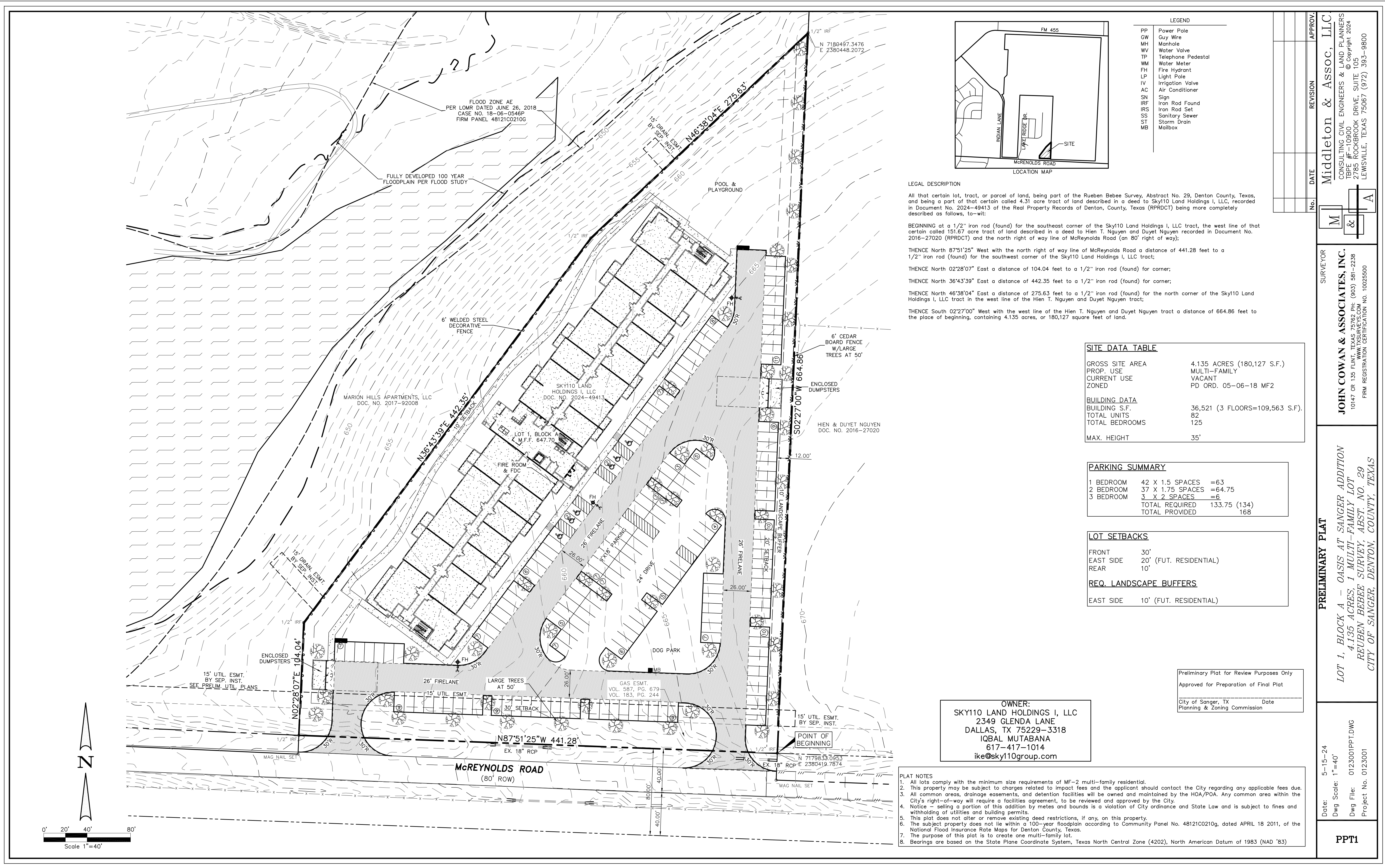
 Parcels



Location: The Oasis of Sanger Addition  
Preliminary Plat  
24SANZON-0014











## DEVELOPMENT SERVICES

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: Eugene Middleton, P.E.	Name: Iqbal Mutabanna
Company: Middleton & Associates, LLC	Company: Sky110 Land Holdings I, LLC
Address: 2785 Rockbrook Drive, Su. 105	Address 2220 Coit Rd Ste 480-214
City, State, Zip: Lewisville, Texas 75067	City, State, Zip Plano, TX 75075
Phone 972-393-9800	Phone: 617-417-1014
Fax:	Fax:
Email: eugene@middleton-associates.com	Email: ike@sky110group.com

## Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: <u>2/21/24</u> )
<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): Preliminary water, sanitary sewer and storm drainage plansR Number(s): 726939

[Signature]  
 Owner's Signature  
Eugene Middleton  
 Applicant's Signature

05/15/2024

Date

5/14/2024

Date

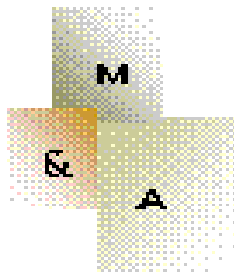
Office Use: Reviewed by Director of Development Services / /

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

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020



**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS AND LAND PLANNERS**

May 13, 2024

Ms. Ramie Hammonds  
Director of Development Services  
City of Sanger  
201 Bolivar Street  
Sanger, Texas 76266

RE: Letter of Intent  
Preliminary Plat for the Oasis at Sanger Addition  
4.135 Acres, McReynolds Road  
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the Preliminary Plat for the Oasis at Sanger Addition. The property is approximately 4.135 acres owned by SKY110 Land Holdings I, LLC. This tract is located along McReynolds Road just east of the Lake Ridge subdivision and is currently open pastureland with no tree cover.

The purpose of this plat is to preliminary plat the property for development of an apartment complex consisting of 82 units. This tract is part of the Lake Ridge PD Ordinance No. 05-06-18. We are the applicants for this submittal and Mr. Iqbal Mutabana is the owner.

We request that the plat be reviewed and considered by the appropriate approval body. If you have any other questions or would like additional information regarding our submittal, please contact me at 972-393-9800 or Mr. Mutabana at 617-417-1014.

Sincerely,  
**MIDDLETON & ASSOCIATES, LLC.**

Eugene Middleton, P.E.  
President



**DATE: 05/29/24**

**1<sup>st</sup> REVIEW COMMENTS – Preliminary Plat – Oasis at Sanger Addition**

The request is for a Final Plat of Lane Ranch Final, being approximately 4.13 acres in the REUBEN BEBEE SURVEY , ABST. NO 29, prepared by Middleton & Associates, Inc., submitted on 05/15/24. 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. USPS Postmaster approved location of mailboxes.
2. Set back lines.

**Informational Comments**

1. The property is within the City of Sanger.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, June 10, 2024, and the City Council meeting on Monday, July 1, 2024.





May 27, 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: Oasis at Sanger Addition Preliminary Plat -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for the Oasis at Sanger. The submittal was prepared by Middleton and Associates, LLC and was dated May 15, 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.

#### **Preliminary Plat Comments**

1. Dedicate the fire lane as an access/water easement per 10.105(5)(C).
2. Show the full sewer easement to be dedicated by separate instrument.
3. Provide additional water easement per the utility plans.
4. Provide a preliminary grading plan to give more detail about the site drainage. The FF Elevation given is much lower than the existing grade and adjacent to the floodplain.

#### **Preliminary Utility Plan Comments**

1. Provide additional water easement. See plan comment.
2. Eight-inch (8") diameter and larger mains shall be installed in zoning districts commonly referred to as "commercial", "industrial," or "multifamily" per ordinance 10.106(e)(2)(B).

#### **Preliminary Drainage Area Map Comments**

1. Provide a grading plan and demonstrate that the FF is at least 2' above the existing floodplain.
2. The given Finished floor is +/-10' below existing grade. it appears that a retaining wall is necessary.
3. Will additional drainage easement be required for grading around the proposed storm outfalls? Provide more information.

Ms. Ramie Hammonds  
July 14, 2023  
Page 2 of 2

4. Note that Final Plat acceptance will require further analysis of pre and post project conditions.

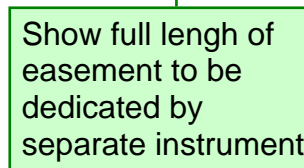
If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

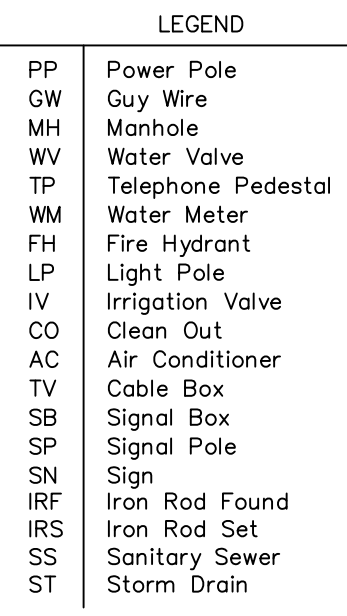
A handwritten signature in black ink, appearing to read "Jamie Akomer".

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

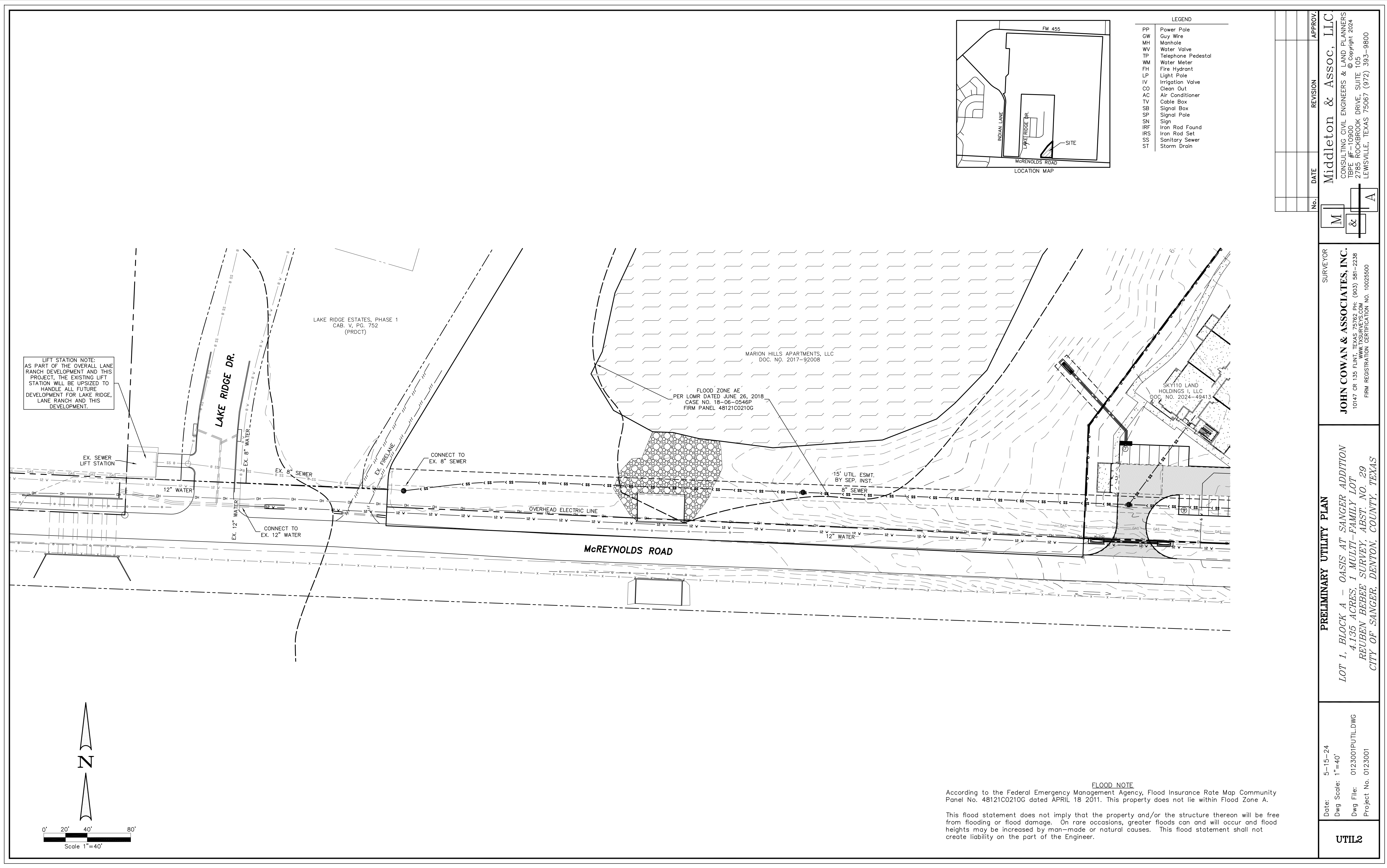




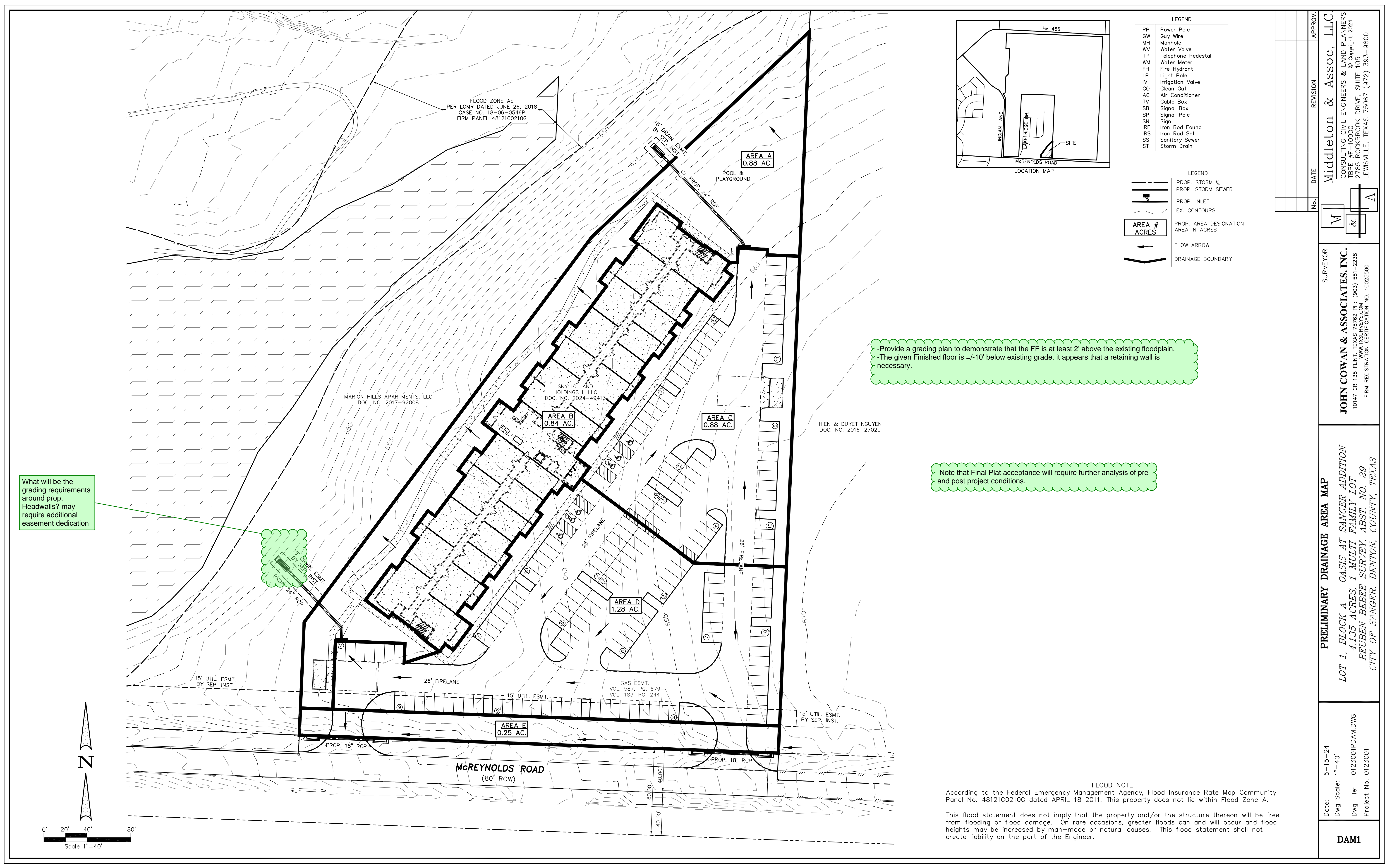
















## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

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

**AGENDA ITEM:** 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.

**SUMMARY:**

- The applicant is proposing to create 1 Industrial lot from 3 unplatted lots.
- The site will be associated with a future industrial development.
- The property is zoned industrial.
- The site currently has an existing house and out buildings that will be removed with development.
- The property will be served by City of Sanger Water, Sewer and Electric.
- Planning & Zoning recommended approval with the condition all comments are satisfied prior to City Council approval on 06-10-24.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends DENIAL base on the condition attached comments have not been satisfied.

**ATTACHMENTS:**

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

# Denton CAD Web Map

Item 17.

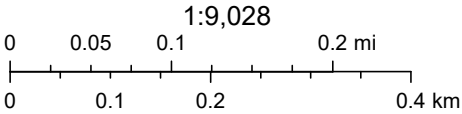


6/6/2024, 3:59:15 PM

 Parcels



Location: Sanger Industrial No. 2  
Preliminary Plat  
24SANZON-0009



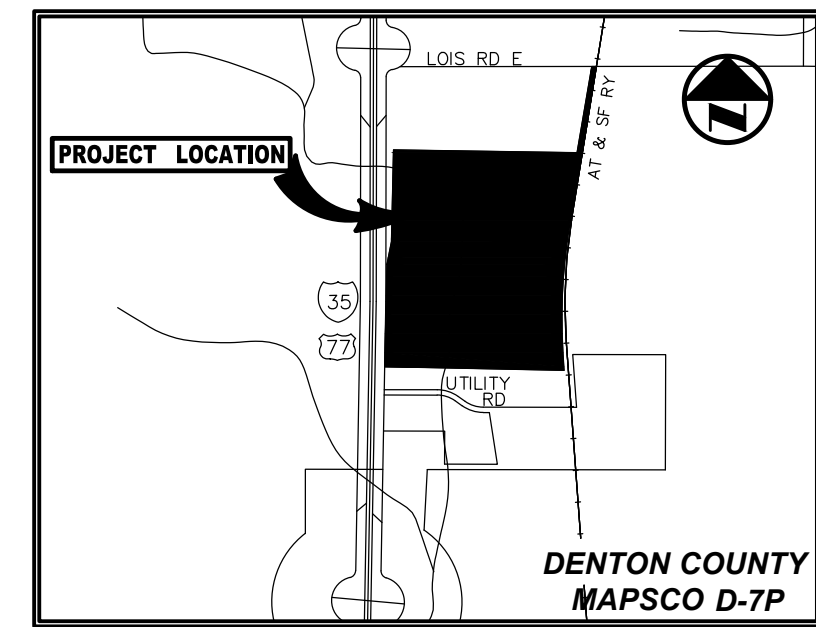
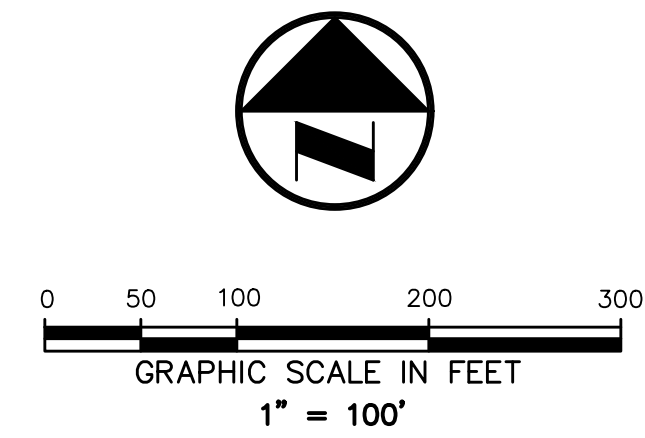
© OpenStreetMap (and) contributors, CC-BY-SA

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.



**LOIS ROAD E**

(A VARIABLE WIDTH RIGHT-OF-WAY)

**VICINITY MAP**  
(NOT TO SCALE)**LEGEND**

UBL	UG CABLE MARKER	IRS	1/2-INCH IRON ROD
ELEC	ELECTRIC BOX	W	"PACHECO KOCH" CAP SET
PH	FIRE HYDRANT	(C.M.)	CONTROLLING MONUMENT
FP	FLAG POLE	---	PROPERTY LINE
PP	POWER POLE	---	EASEMENT LINE
PP	PP W/ GUY ANCHOR	---	LIMITS OF FLOOD ZONE
TEL	TELEPHONE BOX	-X-	FENCE
TV	TELEPHONE VAULT	---GHL---	OVERHEAD UTILITY LINE
WV	WATER VALVE	---	GUARD RAIL
		---	UNDERGROUND TELEPHONE LINE

**NOTES**

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 31, 2023 with a combined scale factor of 1.000150630.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C00706, Community-Panel No. 480786 0070 G, Revised Date: April 18, 2011. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.  
  
Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: No base flood elevations determined.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- The survey abstract lines shown hereon are approximate and are not located on the ground.

*"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

(SHEET 1 OF 2)  
**PRELIMINARY PLAT**  
**LOT 1, BLOCK A,**  
**SANGER INDUSTRIAL PARK**

A 93.159 ACRE TRACE OF LAND  
LOCATED IN THE CITY OF SANGER  
AND BEING OUT OF THE  
REUBEN BEBEE SURVEY, ABSTRACT NO. 29,  
DENTON COUNTY, TEXAS

**Westwood**

9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
817.562.3350

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JNR	DCP	1"=100'	APRIL 2024	R0040553.00

TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

ENGINEER:  
WESTWOOD PROFESSIONAL SERVICES  
CONTACT: ALEX CAMUNEZ, P.E.  
7557 RAMBLER RD #1400  
DALLAS, TEXAS 75231  
972-235-3031

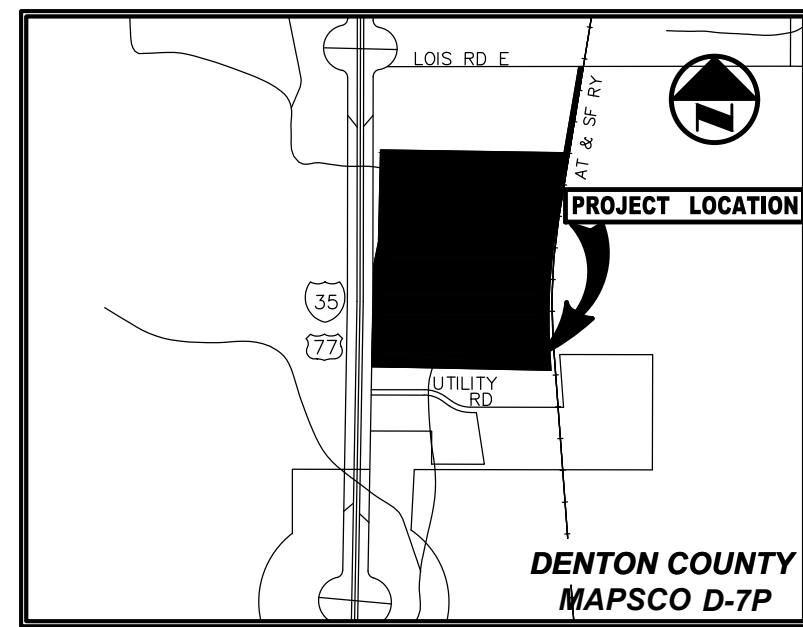
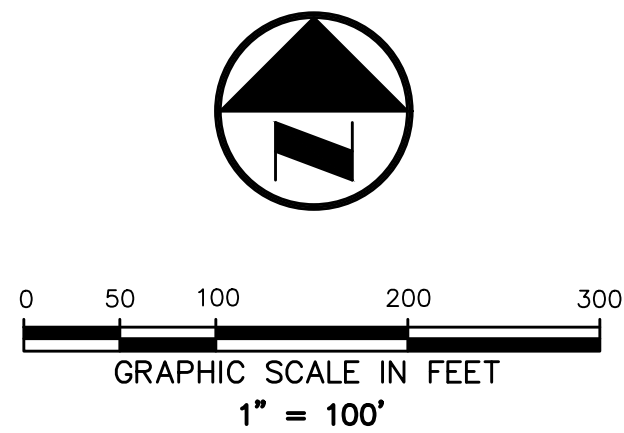
SURVEYOR:  
WESTWOOD PROFESSIONAL SERVICES  
CONTACT: DUSTIN C. PUSTEJOVSKY, R.P.L.S.  
9800 HILLWOOD PKWY #250  
FORT WORTH, TEXAS 76177  
817-562-3350

OWNER:  
MS PARK CONSTRUCTION, LLC  
CONTACT: PARK MUN SEONG  
17 STATE STREET, SUITE 3930  
NEW YORK, NEW YORK 10004

MATCH LINE (SEE SHEET 2)

PRELIMINARY PLAT - LOT 1, BLOCK 1A, SANGER INDUSTRIAL PARK





VICINITY MAP  
(NOT TO SCALE)

#### LEGAL DESCRIPTION

DESCRIPTION, OF A 93.159 ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, CITY OF SANGER, DENTON COUNTY, TEXAS; SAID TRACT BEING ALL OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO PNK T1 LLC RECORDED IN DOCUMENT NO. 2023-62712 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS; SAID 93.159 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH 'TXDOT' CAP FOUND FOR THE SOUTHWEST CORNER OF SAID PNK T1 LLC TRACT; SAID POINT BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO LATHAM STAIRS & MILLWORKS, INC. RECORDED IN DOCUMENT NO. 2017-37466 OF SAID OFFICIAL PUBLIC RECORDS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35E;

THENCE, ALONG THE WEST LINE OF SAID PNK T1 LLC TRACT AND SAID EAST LINE OF INTERSTATE HIGHWAY NO. 35E THE FOLLOWING THREE (3) CALLS:

NORTH 01 DEGREES, 17 MINUTES, 14 SECONDS EAST, A DISTANCE OF 1,045.75 FEET TO A 1/2-INCH IRON ROD WITH 'TXDOT' CAP FOUND FOR CORNER;

NORTH 11 DEGREES, 06 MINUTES, 45 SECONDS EAST, A DISTANCE OF 234.44 FEET TO A 1/2-INCH IRON ROD WITH 'TXDOT' CAP FOUND FOR CORNER;

NORTH 01 DEGREES, 17 MINUTES, 43 SECONDS EAST, A DISTANCE OF 938.63 FEET TO A 1/2-INCH IRON ROD WITH 'TXDOT' CAP FOUND FOR CORNER;

THENCE, SOUTH 89 DEGREES, 07 MINUTES, 32 SECONDS EAST, DEPARTING SAID EAST LINE OF STATE HIGHWAY NO. 35E AND ALONG THE NORTH LINE OF SAID PNK T1 LLC TRACT, A DISTANCE OF 1,929.42 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID PNK T1 LLC TRACT; SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY);

THENCE, ALONG THE EAST LINE OF SAID PNK T1 LLC TRACT AND SAID WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD THE FOLLOWING THREE (3) CALLS:

SOUTH 09 DEGREES, 57 MINUTES, 54 SECONDS WEST, A DISTANCE OF 700.50 FEET TO A 1/2-INCH IRON ROD WITH 'ALLIANCE' CAP FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

IN A SOUTHERLY DIRECTION ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 13 DEGREES, 27 MINUTES, 51 SECONDS, A RADIUS OF 5,779.58 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES, 13 MINUTES, 41 SECONDS WEST, 1,355.04 FEET, AN ARC DISTANCE OF 1,358.16 FEET TO A 1/2-INCH IRON ROD WITH 'ALLIANCE' CAP FOUND AT THE END OF SAID CURVE;

SOUTH 03 DEGREES, 23 MINUTES, 30 SECONDS EAST, A DISTANCE OF 179.61 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PNK T1 LLC TRACT; SAID POINT BEING IN THE NORTHEAST CORNER OF LOT 1, IESI INDUSTRIAL PARK, AN ADDITION TO THE CITY OF SANGER ACCORDING TO THE PLAT RECORDED IN 2011-113350 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, NORTH 88 DEGREES, 49 MINUTES, 23 SECONDS WEST, DEPARTING SAID WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD AND ALONG THE SOUTH LINE OF SAID PNK T1 LLC TRACT, AT A DISTANCE OF 464.88 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 1; AT A DISTANCE OF 1,184.06 FEET PASSING THE NORTHEAST CORNER OF SAID LATHAM STAIRS & MILLWORKS, INC., CONTINUING IN ALL A TOTAL DISTANCE OF 1,832.58 FEET TO THE POINT OF BEGINNING;

CONTAINING: 4,058,027 SQUARE FEET OR 93.159 ACRES OF LAND, MORE OR LESS.

"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

#### LEGEND

CBL** UG CABLE MARKER	IRS	1/2-INCH IRON ROD
ELEC □ ELECTRIC BOX	(C.M.)	W/"PACHECO KOCH" CAP SET
TH ◇ FIRE HYDRANT		CONTROLLING MONUMENT
FP* FLAG POLE		PROPERTY LINE
PP* POWER POLE		EASEMENT LINE
PP W/ GUY ANCHOR		LIMITS OF FLOOD ZONE
TEL □ TELEPHONE BOX		FENCE
TEL □ TELEPHONE VAULT		OVERHEAD UTILITY LINE
W* WATER VALVE		GUARD RAIL
		UNDERGROUND TELEPHONE LINE

#### NOTES

1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 31, 2023 with a combined scale factor of 1.000150630.

2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C0070G, Community-Panel No. 480786 0070 G, Revised Date: April 18, 2011. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: No base flood elevations determined.

3. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.

4. The survey abstract lines shown hereon are approximate and are not located on the ground.

ENGINEER:  
WESTWOOD PROFESSIONAL SERVICES  
CONTACT: ALEX CAMUNEZ, P.E.  
7557 RAMBLER RD #1400  
DALLAS, TEXAS 75231  
972-235-3031

SURVEYOR:  
WESTWOOD PROFESSIONAL SERVICES  
CONTACT: DUSTIN C. PUSTEJOVSKY, R.P.L.S.  
9800 HILLWOOD PKWY #250  
FORT WORTH, TEXAS 76177  
817-562-3350

OWNER:  
MS PARK CONSTRUCTION, LLC.  
CONTACT: PARK MUN SEONG  
17 STATE STREET, SUITE 3930  
NEW YORK, NEW YORK 10004

TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

Westwood

9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
817.562.3350

DRAWN BY  
JNR

CHECKED BY  
DCP

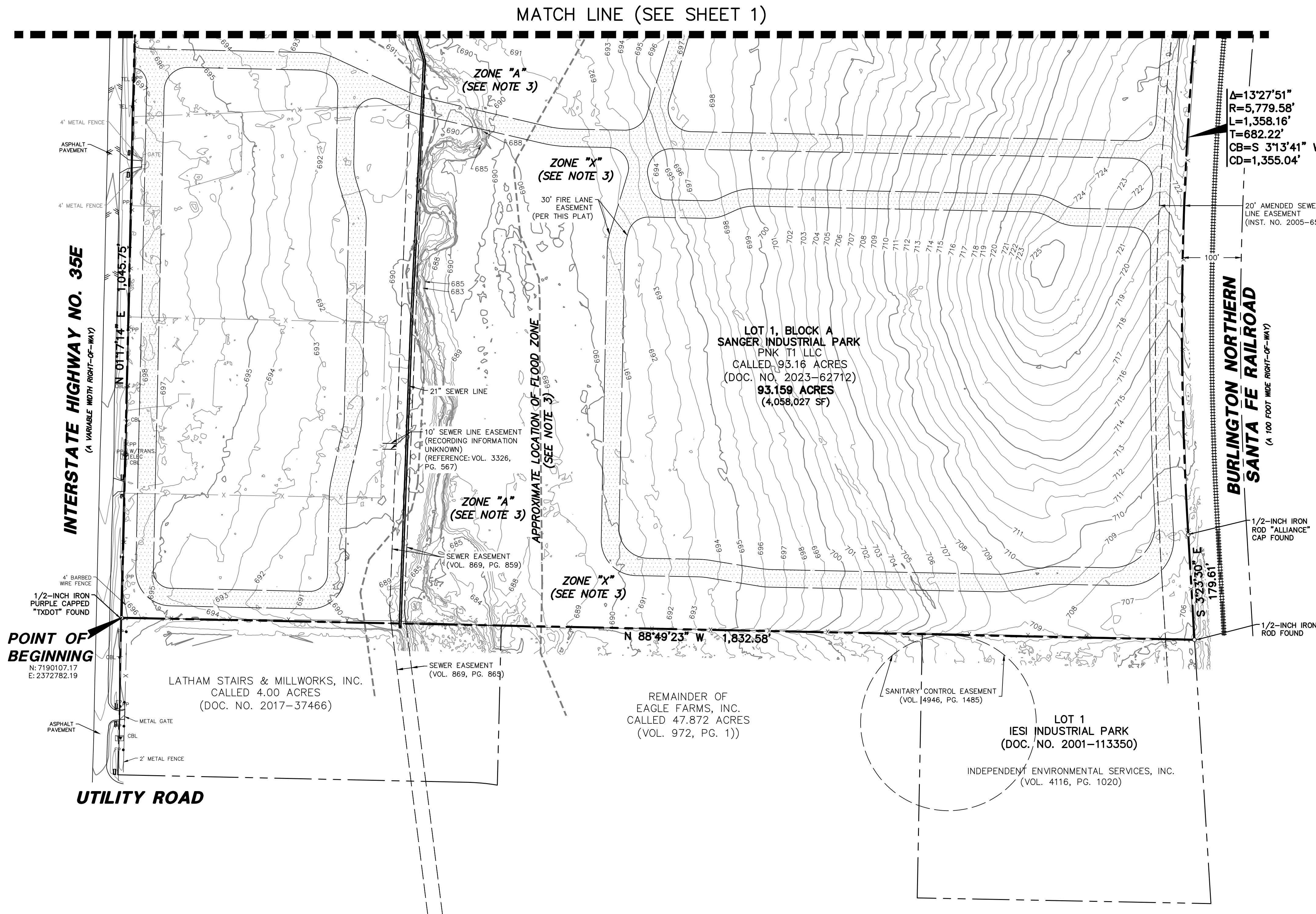
SCALE  
1"=100'

DATE  
APRIL 2024

JOB NUMBER  
R0040553.00

(SHEET 2 OF 2)  
PRELIMINARY PLAT  
**LOT 1, BLOCK A,  
SANGER INDUSTRIAL PARK**

A 93.159 ACRE TRACE OF LAND  
LOCATED IN THE CITY OF SANGER  
AND BEING OUT OF THE  
REUBEN BEBEE SURVEY, ABSTRACT NO. 29,  
DENTON COUNTY, TEXAS



BUILDING A		BUILDING B		INDUSTRIAL BUILDINGS	
PARKING TABLE		PARKING TABLE		BUILDING TABLE	
REGULAR	252 SPACES	REGULAR	183 SPACES	BUILDING A	305,760 SF
DISABLED	8 SPACES	DISABLED	6 SPACES	BUILDING B	190,960 SF
TRUCK	96 SPACES	TRUCK	30 SPACES	BUILDING C	262,080 SF
TOTAL	356 SPACES	TOTAL	219 SPACES	BUILDING D	141,120 SF
				TOTAL	899,920 SF

BUILDING C		BUILDING D	
PARKING TABLE		PARKING TABLE	
REGULAR	133 SPACES	REGULAR	124 SPACES
DISABLED	7 SPACES	DISABLED	5 SPACES
TRUCK	55 SPACES	TRUCK	52 SPACES
TOTAL	195 SPACES	TOTAL	181 SPACES

#### TOTALS

PARKING TABLE	
REGULAR	692 SPACES
DISABLED	26 SPACES
TRUCK	233 SPACES
TOTAL	951 SPACES





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: <u>Alex Camunez</u>	Name: <u>Park Mun Seong</u>
Company: <u>Westwood Professional Services</u>	Company: <u>PNK T1, LLC</u>
Address: <u>7557 Rambler Road, Suite 1400</u>	Address <u>17 State Street, Suite 3930</u>
City, State, Zip: <u>Dallas, Texas 75231</u>	City, State, Zip: <u>New York, New York 10004</u>
Phone <u>972-235-3031</u>	Phone:
Fax:	Fax:
Email: <u>alex.camunez@westwoodps.com</u>	Email:

#### Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: <u>08/30 / 2023</u> )
<input type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input type="checkbox"/>	Application Form (Signed by Owner)
<input type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input 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): \_\_\_\_\_

Park Mun Seong / 	Apr-17,2024
Owner's Signature	Date
	June 18, 2024
Applicant's Signature	Date

Office Use: Reviewed by Director of Development Services   /  /

May 6, 2024

City of Sanger  
Development Services  
201 Bolivar Street/PO Box 1729  
Sanger, Texas 76266

RE: Letter of Intent

Development Services:

Property Owner: PNK T1 LLC  
Property Owner Address: 17 State Street, Suite 3930, New York, New York 10004  
Applicant Contact Information: Alex Camunez, PE | [alex.camunez@westwoodps.com](mailto:alex.camunez@westwoodps.com) | 972-235-3031  
Applicant Address: 7557 Rambler Road, Suite 1400, Dallas, Texas 75231  
Designated Point of Contact: Alex Camunez, PE

Intent: Westwood Professional Services is submitting a Preliminary Plat and Final Plat on behalf of PNK T1, LLC (the property owner). It is proposed to plat an unplatted 93-acre parcel located at 2000 N. Stemmons Road into one single lot associated with an industrial development. Prior to this application, a site permit was applied for and is currently under review by staff (24SANCV-0001).

I request that the plats be reviewed and considered by the appropriate approval body.

Sincerely,



Alex Camunez, P.E.





**DATE: 05/20/24**

**1<sup>st</sup> REVIEW COMMENTS – Preliminary Plat – Sanger Industrial Park**

The request is for a Preliminary Plat of Sanger Industrial Park, being approximately 93.159 acres of Industrial, A0029A R. BEEBE, TR 111, 49.8919 ACRES, OLD DCAD SHT 3, TR 15, and A0029A R. BEEBE, TR 110, 40.2503 ACRES, OLD DCAD SHT 3, TR 13, prepared by Westwood Surveying, submitted on 05/15/24.

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. The name of the plat “Sanger Industrial Park” has already been used. You will need to rename the plat.
2. Location of Fire Hydrants
3. All items are missing that are under “New Features” on the application.
4. Missing all items under “Table showing the following information” on the application.

Please refer to our application checklist to see all items that are required on a Preliminary Plat to better assist you.

**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, June 10, 2024, and the City Council meeting on Monday, July1, 2024.



April 15, 2023  
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: Sanger Industrial -Preliminary Plat Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for Sanger Industrial. The submittal was prepared by Westwood Professional Services, Inc. and was received May 13, 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.

**Preliminary Plat**

1. Establish the floodplain easement based on the drainage study.
2. The location of easements must be established, pins set and shown in the actual location.
3. Show the building setback lines per ordinance.
4. Water easements are missing based on the site plan.
5. Provide curve and line data for easements. Radii for access easements must be up to Denton County Fire Code standards.
6. Verify the distance described in the metes and bounds. See plan comment.
7. 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 per ordinance.
8. Drainage systems conveying water from offsite areas require drainage easement. Reconcile throughout.

**General Comments**

1. Please provide responses for the Civil Plan and Drainage Study comments provided 4/15/24.

If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Ms. Ramie Hammonds  
July 14, 2023  
Page 2 of 2

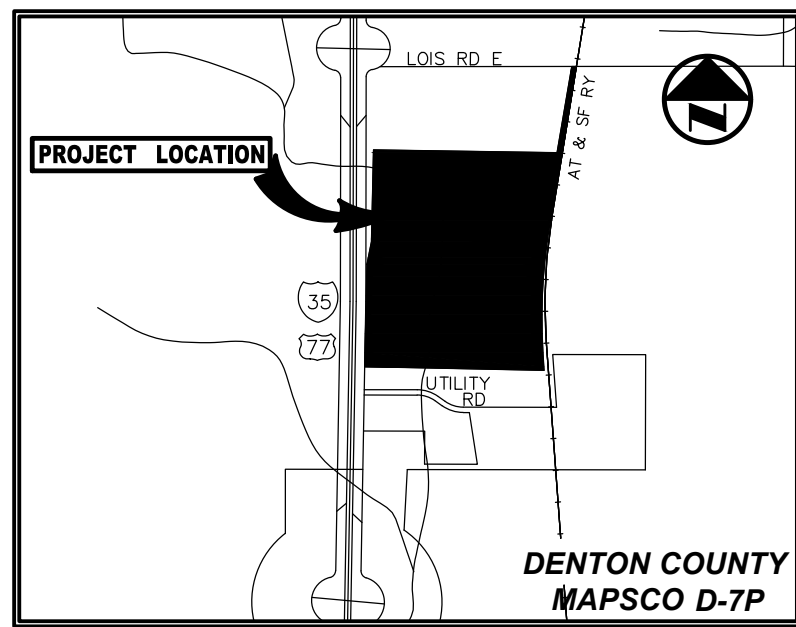
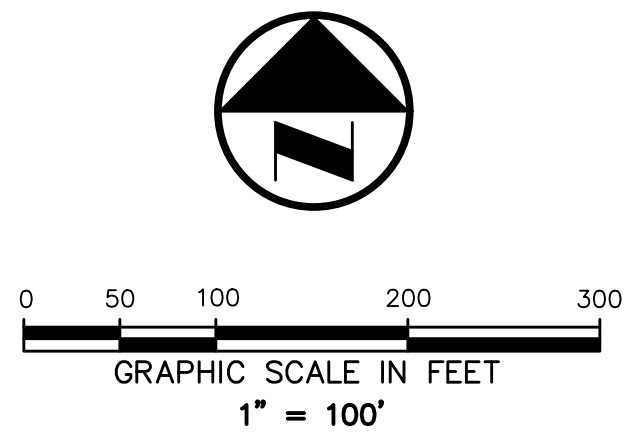
Sincerely,

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

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



LOIS ROAD E  
(A VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP  
(NOT TO SCALE)

LEGEND

UBL	UG CABLE MARKER	IRS	1/2-INCH IRON ROD
ELEC	ELECTRIC BOX	W/"PACHECO KOCH" CAP SET	
PH	FIRE HYDRANT	(C.M.)	CONTROLLING MONUMENT
FP	FLAG POLE	---	PROPERTY LINE
PP	POWER POLE	---	EASEMENT LINE
PP	PP W/ GUY ANCHOR	---	LIMITS OF FLOOD ZONE
TEL	TELEPHONE BOX	---	FENCE
TV	TELEPHONE VAULT	---	OVERHEAD UTILITY LINE
WV	WATER VALVE	---	GUARD RAIL
		---	UNDERGROUND TELEPHONE LINE

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 31, 2023 with a combined scale factor of 1.000150630.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C00706, Community-Panel No. 480786 0070 G, Revised Date: April 18, 2011. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
  - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
  - Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: No base flood elevations determined.

- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- The survey abstract lines shown hereon are approximate and are not located on the ground.

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.

"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

(SHEET 1 OF 2)  
PRELIMINARY PLAT  
**LOT 1, BLOCK A,  
SANGER INDUSTRIAL PARK**  
A 93.159 ACRE TRACE OF LAND  
LOCATED IN THE CITY OF SANGER  
AND BEING OUT OF THE  
REUBEN BEBEE SURVEY, ABSTRACT NO. 29,  
DENTON COUNTY, TEXAS

<b>Westwood</b>		9800 HILLWOOD PARKWAY SUITE 250 FORT WORTH, TX 76177 817.562.3350			
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	
JNR	DCP	1"=100'	APRIL 2024	R0040553.00	

TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

ENGINEER:  
WESTWOOD PROFESSIONAL SERVICES  
CONTACT: ALEX CAMUNEZ, P.E.  
7557 RAMBLER RD #1400  
DALLAS, TEXAS 75231  
972-235-3031

SURVEYOR:  
WESTWOOD PROFESSIONAL SERVICES  
CONTACT: DUSTIN C. PUSTEJOVSKY, R.P.L.S.  
9800 HILLWOOD PKWY #250  
FORT WORTH, TEXAS 76177  
817-562-3350

OWNER:  
MS PARK CONSTRUCTION, LLC.  
CONTACT: PARK MUN SEONG  
17 STATE STREET, SUITE 3930  
NEW YORK, NEW YORK 10004

Provide Drainage  
easement

Location of easement  
must be established.  
Pins set and shown  
in the actual location

APPROXIMATE LOCATION OF  
EASEMENT AGREEMENT  
FOR ACCESS  
(INST. NO. 2021-211208)

Drainage systems  
conveying water from  
offsite areas require  
drainage easement.  
TYP throughout.

drainage easement  
by separate  
instrument required

Establish Floodplain easement

Provide Floodplain easement based on the flood  
Study.  
Please refer to comments returned 4/15/24

ALL IN PROPERTIES, LLC  
(DOC. NO. 2021-211206)

LOT 1, BLOCK A  
SANGER INDUSTRIAL PARK  
PINK T1 LLC  
CALLED 93.16 ACRES  
(DOC. NO. 2023-62712)  
93.159 ACRES  
(4,058,027 SF)

ZONE "A"  
(SEE NOTE 3)

ZONE "X"  
(SEE NOTE 3)

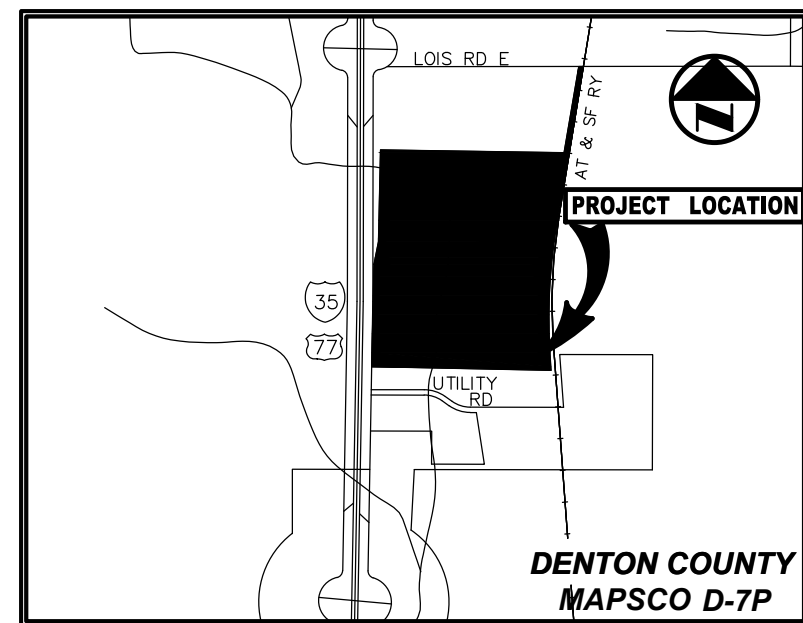
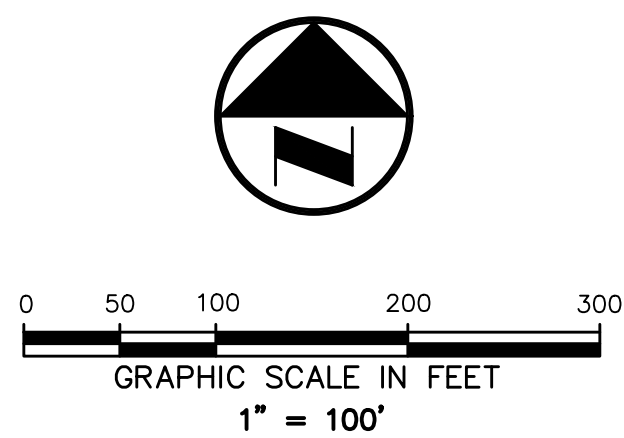
MATCH LINE (SEE SHEET 2)

INTERSTATE HIGHWAY NO. 35E  
(A VARIABLE WIDTH RIGHT-OF-WAY)

BURLINGTON NORTHERN SANTA FE RAILROAD  
(A 100 FOOT WIDE RIGHT-OF-WAY)

PRELIMINARY PLAT - LOT 1, BLOCK 1A, SANGER INDUSTRIAL PARK





VICINITY MAP  
(NOT TO SCALE)

#### LEGAL DESCRIPTION

DESCRIPTION, OF A 93.159 ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, CITY OF SANGER, DENTON COUNTY, TEXAS; SAID TRACT BEING ALL OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO PNK T1 LLC RECORDED IN DOCUMENT NO. 2023-62712 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS; SAID 93.159 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH 'TXDOT' CAP FOUND FOR THE SOUTHWEST CORNER OF SAID PNK T1 LLC TRACT; SAID POINT BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO LATHAM STAIRS & MILLWORKS, INC. RECORDED IN DOCUMENT NO. 2017-37466 OF SAID OFFICIAL PUBLIC RECORDS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35E;

THENCE, ALONG THE WEST LINE OF SAID PNK T1 LLC TRACT AND SAID EAST LINE OF INTERSTATE HIGHWAY NO. 35E THE FOLLOWING THREE (3) CALLS:

NORTH 01 DEGREES, 17 MINUTES, 14 SECONDS EAST, A DISTANCE OF 1,045.75 FEET TO A 1/2-INCH IRON ROD WITH 'TXDOT' CAP FOUND FOR CORNER;

NORTH 11 DEGREES, 06 MINUTES, 45 SECONDS EAST, A DISTANCE OF 234.44 FEET TO A 1/2-INCH IRON ROD WITH 'TXDOT' CAP FOUND FOR CORNER;

NORTH 01 DEGREES, 17 MINUTES, 43 SECONDS EAST, A DISTANCE OF 938.63 FEET TO A 1/2-INCH IRON ROD WITH 'TXDOT' CAP FOUND FOR CORNER;

THENCE, SOUTH 89 DEGREES, 07 MINUTES, 32 SECONDS EAST, DEPARTING SAID EAST LINE OF STATE HIGHWAY NO. 35E AND ALONG THE NORTH LINE OF SAID PNK T1 LLC TRACT, A DISTANCE OF 1,929.42 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID PNK T1 LLC TRACT; SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY);

THENCE, ALONG THE EAST LINE OF SAID PNK T1 LLC TRACT AND SAID WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD THE FOLLOWING THREE (3) CALLS:

SOUTH 09 DEGREES, 57 MINUTES, 54 SECONDS WEST, A DISTANCE OF 700.50 FEET TO A 1/2-INCH IRON ROD WITH 'ALLIANCE' CAP FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

IN A SOUTHERLY DIRECTION ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 13 DEGREES, 27 MINUTES, 51 SECONDS, A RADIUS OF 5,779.58 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES, 13 MINUTES, 41 SECONDS WEST, 1,355.04 FEET, AN ARC DISTANCE OF 1,358.16 FEET TO A 1/2-INCH IRON ROD WITH 'ALLIANCE' CAP FOUND AT THE END OF SAID CURVE;

SOUTH 03 DEGREES, 23 MINUTES, 30 SECONDS EAST, A DISTANCE OF 179.61 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PNK T1 LLC TRACT; SAID POINT BEING IN THE NORTHEAST CORNER OF LOT 1, IES INDUSTRIAL PARK, AN ADDITION TO THE CITY OF SANGER ACCORDING TO THE PLAT RECORDED IN 2011-113350 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, NORTH 88 DEGREES, 49 MINUTES, 23 SECONDS WEST, DEPARTING SAID WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD AND ALONG THE SOUTH LINE OF SAID PNK T1 LLC TRACT, AT A DISTANCE OF 464.88 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 1; AT A DISTANCE OF 1,184.06 FEET PASSING THE NORTHEAST CORNER OF SAID LATHAM STAIRS & MILLWORKS, INC., CONTINUING IN ALL A TOTAL DISTANCE OF 1,832.58 FEET TO THE POINT OF BEGINNING;

CONTAINING: 4,058,027 SQUARE FEET OR 93.159 ACRES OF LAND, MORE OR LESS.

Verify distance

"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

#### LEGEND

CBL** UG CABLE MARKER	IRS	1/2-INCH IRON ROD
ELEC □ ELECTRIC BOX	(C.M.)	W/"PACHECO KOCH" CAP SET
TH ◇ FIRE HYDRANT		CONTROLLING MONUMENT
PPM FLAG POLE		PROPERTY LINE
PPM POWER POLE		EASEMENT LINE
PP W/ GUY ANCHOR		LIMITS OF FLOOD ZONE
TEL □ TELEPHONE BOX		FENCE
TEL □ TELEPHONE VAULT		OVERHEAD UTILITY LINE
WV* WATER VALVE		GUARD RAIL
		UNDERGROUND TELEPHONE LINE

#### NOTES

1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 31, 2023 with a combined scale factor of 1.000150630.

2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C0070G, Community-Panel No. 480786 0070 G, Revised Date: April 18, 2011. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: No base flood elevations determined.

3. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.

4. The survey abstract lines shown hereon are approximate and are not located on the ground.

ENGINEER:  
WESTWOOD PROFESSIONAL SERVICES  
CONTACT: ALEX CAMUNEZ, P.E.  
7557 RAMBLER RD #1400  
DALLAS, TEXAS 75231  
972-235-3031

SURVEYOR:  
WESTWOOD PROFESSIONAL SERVICES  
CONTACT: DUSTIN C. PUSTEJOVSKY, R.P.L.S.  
9800 HILLWOOD PKWY #250  
FORT WORTH, TEXAS 76177  
817-562-3350

OWNER:  
MS PARK CONSTRUCTION, LLC.  
CONTACT: PARK MUN SEONG  
17 STATE STREET, SUITE 3930  
NEW YORK, NEW YORK 10004

(SHEET 2 OF 2)  
PRELIMINARY PLAT  
**LOT 1, BLOCK A,  
SANGER INDUSTRIAL PARK**  
A 93.159 ACRE TRACE OF LAND  
LOCATED IN THE CITY OF SANGER  
AND BEING OUT OF THE  
REUBEN BEBEE SURVEY, ABSTRACT NO. 29,  
DENTON COUNTY, TEXAS

**Westwood**

9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
817.562.3350

TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JNR	DCP	1"=100'	APRIL 2024	R0040553.00

Per the Utility Plans.  
Water line easement  
show all of the  
proposed water line  
easements. Typ  
throughout Plat

MATCH LINE (SEE SHEET 1)

ZONE "A"  
(SEE NOTE 3)

ZONE "X"  
(SEE NOTE 3)

30' FIRE LANE  
EASEMENT  
(PER THIS PLAT)

APPROXIMATE LOCATION OF FLOOD ZONE  
(SEE NOTE 3)

ZONE "A"  
(SEE NOTE 3)

ZONE "X"  
(SEE NOTE 3)

LOT 1, BLOCK A  
SANGER INDUSTRIAL PARK  
PNK T1 LLC  
CALLED 93.16 ACRES  
(DOC. NO. 2023-62712)  
93.159 ACRES  
(4,058,027 SF)

SEWER LINE EASEMENT  
(RECORDING INFORMATION  
UNKNOWN)  
(REFERENCE: VOL. 3326,  
PG. 567)

SEWER EASEMENT  
(VOL. 869, PG. 869)

SEWER EASEMENT  
(VOL. 869, PG. 869)

REMAINDER OF  
EAGLE FARMS, INC.  
CALLED 47.872 ACRES  
(VOL. 972, PG. 1))

LOT 1  
IESI INDUSTRIAL PARK  
(DOC. NO. 2001-113350)

INDEPENDENT ENVIRONMENTAL SERVICES, INC.  
(VOL. 4116, PG. 1020)

SANITARY CONTROL EASEMENT  
(VOL. 14946, PG. 1485)

INTERSTATE HIGHWAY NO. 35E  
(A VARIABLE WIDTH RIGHT-OF-WAY)

BURLINGTON NORTHERN  
SANTA FE RAILROAD  
(A 100 FOOT WIDE RIGHT-OF-WAY)

POINT OF  
BEGINNING  
N: 7190107.17  
E: 2372782.19

LATHAM STAIRS & MILLWORKS, INC.  
CALLED 4.00 ACRES  
(DOC. NO. 2017-37466)

UTILITY ROAD

#### BUILDING A

PARKING TABLE	
REGULAR	252 SPACES
DISABLED	8 SPACES
TRUCK	96 SPACES
TOTAL	356 SPACES

#### BUILDING B

PARKING TABLE	
REGULAR	183 SPACES
DISABLED	6 SPACES
TRUCK	30 SPACES
TOTAL	219 SPACES

#### INDUSTRIAL BUILDINGS

BUILDING TABLE	
BUILDING A	305,760 SF
BUILDING B	190,960 SF
BUILDING C	262,080 SF
BUILDING D	141,120 SF
TOTAL	899,920 SF

#### BUILDING C

PARKING TABLE	
REGULAR	133 SPACES
DISABLED	7 SPACES
TRUCK	55 SPACES
TOTAL	195 SPACES

#### BUILDING D

PARKING TABLE	
REGULAR	124 SPACES
DISABLED	5 SPACES
TRUCK	52 SPACES
TOTAL	181 SPACES

#### TOTALS

PARKING TABLE	
REGULAR	692 SPACES
DISABLED	26 SPACES
TRUCK	233 SPACES
TOTAL	951 SPACES

Provide curve and  
line data for  
easements. Radii for  
access easements  
must be up to Denton  
County Fire Code  
standards

Show building  
setbacks (TYP)





## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

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

**AGENDA ITEM:** 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.

**SUMMARY:**

- This is phase 1 of a multi-phase development
- Applicant is platting Block A, Lots 4-14, and Block B, Lots 2-5
- The proposed lots will be developed as commercial lots including a grocery site, with one being developed as a self-storage.
- These lots will have frontage along N Stemmons, W Chapman Dr, a newly developed street, and internal drive aisles.
- Planning & Zoning recommended approval with the condition all comments are satisfied prior to City Council approval.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends DENIAL based on the condition the Preliminary Plat has not been approved and the attached comments have not been satisfied.

**ATTACHMENTS:**

Location Map  
 Final Plat  
 Application 1  
 Application 2  
 Letter of Intent  
 Planning Comments  
 Engineering Comments

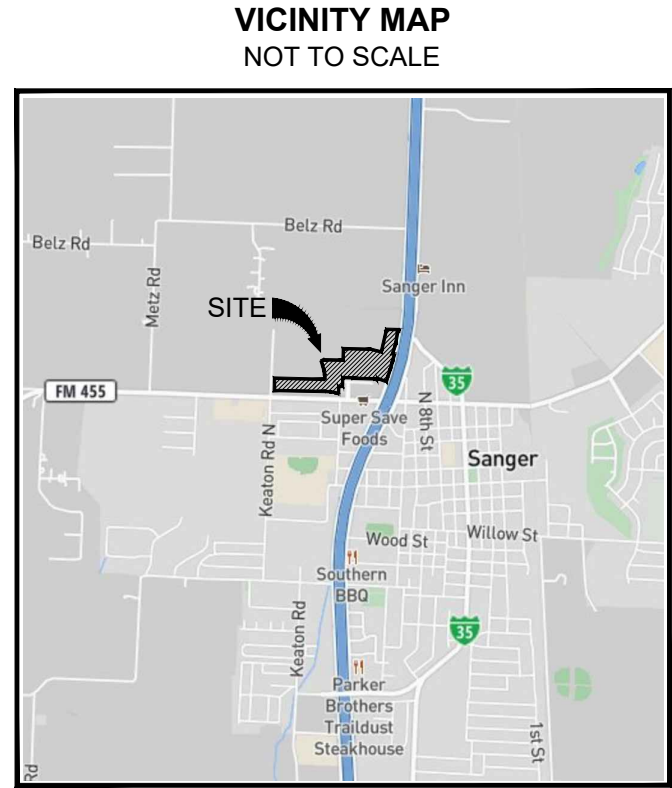
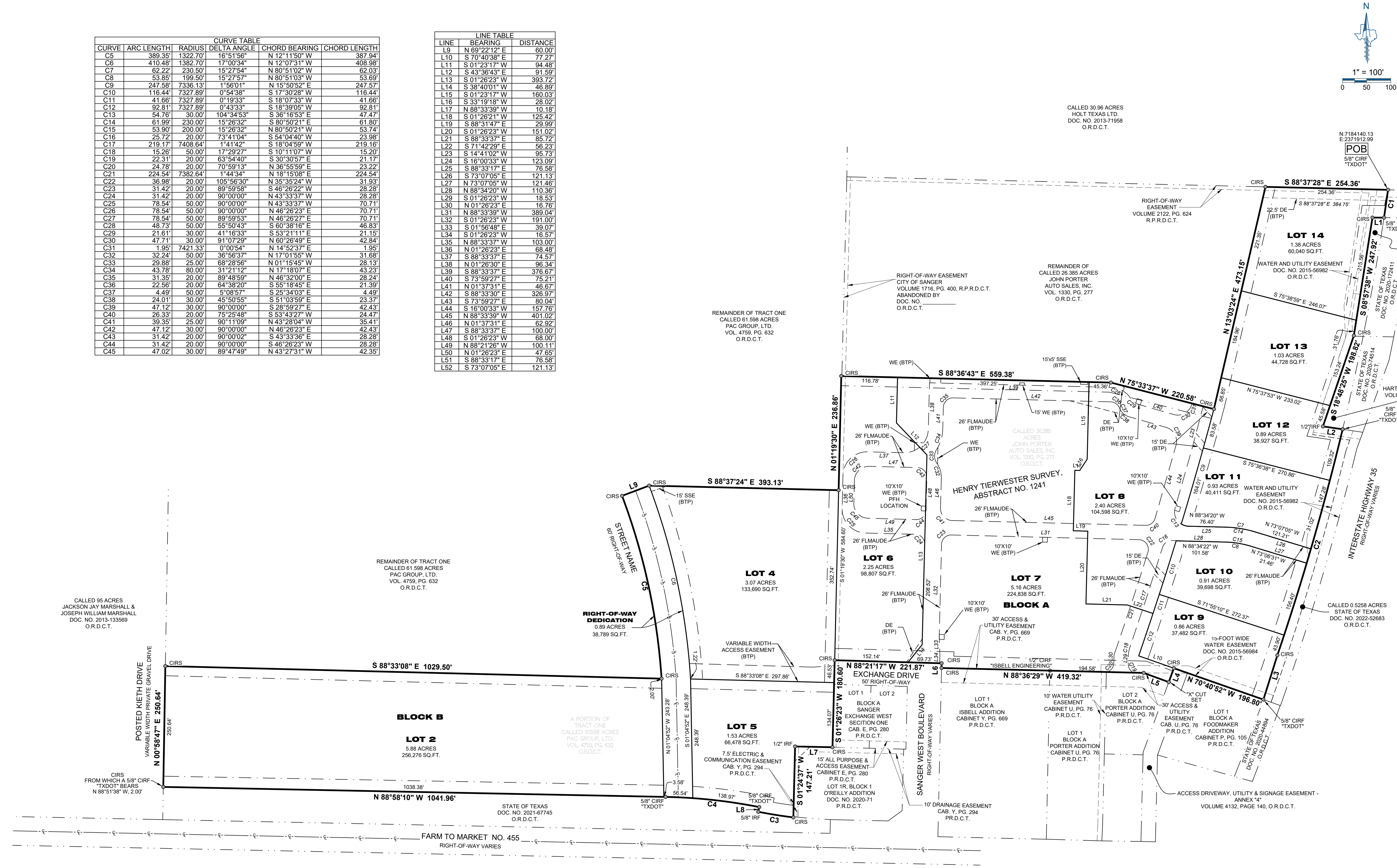


Item 18.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	389.35'	1322.70'	16°51'56"	N 12°11'50" W	387.94'
C6	410.48'	1382.70'	17°00'34"	N 12°07'31" W	408.98'
C7	62.22'	230.50'	15°27'54"	N 80°51'02" W	62.03'
C8	53.85'	199.50'	15°27'57"	N 80°51'03" W	53.69'
C9	247.58'	7336.13'	1°56'01"	N 15°50'52" E	247.57'
C10	116.44'	7327.89'	0°54'38"	S 17°30'28" W	116.44'
C11	41.66'	7327.89'	0°19'33"	S 18°07'33" W	41.66'
C12	92.81'	7327.89'	0°43'33"	S 18°39'05" W	92.81'
C13	54.76'	30.00'	104°34'53"	S 36°16'53" E	47.47'
C14	61.99'	230.00'	15°26'32"	S 80°50'21" E	61.80'
C15	53.90'	200.00'	15°26'32"	N 80°50'21" W	53.74'
C16	25.72'	20.00'	73°41'04"	S 54°04'40" W	23.98'
C17	219.17'	7408.64'	1°41'42"	S 18°04'59" W	219.16'
C18	15.26'	50.00'	17°29'27"	S 10°11'07" W	15.20'
C19	22.31'	20.00'	63°54'40"	S 30°30'57" E	21.17'
C20	24.78'	20.00'	70°59'13"	N 36°55'59" E	23.22'
C21	224.54'	7382.64'	1°44'34"	N 18°15'08" E	224.54'
C22	36.98'	20.00'	105°56'30"	N 35°35'24" W	31.93'
C23	31.42'	20.00'	89°59'58"	S 46°26'22" W	28.28'
C24	31.42'	20.00'	90°00'00"	N 43°33'37" W	28.28'
C25	78.54'	50.00'	90°00'00"	N 43°33'37" W	70.71'
C26	78.54'	50.00'	90°00'00"	N 46°26'23" E	70.71'
C27	78.54'	50.00'	89°59'53"	N 46°26'27" E	70.71'
C28	48.73'	50.00'	55°50'43"	S 60°38'16" E	46.83'
C29	21.61'	30.00'	41°16'33"	S 53°21'11" E	21.15'
C30	47.71'	30.00'	91°07'29"	N 60°26'49" E	42.84'
C31	1.95'	7421.33'	0°00'54"	N 14°52'37" E	1.95'
C32	32.24'	50.00'	36°56'37"	N 17°01'55" W	31.68'
C33	29.88'	25.00'	68°28'56"	N 01°15'45" W	28.13'
C34	43.78'	80.00'	31°21'12"	N 17°18'07" E	43.23'
C35	31.35'	20.00'	89°48'59"	N 46°32'00" E	28.24'
C36	22.56'	20.00'	64°38'20"	S 55°18'45" E	21.39'
C37	4.49'	50.00'	5°08'57"	S 25°34'03" E	4.49'
C38	24.01'	30.00'	45°50'55"	S 51°03'59" E	23.37'
C39	47.12'	30.00'	90°00'00"	S 28°59'27" E	42.43'
C40	26.33'	20.00'	75°25'48"	S 53°43'27" W	24.47'
C41	39.35'	25.00'	90°11'09"	N 43°28'04" W	35.41'
C42	47.12'	30.00'	90°00'00"	N 46°26'23" E	42.43'
C43	31.42'	20.00'	90°00'02"	S 43°33'36" E	28.28'
C44	31.42'	20.00'	90°00'00"	S 46°26'23" W	28.28'
C45	47.02'	30.00'	89°47'49"	N 43°27'31" W	42.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N 69°22'27" E	60.00'
L10	S 70°40'38" E	77.27'
L11	S 01°23'17" W	94.48'
L12	S 43°36'43" E	91.59'
L13	S 01°26'23" W	393.72'
L14	S 38°40'01" W	46.89'
L15	S 01°23'17" W	160.03'
L16	S 33°19'18" W	28.02'
L17	N 88°33'39" W	10.18'
L18	S 01°26'21" W	125.42'
L19	S 88°31'47" E	29.99'
L20	S 01°26'23" W	151.02'
L21	S 88°33'37" E	85.72'
L22	S 71°42'29" E	56.23'
L23	S 14°41'02" W	95.73'
L24	S 16°00'33" W	123.09'
L25	S 88°33'17" E	76.58'
L26	S 73°07'05" E	121.13'
L27	N 73°07'05" W	121.46'
L28	N 88°34'20" W	110.36'
L29	S 01°26'23" W	18.53'
L30	N 01°26'23" E	16.76'
L31	N 88°33'39" W	389.04'
L32	S 01°26'23" W	191.00'
L33	S 01°56'48" E	39.07'
L34	S 01°26'23" W	16.57'
L35	N 88°33'37" W	103.00'
L36	N 01°26'23" E	68.48'
L37	S 88°33'37" E	74.57'
L38	N 01°26'30" E	96.34'
L39	S 88°33'37" E	376.67'
L40	S 73°59'27" E	75.21'
L41	N 01°37'31" E	46.67'
L42	S 88°33'30" E	326.97'
L43	S 73°59'27" E	80.04'
L44	S 16°00'33" W	157.76'
L45	N 88°33'39" W	401.02'
L46	N 01°37'31" E	62.92'
L47	S 88°33'37" E	100.00'
L48	S 01°26'23" W	68.00'
L49	N 88°21'28" W	100.11'
L50	N 01°26'23" E	47.65'
L51	S 88°33'17" E	76.58'
L52	S 73°07'05" E	121.13'



LEGEND	
PG.	= PAGE
VOL.	= VOLUME
CAB.	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= 1/2" IRON ROD SET W/GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
DOC. NO.	= DOCUMENT NUMBER
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
FLMAUDE	= FIRE LANE, MUTUAL ACCESS DRAINAGE & UTILITY EASEMENT
WE	= WATER EASEMENT
DE	= DRAINAGE EASEMENT
(BTP)	= BY THIS PLAT

FINAL PLAT  
**BELZ ROAD RETAIL  
ADDITION, PHASE I**  
LOTS 4-14, BLOCK A  
LOTS 2, BLOCK B  
27.18 ACRES  
0.89 ACRES - RIGHT-OF-WAY DEDICATION  
HENRY TIERWESTER SURVEY, ABSTRACT No. 1241  
CITY OF SANGER, DENTON COUNTY, TEXAS

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

**ENGINEER**  
Claymore Engineering, Inc.  
1903 Central Drive, Suite: 406  
Bedford, TX 76021

**OWNER**  
John Porter Autos Sales, Inc.  
PO Box 178  
Sanger, TX 76266

**OWNER**  
Pac Group, Ltd.  
PO Box 877  
Sanger, TX 76266

Project

2108.092

Date

05/10/20204

Drafter

TAR



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



GENERAL NOTES	
1.)	The purpose of this plat is to create twelve lots of record, dedicate easements, and dedicate right-of-way.
2.)	This property is located in <b>Non-Shaded Zone "X"</b> as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0210G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
3.)	The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
4.)	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/or withholding of utilities and building permits.
5.)	All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.)	The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
7.)	The elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
8.)	Building setbacks will be 20' from all lot lines.
9.)	Lot to lot drainage shall not be allowed.

CERTIFICATE OF SURVEYOR	
STATE OF TEXAS	§
COUNTY OF DENTON	§
I, <b>MATTHEW RAABE</b> , Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey 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.	
<div>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</div> <div>Matthew Raabe, R.P.L.S. # 6402</div>	
Date	
STATE OF TEXAS § COUNTY OF TARRANT §	
BEFORE ME, the undersigned authority, on this day personally appeared <b>MATTHEW RAABE</b> , 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	

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, **JOHN PORTER AUTO SALES, INC.**, and **PAC GROUP, LTD.**, are the owner of 27.18 acres out of the Henry Tierwester Survey, Abstract Number 1241, situated in the City of Sanger, Denton County, Texas, being a portion of a called 26.385 acre tract of land conveyed to John Porter Auto Sales, Inc. by Warranty Deed of record in Volume 1330, Page 277 of the Official Records of Denton County, Texas, also being a portion of a called 61.598 acre tract of land conveyed to Pac Group, LTD. by Warranty Deed of record in Volume 4759, Page 632 of said Official Records, and being more particularly described by metes and bounds, as follows:

**BEGINNING**, at a 5/8" iron rod with cap stamped "TXDOT" found in the West right-of-way line of Interstate Highway 35, being in the South line of a called 30.96 acre tract of land conveyed to Holt Texas LTD. by deed of record in Document Number 2013-71958 of said Official Records, being the common North line of said 26.385 acre tract, being the Northwest corner of a called 0.0832 acre tract of land conveyed to State of Texas by deed of record in Document Number 2022-52683 of said Official Records, also being the beginning of a non-tangent curve to the right;

**THENCE**, along the West right-of-way line of Interstate Highway 35, being the common West line of said 0.0832 acre tract, along said non-tangent curve to the right, having a radius of 5310.00 feet, a chord bearing of S08°15'52"W, a chord length of 58.33 feet, a delta angle of 00°37'46", an arc length of 58.33 feet to the end of said curve to a 5/8" iron rod with cap stamped "TXDOT" found in the East line of said 26.385 acre tract, being the Southwest corner of said 0.0832 acre tract, also being the Northeast corner of a tract of land conveyed to Eagle Farms Inc. by deed of record in Document Number 2022-3692 of said Official Records;

**THENCE**, along the North and West lines of said Eagle Farms Inc. tract, being the common East line of said 26.385 acre tract, the following two (2) courses and distances:

- N89°38'41"W, a distance of 23.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S08°57'38"W, a distance of 247.92 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Eagle Farms Tract, also being the Northwest corner of a tract of land conveyed to Hartin Triangle Trust by deed of record in Volume 2431, Page 147 of said Official Records;

**THENCE**, along the West and South lines of said Hartin Triangle Trust tract, being the common East line of said 26.385 acre tract, the following two (2) courses and distances:

- S18°48'25"W, a distance of 198.82 feet to a 1/2" iron rod found;
- S81°33'29"E, a distance of 41.31 feet 5/8" iron rod with cap stamped "TXDOT" found in the West right-of-way line of Interstate Highway 35, being the Northwest corner of a called 0.5258 acre tract, also being the beginning of a non-tangent curve to the right;

**THENCE**, along the West right-of-way line of Interstate Highway 35, being the common West line of said 0.5258 acre tract, the following two (2) courses and distances:

- Along said non-tangent curve to the right, having a radius of 5310.00 feet, a chord bearing of S16°06'35"W, a chord length of 487.75 feet, a delta angle of 05°15'53", an arc length of 487.92 feet to the end of said curve to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S17°29'05"W, a distance of 96.51 feet to a 5/8" iron rod with cap stamped "TXDOT" found at the Southwest corner of said 0.5258 acre tract, being in the North line of Lot 1, Block A of Foodmaker Addition, a subdivision of record in Cabinet P, Page 105 of the Plat Records of Denton County, Texas;

**THENCE**, N70°40'52"W, in part the North line of said Lot 1, Block A of Foodmaker Addition, also being in part the North line of an Access Driveway, Utility and Signage Easement (Annex "4") of record in Volume 4132, Page 140 of said Official Records, a distance of 196.80 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

**THENCE**, S20°05'13"W, along the West line of said Annex "4", a distance of 30.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 2, Block A of Porter Addition, a subdivision of record in Cabinet U, Page 76 of said Plat Records;

**THENCE**, N69°54'47"W, along the North line of said Lot 2, Block A of Porter Addition. a distance of 55.48 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

**THENCE**, N88°36'29"W, in part along the North line of said Lot 2, Block A of Porter Addition, in part along the North line of Lot 1, Block A of said Porter Addition, also being in part the North line of Lot 1, Block A of Isbell Addition, a subdivision of record in Cabinet Y, Page 669 of said plat Records, a distance of 419.32 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of Sanger West Boulevard (a variable width right-of-way), being the Northwest corner of said Lot 1, Block A of Isbell Addition;

**THENCE**, N01°13'52"E, along the East right-of-way line of Sanger West Boulevard, a distance of 9.80 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the East right-of-way line of Sanger West Boulevard and the North right-of-way line of Exchange Drive (a 50 foot right-of-way);

**THENCE**, N88°21'17"W, along the North right-of-way line of Exchange Drive, a distance of 221.87 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of said 61.598 acre tract;

**THENCE**, S01°26'23"W, along the East line of said 61.598 acre tract, being in part along the West right-of-way line of Exchange Drive, being in part along the West line of Lot 1, Block A of Sanger Exchange West, Section One, a subdivision of record in Cabinet E, Page 280 of said Plat Records, a distance of 180.60 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 1R, Block 1 of O'Reilly Addition, being the Southwest corner of said Lot 1, Block A of Sanger Exchange West Section One;

**THENCE**, N88°48'42"W, along the North line of said Lot 1R, a distance of 77.60 feet to a 1/2" iron rod found;

**THENCE**, S01°24'37"W, along the West line of said Lot 1R, a distance of 147.21 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North right-of-way line of Farm to Market 455, also being the North line of a tract of land conveyed to State of Texas by deed of record in Document Number 2021-67745 of said Official Records, being the Southwest corner of said Lot 1R, also being the beginning of a non-tangent curve to the right;

**THENCE**, along the North right-of-way line of Farm to Market 455, being the North line of said State of Texas tract, the following four (4) courses and distances:

- Along said non-tangent curve to the right, having a radius of 982.00 feet, a chord bearing of N80°53'47"W, a chord length of 73.68 feet, a delta angle of 04°17'59", an arc length of 73.69 feet to the end of said curve to a 5/8" iron rod found;
- N11°15'13"E, a distance of 10.00 feet to a 5/8" iron rod with cap stamped "TXDOT" found at the beginning of a non-tangent curve to the left;
- Along said non-tangent curve to the left, having a radius of 1108.00 feet, a chord bearing of N83°48'12"W, a chord length of 195.34 feet, a delta angle of 10°06'52", an arc length of 195.59 feet to the point of tangency of said curve to a 5/8" iron rod with cap stamped "TXDOT" found;
- N88°51'38"W, a distance of 1041.96 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of said 61.598 acre tract, being the East line of a called 95 acre tract of land conveyed to Jackson Jay Marshall and Joesph William Marshall by deed of record in Document Number 2013-133569 of said Official Records, being the Northwest corner of said State of Texas tract, from which a 5/8" iron rod with cap stamped "TXDOT" found bears N88°51'38"W, a distance of 2.00 feet;

**THENCE**, N00°58'47"E, along the East line of said 95 acre tract, being the common West line of said 61.598 acre tract, a distance of 250.64 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

**THENCE**, over and across said 61.598 acre tract and said 26.385 acre tracts along the irregular North line hereof, the following eight (8) courses and distances:

- S88°33'08"E, a distance of 1029.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;
- Along said non-tangent curve to the left, having a radius of 1322.70 feet, a chord bearing of N12°11'50"W, a chord length of 387.94 feet, a delta angle of 16°51'56", an arc length of 389.35 feet to the end of said curve to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N69°22'12"E, a distance of 60.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S88°37'24"E, a distance of 393.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N01°19'30"E, a distance of 236.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S88°36'43"E, a distance of 559.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S75°33'37"E, a distance of 220.58 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N13°03'24"E, a distance of 473.15 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of said 26.385 acre tract, also being the South line of said 30.96 acre tract;

**THENCE**, S88°37'28"E, along the South line of said 30.96 acre tract, being the common North line of said 26.385 acre tract, a distance of 254.36 feet to the **POINT OF BEGINNING** and containing an area of 27.18 Acres, or (1,184,042 Square Feet) of land, more or less.

OWNER'S CERTIFICAT & DEDICATION, continued

STATE OF TEXAS §  
COUNTY OF DENTON §

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**  
THAT, **JOHN PORTER AUTO SALES, INC.**, does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION, PHASE I**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **JOHN PORTER AUTO SALES, INC.**

BY: \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**  
THAT, **PAC GROUP, LTD.**, does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION, PHASE I**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **PAC GROUP, LTD**

BY: \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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

APPROVED AND ACCEPTED	
CITY OF SANGER DENTON COUNTY, TEXAS	
Thomas Muir Mayor, City of Sanger, Texas	Date _____
ATTEST:	
Cheryl Price, City Secretary City of Sanger, Tx	Date _____

FINAL PLAT  
**BELZ ROAD RETAIL  
ADDITION, PHASE I**  
LOTS 4-14, BLOCK A  
LOTS 2, BLOCK B  
27.18 ACRES  
0.89 ACRES - RIGHT-OF-WAY DEDICATION  
HENRY TIERWESTER SURVEY, ABSTRACT No. 1241  
CITY OF SANGER, DENTON COUNTY, TEXAS

Project	2108.092	 <div><b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</div>
Date	05/10/20204	
Drafter	TAR	

<b>SURVEYOR</b> Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	<b>ENGINEER</b> Claymore Engineering, Inc. 1903 Central Drive, Suite: 406 Bedford, TX 76021	<b>OWNER</b> John Porter Autos Sales, Inc. P.O. Box 877 Sanger, TX 76266	<b>OWNER</b> Pac Group, Ltd. P.O. Box 877 Sanger, TX 76266
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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: <b>Drew Donosky</b>	Name:
Company: <b>Claymoore Engineering</b>	Company: <b>Sanger Crossing LTD</b>
Address: <b>1903 Central Dr. # 406</b>	Address: <b>4143 Maple Ave Ste.325</b>
City, State, Zip: <b>Bedford, TX 76021</b>	City, State, Zip: <b>Dallas, TX 75219</b>
Phone: <b>817-281-0572</b>	Phone:
Fax:	Fax:
Email: <b>drew@claymooreeng.com</b>	Email:

#### 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)
x	Additional Required Documents/Traffic & Drainage Studies etc.
x	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): **56479**

Owner's Signature 

Date **6-6-24**

Applicant's Signature **Drew Donosky**

6/6/2024  
Date

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



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## 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.





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**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

### 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.





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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.



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940-458-2059(office) www.sangertexas.org

## 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).





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### PRELIMINARY PLAT CHECKLIST

The plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200'). The information to be included and the procedure for submittal are as follows:

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ 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.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
  - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
  - 2) Name of the proposed development/addition
  - 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
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor





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☐ Existing Features:

- 1) Location and dimension of all boundary lines (accurate in scale) with dimensions and bearings including lot lines, building lines, and City Limits lines (if any).
- 2) The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
- 3) Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
- 4) Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
- 5) Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent un-platted properties (D.R.D.C.T.) with recording information.
- 6) Location of existing fire hydrants and fire lanes

**PRELIMINARY PLAT CHECKLIST (cont.)**

☐ New Features:

- 1) The layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.
- 2) Length and radii of all street segments
- 3) Curve table for all streets, drives, and alleys
- 4) Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes on the plat
- 5) Lot and block numbers (lot number are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
- 6) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
- 7) The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
- 8) Location of proposed fire hydrants and fire lanes
- 9) USPS Postmaster approved location of mailboxes (if cluster mailboxes)
- 10) Proposed building lines with square footage and proposed use
- 11) Proposed Parking layout

☐ Table showing the following information:

- 1) Listing of the lots with square footage, and the associated lot widths at the front building line
- 2) Square footage of total building footprint and of each land use (if known)
- 3) Number of required and provided parking spaces
- 4) Required and provided total landscaped area and front yard landscaped area



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- ☐ Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet above the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with Final Plat if necessary.
- ☐ Submittals for preliminary plats shall include plans, documents, and information adequate for the review of the provision of public improvements to the properties involved. This includes but is not limited to streets, water services, wastewater services, franchise utilities, street lighting, and stormwater detention (ex: preliminary drainage plans, preliminary utility plans, floodplain study, traffic impact study etc.).
- ☐ Two (2) copies of the typical cross-sections of proposed streets showing the width of pavement, type of pavement, and location and widths of sidewalks when not in conformance with standard details.
- ☐ Approval Block:

The following notice shall be placed on the face of each preliminary plat by the subdivider:

**"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





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### 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.





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- ☐ 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)"



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- ☐ 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."



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

- ☐ 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 \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_\_.

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

\_\_\_\_\_, Title and Company (if applicable)"





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

"State of Texas  
County of Denton

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Notary Public in and for the State of Texas

\_\_\_\_\_

Type or Print Notary's Name

My Commission Expires \_\_\_\_\_."

- ☐ The following certificate shall be included on the plat in a manner that will allow the signatures of the designated officials and the affixing of the City Seal.

"Approved and Accepted

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

\_\_\_\_\_  
e City of Sanger, TX

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

Attested by

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

\_\_\_\_\_  
Date



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### VACATING PLAT CHECKLIST

- ☐ A letter signed by the property owner(s) indicating their consent. If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.
- ☐ Current tax certificate(s) indicating all taxes for the subject property have been paid to the current year (available from Denton Central Appraisal District). Tax statements printed from the DCAD website (pdf) are acceptable in lieu of the original certificate(s). Original tax certificates shall be required for recording the plat at the County.
- ☐ Letter of Intent that should include
  - 1) Existing legal description (subdivision name, lot(s), block(s));
  - 2) Original legal description that will be resumed upon plat vacation;
  - 3) Explain the location of all structures on the property.
  - 4) The contact information of the person(s) preparing the submitted documents
  - 5) The designated point of contact for future correspondence
  - 6) The intent of the plat application
  - 7) A request that the plat be reviewed and considered by the appropriate approval body
- ☐ A signed and notarized affidavit filled out completely and accurately by the land owner for the type pf plat that is proposed to be vacated must be included.
- ☐ A map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.
- ☐ Vicinity Map



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**SUBDIVISION APPLICATION**
☐

Preliminary  
Plat Minor  
Plat

☒

Final  
Plat/Replat  
Amended Plat

☐

Vacating Plat  
Conveyance  
Plat

Applicant

Owner (if different from applicant)

Name: <b>Drew Donosky</b>	Name:
Company: <b>Claymoore Engineering</b>	Company: <b>PAC Group LTD</b>
Address: <b>1903 Central Dr. # 406</b>	Address <b>1809 Hinkle Dr Ste 100</b>
City, State, Zip: <b>Bedford, TX 76021</b>	City, State, Zip: <b>Denton, TX 76201</b>
Phone <b>817-281-0572</b>	Phone:
Fax:	Fax:
Email: <b>drew@claymooreeng.com</b>	Email:

## 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)
x	Additional Required Documents/Traffic & Drainage Studies etc.
x	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): 56482, 56489

DocuSigned by:

*Ann Andrus*

47F6ADE3E63B4F0...

Owner's Signature

6/7/2024

Date

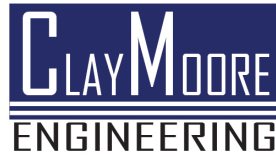
Applicant's Signature

*Drew Donosky*6/6/2024

Date

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





June 6, 2024

Ms. Ramie Hammonds  
City of Sanger  
PO BOX 1729  
Sanger, TX 76266

Re: Final Plat Ph. 1 Commercial  
Development

Final Plat - Belz Rd.  
Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for the intention of submitting for final plat for Ph. 1 Commercial Development on Belz Rd.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.  
1903 Central Drive Ste. 406  
Bedford, TX 76021  
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is fluid and cursive.

Drew Donosky, P.E.



**DATE: 05/29/24**

### **1<sup>st</sup> REVIEW COMMENTS – Preliminary Plat – Lane Ranch**

The request is for a Final Plat of Lane Ranch Final, being approximately 813 acres in the REUBEN BEBEE SURVEY , ABST. NO 29, prepared by John Cowan & Associates, Inc., submitted on 05/15/24. 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. Legal Description (Metes and Bounds)
2. Locate all permanent survey monuments, pins, state plane coordinates
3. There is to Point of Beginnings
4. An accurate location of at least 2 corners of the subdivision...
5. No numbers for the contours
6. Location of existing fire hydrants.
7. All new features are missing from the application.
8. Listing of lots with the square footage.
9. Missing approval block.
10. 3x3 recording block on all pages
11. Name and addresses of the owner, subdivider, engineer, surveyor.
12. 15 ft. easements.
13. Missing the entire informational page with legal description.
14. Please go through the entire check list provided in our application as this was missing a lot of items.

### **Informational Comments**

1. The property is within the City of Sanger.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, June 10, 2024, and the City Council meeting on Monday, July 1, 2024.



December 21, 2023  
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: Lane Ranch Addition Preliminary Plat -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for Lane Ranch Addition. The submittal was prepared by Middleton and Associates, LLC and was received May 16, 2023.

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. Please address all flood study comments provided in a separate letter.

#### **Preliminary Plat Comments**

1. Reference the zoning ordinance and provide setback information for all lots.
2. See comments to see additional easement requirements per the preliminary plans.
3. Provide street names throughout the preliminary plat and plans.
4. Per ordinance dimension the ROW and show width from the Centerline.
5. Show the existing easement based on the plans.
6. Show the proposed sewer easement by separate instrument.

#### **Preliminary Water Plan Comments**

1. The maximum fire hydrant spacing is 500' per ordinance 5.701(a). Reconcile throughout.

#### **Preliminary Drainage Comments**

1. What happens to the street drainage in McReynolds Road? Are cross culverts required? Clarify.



**Flood Study**

1. The Flood Study is still under review.
2. The Flood Study doesn't have detailed modeling for Lane Ranch Addition. Need additional information on existing ponds, expansion area, available depth, etc. Both existing ponds and proposed ponds shall be included into the hydrologic models and analysis. Time of concentration calculations need to incorporate the ponds as well.
3. To meet the downstream assessment requirements, the study area needs to extend further downstream to meet the 10% rule.
4. The Hydraulic model also needs to extend downstream to be beyond the confluence of Tributary 2 and 2.1. Upstream extension is also needed to show no adverse impact by the massive fill activity in 100-year floodplain.

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", is written over a light blue horizontal line.

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







- LEGEND
- IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - F.E. FRANCHISE EASEMENT
  - S.B. SETBACK
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
  - DOC. NO. DOCUMENT NUMBER
  - MFF MIN. FINISHED FLOOR
  - FH FIRE HYDRANT
  - MB MAILBOX

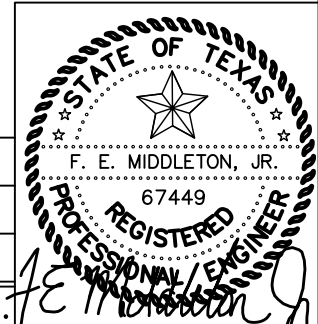
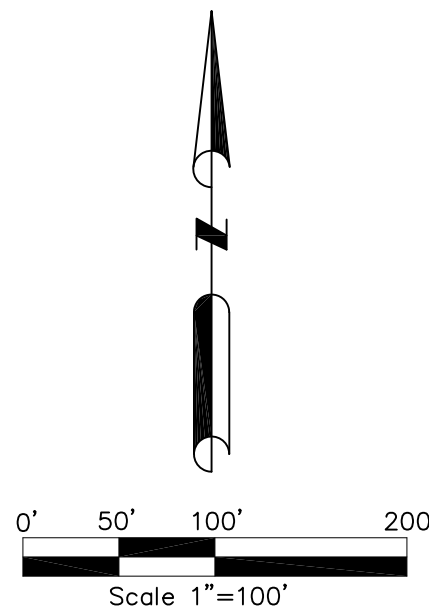
SANGER TOWN CENTER LLC  
DOC. NO. 2017-48301  
(DRDCT)

MARION HILLS APARTMENTS, LLC  
DOC. NO. 2017-92008  
(DRDCT)



Per Drainage Plan  
dedicate easement  
drainage for swale  
(TYP)

Provide street names  
per plat checklist

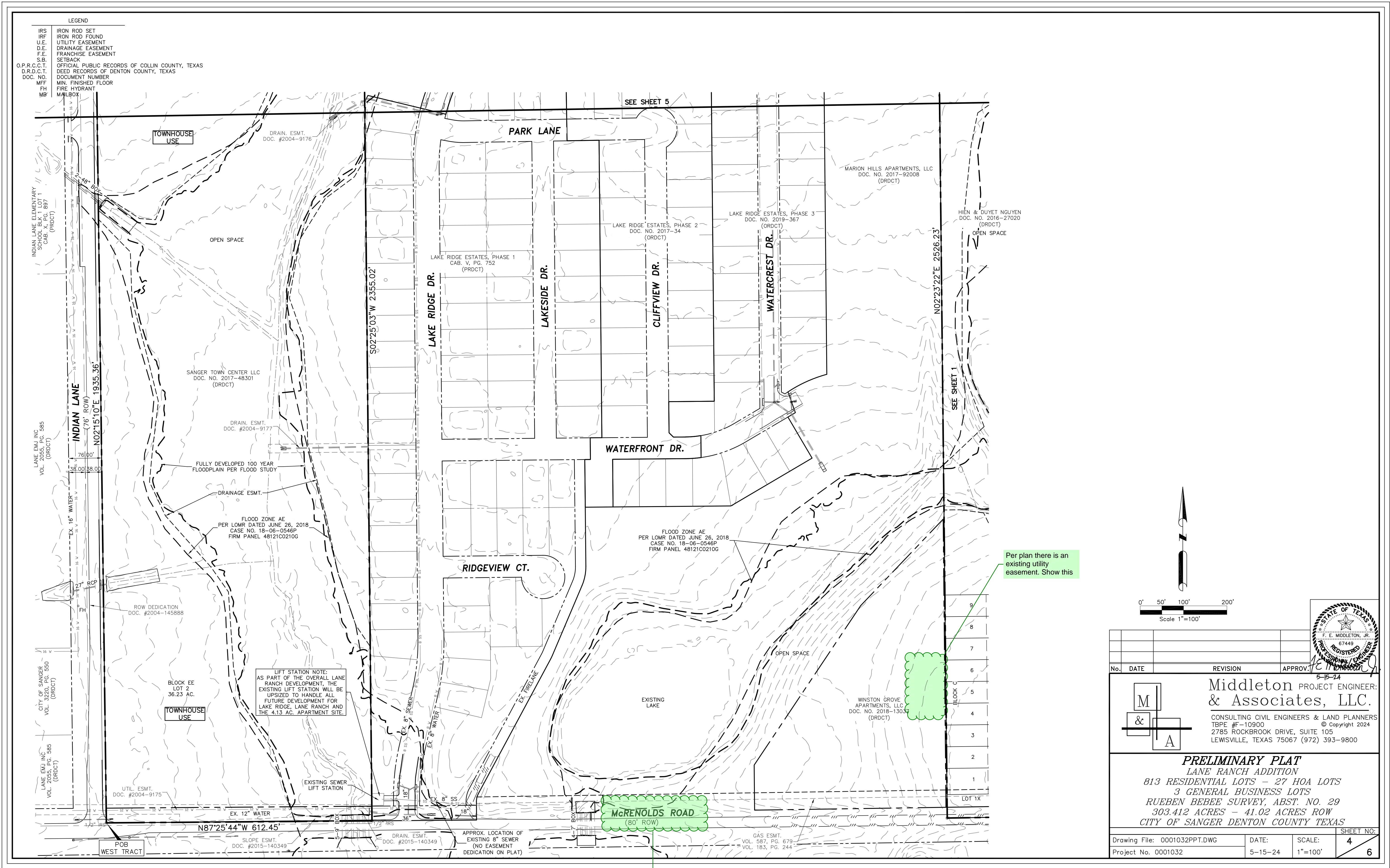


No.	DATE	REVISION	APPROV.
Middleton PROJECT ENGINEER: & Associates, LLC.			
CONSULTING CIVIL ENGINEERS & LAND PLANNERS TYPE #F-10900 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800			
<b>PRELIMINARY PLAT</b> LANE RANCH ADDITION 813 RESIDENTIAL LOTS - 27 HOA LOTS 3 GENERAL BUSINESS LOTS RUBEN BEBEE SURVEY, ABST. NO. 29 303.412 ACRES - 41.02 ACRES ROW CITY OF SANGER DENTON COUNTY TEXAS			
Drawing File: 0001032PPT.DWG			SHEET NO: 2
Project No. 0001032			6
DATE: 5-15-24		SCALE: 1"=100'	





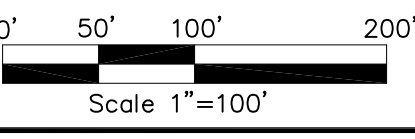
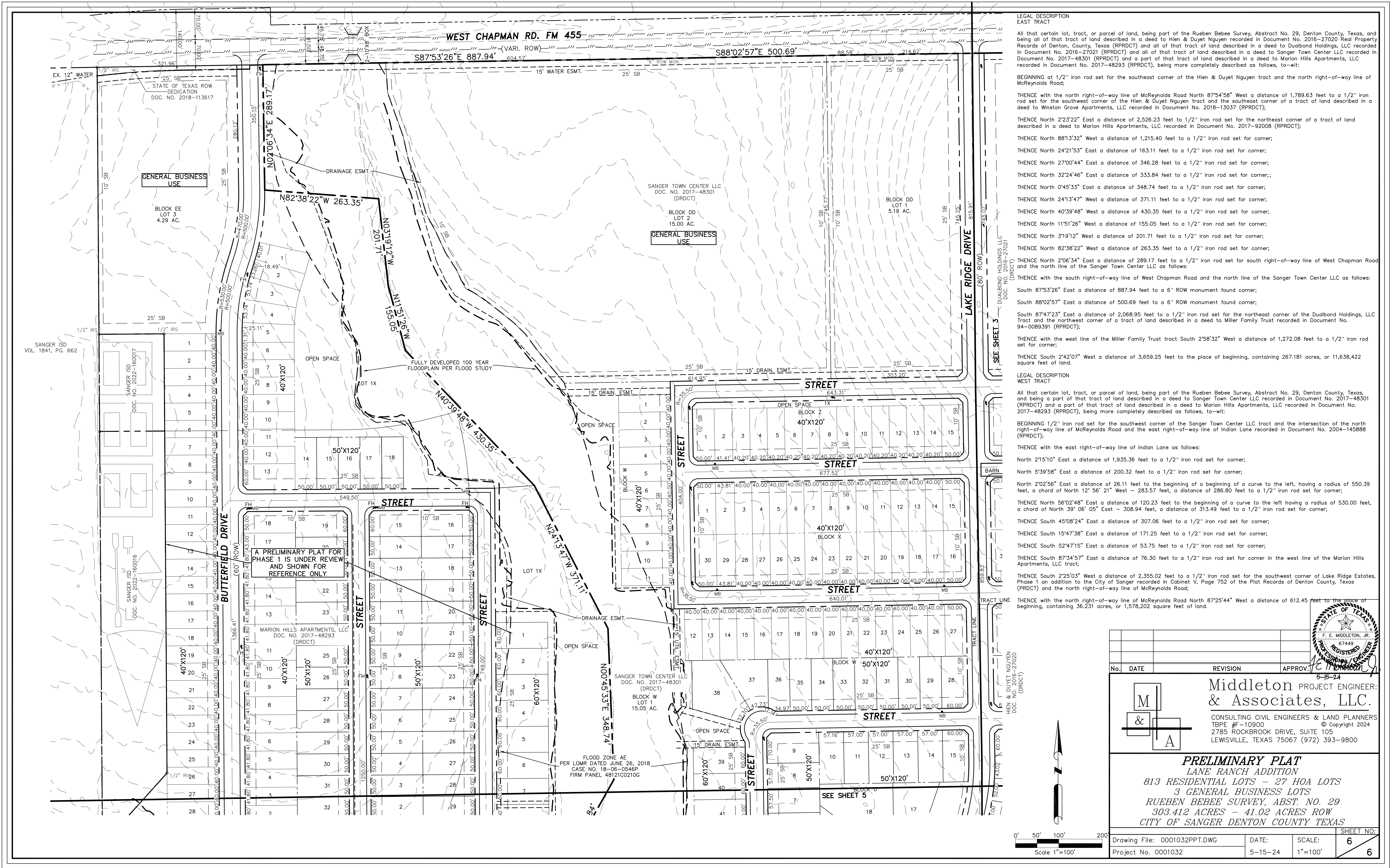












LEGAL DESCRIPTION  
EAST TRACT

All that certain lot, tract, or parcel of land, being part of the Rueben Bebee Survey, Abstract No. 29, Denton County, Texas, and being all of that tract of land described in a deed to Hien & Duyet Nguyen recorded in Document No. 2016-27020 Real Property Records of Denton, County, Texas (RPRDCT) and all of that tract of land described in a deed to Dualbond Holdings, LLC recorded in Document No. 2016-27021 (RPRDCT) and all of that tract of land described in a deed to Sanger Town Center LLC recorded in Document No. 2017-48301 (RPRDCT) and a part of that tract of land described in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-48293 (RPRDCT), being more completely described as follows, to-wit:

BEGINNING at 1/2" iron rod set for the southeast corner of the Hien & Duyet Nguyen tract and the north right-of-way line of McReynolds Road;

THENCE with the north right-of-way line of McReynolds Road North 87°54'58" West a distance of 1,789.63 feet to a 1/2" iron rod set for the southwest corner of the Hien & Duyet Nguyen tract and the southeast corner of a tract of land described in a deed to Winston Grove Apartments, LLC recorded in Document No. 2018-13037 (RPRDCT);

THENCE North 2°23'22" East a distance of 2,526.23 feet to 1/2" iron rod set for the northeast corner of a tract of land described in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-92008 (RPRDCT);

THENCE North 88°13'32" West a distance of 1,215.40 feet to a 1/2" iron rod set for corner;

THENCE North 24°21'53" East a distance of 163.11 feet to a 1/2" iron rod set for corner;

THENCE North 27°00'44" East a distance of 346.28 feet to a 1/2" iron rod set for corner;

THENCE North 32°24'46" East a distance of 333.84 feet to a 1/2" iron rod set for corner;

THENCE North 0°45'33" East a distance of 348.74 feet to a 1/2" iron rod set for corner;

THENCE North 24°13'47" West a distance of 371.11 feet to a 1/2" iron rod set for corner;

THENCE North 40°39'48" West a distance of 430.35 feet to a 1/2" iron rod set for corner;

THENCE North 11°51'26" West a distance of 155.05 feet to a 1/2" iron rod set for corner;

THENCE North 3°19'12" West a distance of 201.71 feet to a 1/2" iron rod set for corner;

THENCE North 82°38'22" West a distance of 263.35 feet to a 1/2" iron rod set for corner;

THENCE with the south right-of-way line of West Chapman Road and the north line of the Sanger Town Center LLC as follows:

South 87°53'26" East a distance of 887.94 feet to a 6" ROW monument found corner;

South 88°02'57" East a distance of 500.69 feet to a 6" ROW monument found corner;

South 87°47'23" East a distance of 2,068.95 feet to a 1/2" iron rod set for the northeast corner of the Dualbond Holdings, LLC Tract and the northwest corner of a tract of land described in a deed to Miller Family Trust recorded in Document No. 94-0089391 (RPRDCT);

THENCE with the west line of the Miller Family Trust tract South 2°58'32" West a distance of 1,272.08 feet to a 1/2" iron rod set for corner;

THENCE South 2°42'07" West a distance of 3,659.25 feet to the place of beginning, containing 267.181 acres, or 11,638,422 square feet of land.

LEGAL DESCRIPTION  
WEST TRACT

All that certain lot, tract, or parcel of land, being part of the Rueben Bebee Survey, Abstract No. 29, Denton County, Texas, and being a part of that tract of land described in a deed to Sanger Town Center LLC recorded in Document No. 2017-48301 (RPRDCT) and a part of that tract of land described in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-48293 (RPRDCT), being more completely described as follows, to-wit:

BEGINNING 1/2" iron rod set for the southwest corner of the Sanger Town Center LLC tract and the intersection of the north right-of-way line of McReynolds Road and the east right-of-way line of Indian Lane recorded in Document No. 2004-145888 (RPRDCT);

THENCE with the east right-of-way line of Indian Lane as follows:

North 2°15'10" East a distance of 1,935.36 feet to a 1/2" iron rod set for corner;

North 5°39'58" East a distance of 200.32 feet to a 1/2" iron rod set for corner;

North 2°02'56" East a distance of 26.11 feet to the beginning of a curve to the left, having a radius of 550.39 feet, a chord of North 12° 56' 21" West - 283.57 feet, a distance of 286.80 feet to a 1/2" iron rod set for corner;

THENCE North 56°02'48" East a distance of 120.23 feet to the beginning of a curve to the left having a radius of 530.00 feet, a chord of North 39° 06' 05" East - 308.94 feet, a distance of 313.49 feet to a 1/2" iron rod set for corner;

THENCE South 45°08'24" East a distance of 307.06 feet to a 1/2" iron rod set for corner;

THENCE South 15°47'38" East a distance of 171.25 feet to a 1/2" iron rod set for corner;

THENCE South 52°47'15" East a distance of 53.75 feet to a 1/2" iron rod set for corner;

THENCE South 87°34'57" East a distance of 76.30 feet to a 1/2" iron rod set for corner in the west line of the Marion Hills Apartments, LLC tract;

THENCE South 2°25'03" West a distance of 2,355.02 feet to a 1/2" iron rod set for the southwest corner of Lake Ridge Estates, Phase 1 an addition to the City of Sanger recorded in Cabinet V, Page 752 of the Plat Records of Denton County, Texas (PRDCT) and the north right-of-way line of McReynolds Road;

THENCE with the north right-of-way line of McReynolds Road North 87°25'44" West a distance of 612.45 feet to the place of beginning, containing 36.231 acres, or 1,578,202 square feet of land.

No.	DATE	REVISION	APPROVAL

5-15-24

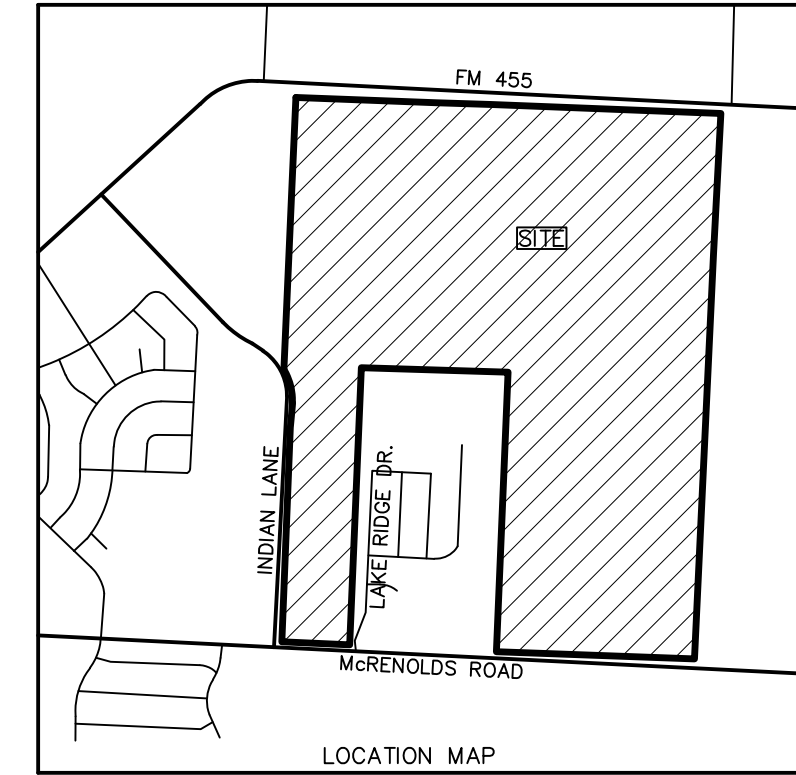
**Middleton PROJECT ENGINEER:  
& Associates, LLC.**

CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TYPE #F-10900  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

**PRELIMINARY PLAT**  
LANE RANCH ADDITION  
813 RESIDENTIAL LOTS - 27 HOA LOTS  
3 GENERAL BUSINESS LOTS  
RUEBEN BEBEE SURVEY, ABST. NO. 29  
303.412 ACRES - 41.02 ACRES ROW  
CITY OF SANGER DENTON COUNTY TEXAS

Drawing File: 0001032PPT.DWG	DATE: 5-15-24	SCALE: 1"=100'	SHEET NO: 6
Project No. 0001032			

SANITARY SEWER NOTES:  
1. UNLESS OTHERWISE LABELED ALL SANITARY SEWER LINES ARE 8" PVC.



- LEGEND
- W — Ex. Water
  - SS — Ex. Sanitary Sewer
  - SS — Prop. Sanitary Sewer
  - SS — Prop. Sewer Manhole

0' 50' 100' 200'  
Scale 1"=100'

**Professional Engineer Seal:**  
F. E. MIDDLETON, JR.  
67445  
REGISTERED  
CIVIL ENGINEER  
STATE OF TEXAS

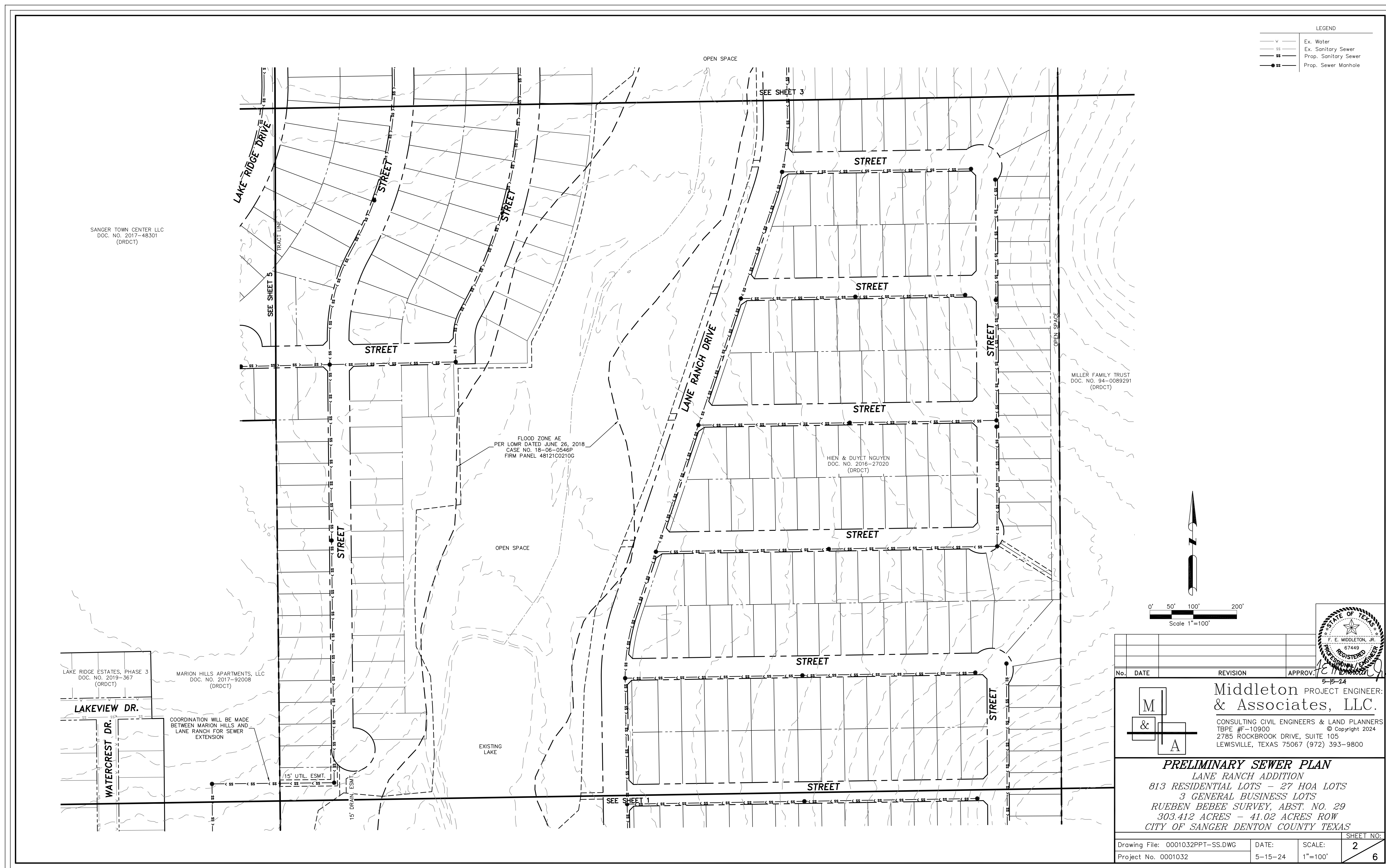
No.	DATE	REVISION	APPROV.

**Middleton PROJECT ENGINEER:  
& Associates, LLC.**  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TYPE #F-10900 © Copyright 2024  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

**PRELIMINARY SEWER PLAN**  
LANE RANCH ADDITION  
813 RESIDENTIAL LOTS - 27 HOA LOTS  
3 GENERAL BUSINESS LOTS  
RUEBEN BEBEE SURVEY, ABST. NO. 29  
303.412 ACRES - 41.02 ACRES ROW  
CITY OF SANGER DENTON COUNTY TEXAS

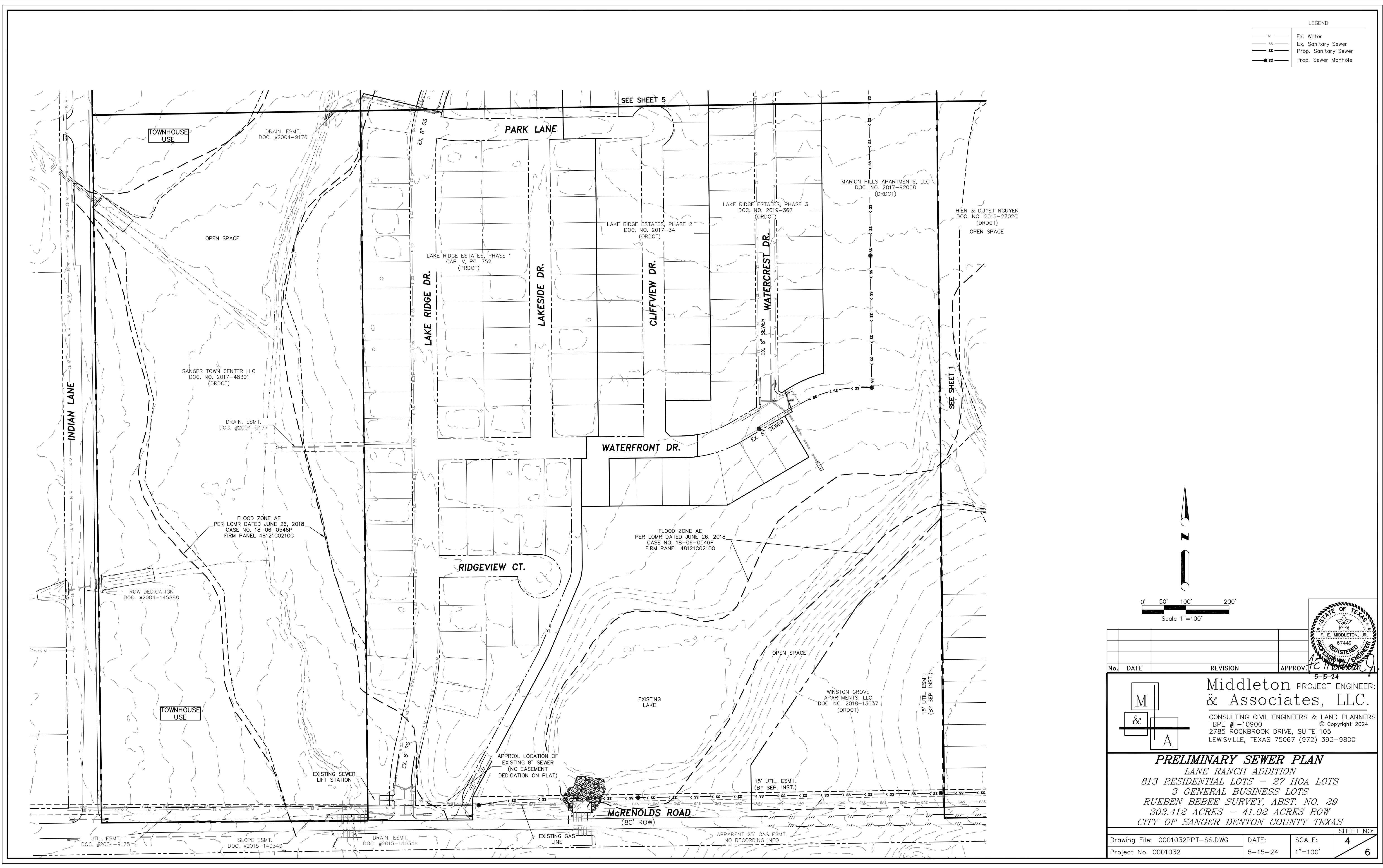
Drawing File: 0001032PPT-SS.DWG	DATE: 5-15-24	SCALE: 1"=100'	SHEET NO: 1
Project No. 0001032			6

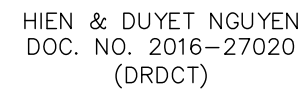
















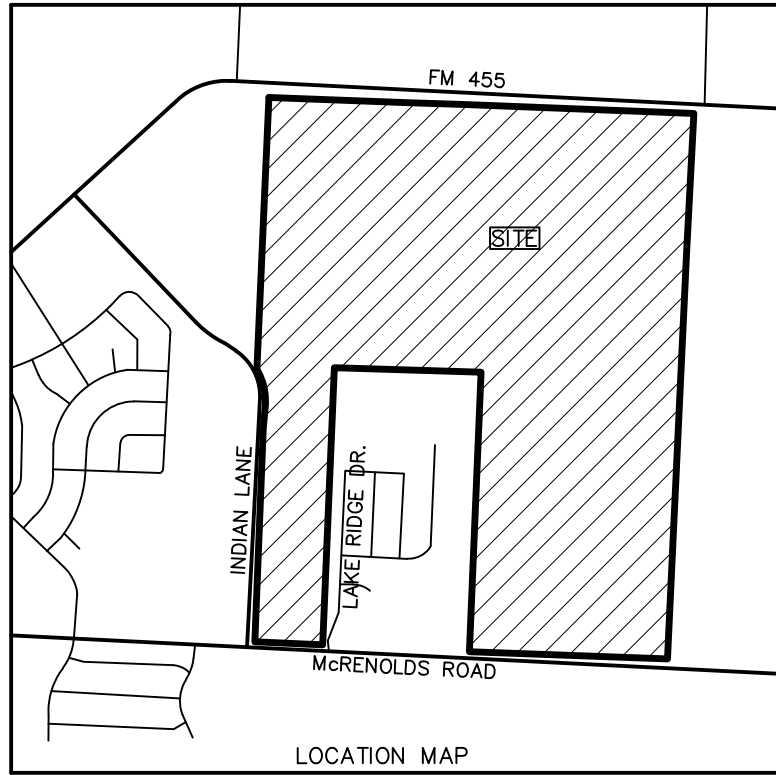
MARION HILLS APARTMENTS, LLC  
DOC. NO. 2017-92008  
(DRDCT)

BLOCK AA  
LOT 1  
42.55 AC.  
FLOOD ZONE AE  
PER LOMR DATED JUNE 26, 2018  
CASE NO. 18-06-0546P  
FIRM PANEL 48121C0210G

HIEN & DUUYET NGUYEN  
DOC. NO. 2016-27020  
(DRDCT)

WINSTON GROVE  
APARTMENTS, LLC  
DOC. NO. 2018-13037  
(DRDCT)

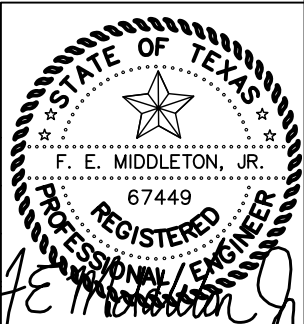
MILLER FAMILY TRUST  
DOC. NO. 94-0089291  
(DRDCT)



- LEGEND
- Ex. Water
  - Ex. Sanitary Sewer
  - Prop. Water
  - Prop. Hydrant

Max spacing is 500'  
per ordinance  
5.701(a) (TYP)

0' 50' 100' 200'  
Scale 1"=100'



No.	DATE	REVISION	APPROV.

**Middleton PROJECT ENGINEER:**  
**& Associates, LLC.**  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TYPE #F-10900 © Copyright 2024  
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LEWISVILLE, TEXAS 75067 (972) 393-9800

**PRELIMINARY WATER PLAN**  
**LANE RANCH ADDITION**  
**813 RESIDENTIAL LOTS - 27 HOA LOTS**  
**3 GENERAL BUSINESS LOTS**  
**RUEBEN BEBEE SURVEY, ABST. NO. 29**  
**303.412 ACRES - 41.02 ACRES ROW**  
**CITY OF SANGER DENTON COUNTY TEXAS**

Drawing File: 0001032PPT-WAT.DWG	DATE: 5-15-24	SCALE: 1"=100'	SHEET NO: 1
Project No. 0001032			6



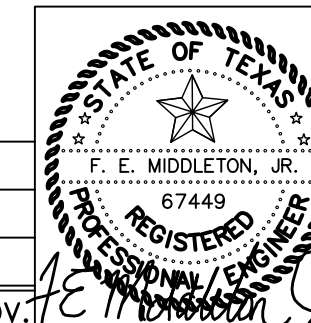
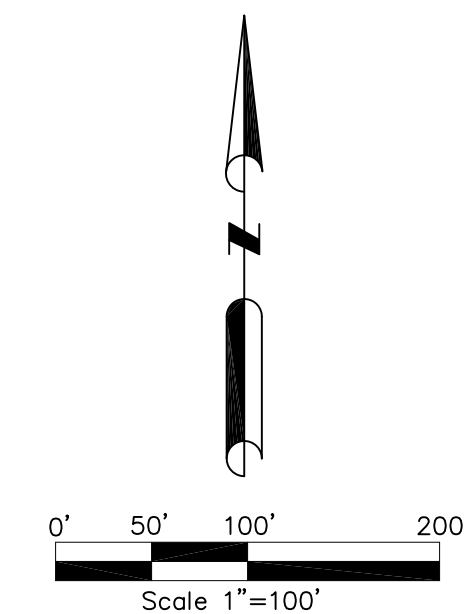
SANGER TOWN CENTER LLC  
DOC. NO. 2017-48301  
(DRDCT)

MARION HILLS APARTMENTS, LLC  
DOC. NO. 2017-92008  
(DRDCT)

MILLER FAMILY TRUST  
DOC. NO. 94-0089291  
(DRDCT)

FLOOD ZONE AE  
PER LOMR DATED JUNE 26, 2018  
CASE NO. 18-06-0546P  
FIRM PANEL 48121C0210G

LEGEND	
	Ex. Water
	Ex. Sanitary Sewer
	Prop. Water
	Prop. Hydrant



No.	DATE	REVISION	APPROV.

**Middleton PROJECT ENGINEER:  
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TYPE #F-10900 © Copyright 2024  
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LEWISVILLE, TEXAS 75067 (972) 393-9800

**PRELIMINARY WATER PLAN**  
LANE RANCH ADDITION  
813 RESIDENTIAL LOTS - 27' HOA LOTS  
3 GENERAL BUSINESS LOTS  
RUEBEN BEBEE SURVEY, ABST. NO. 29  
303.412 ACRES - 41.02 ACRES ROW  
CITY OF SANGER DENTON COUNTY TEXAS

Drawing File: 0001032PPT-WAT.DWG	DATE: 5-15-24	SCALE: 1"=100'	SHEET NO.: 2
Project No. 0001032			6

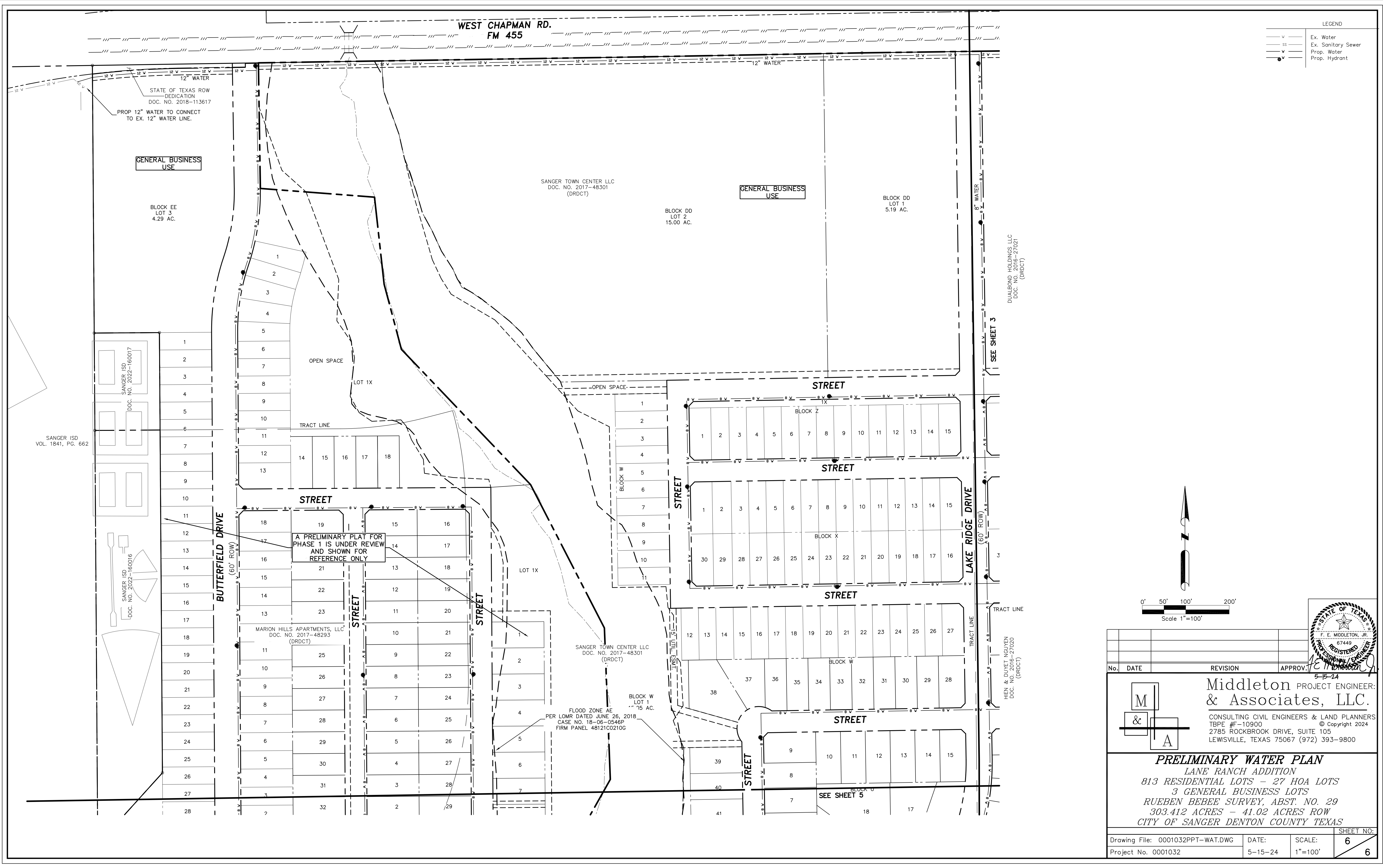












No.	DATE	REVISION	APPROV.

M

&

A

**Middleton PROJECT ENGINEER:  
& Associates, LLC.**  
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TYPE #F-10900 © Copyright 2024  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

**PRELIMINARY WATER PLAN**  
LANE RANCH ADDITION  
813 RESIDENTIAL LOTS - 27 HOA LOTS  
3 GENERAL BUSINESS LOTS  
RUBEN BEBEE SURVEY, ABST. NO. 29  
303.412 ACRES - 41.02 ACRES ROW  
CITY OF SANGER DENTON COUNTY TEXAS

Drawing File: 0001032PPT-WAT.DWG  
Project No. 0001032

DATE:  
5-15-24

SCALE:  
1"=100'

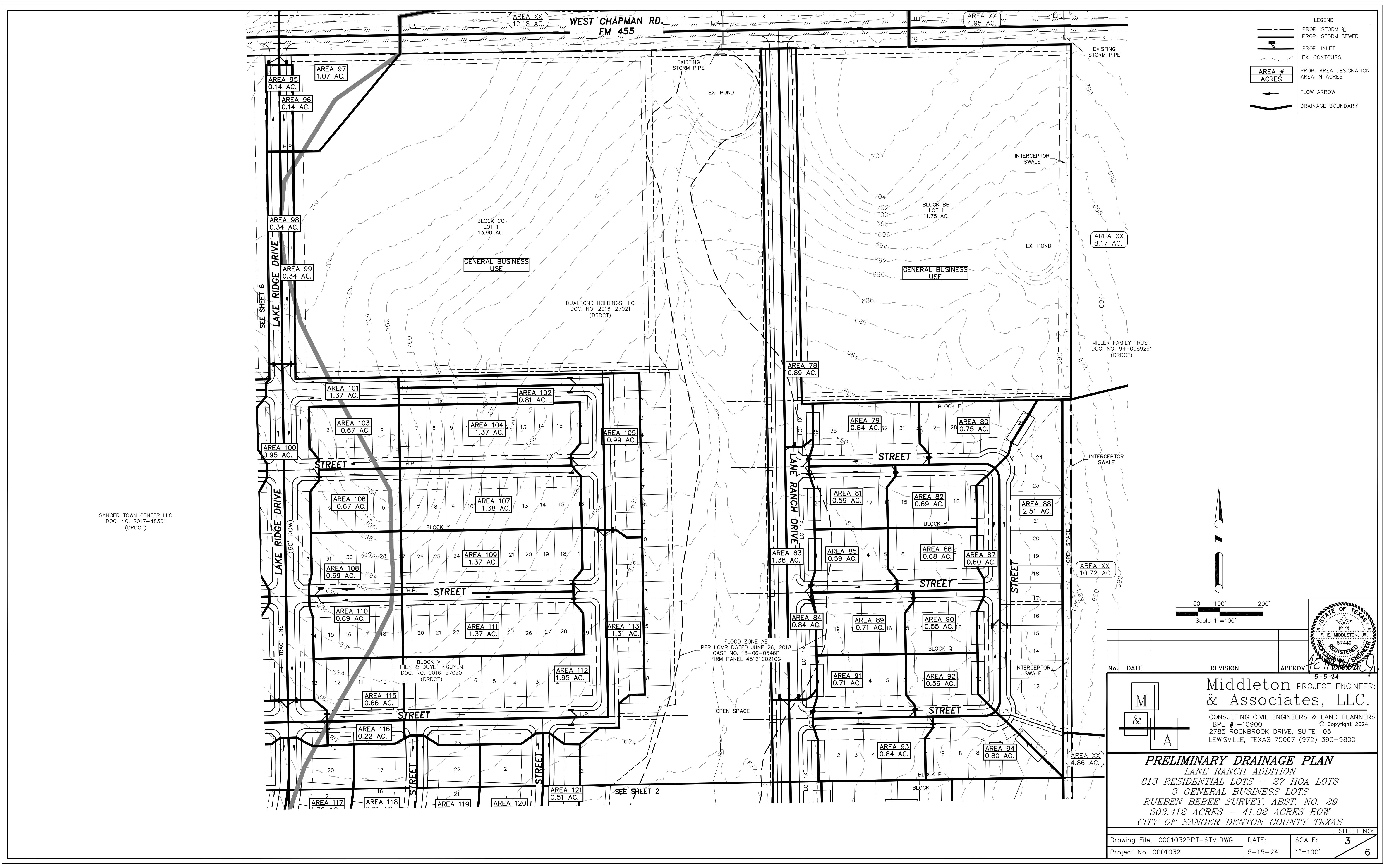
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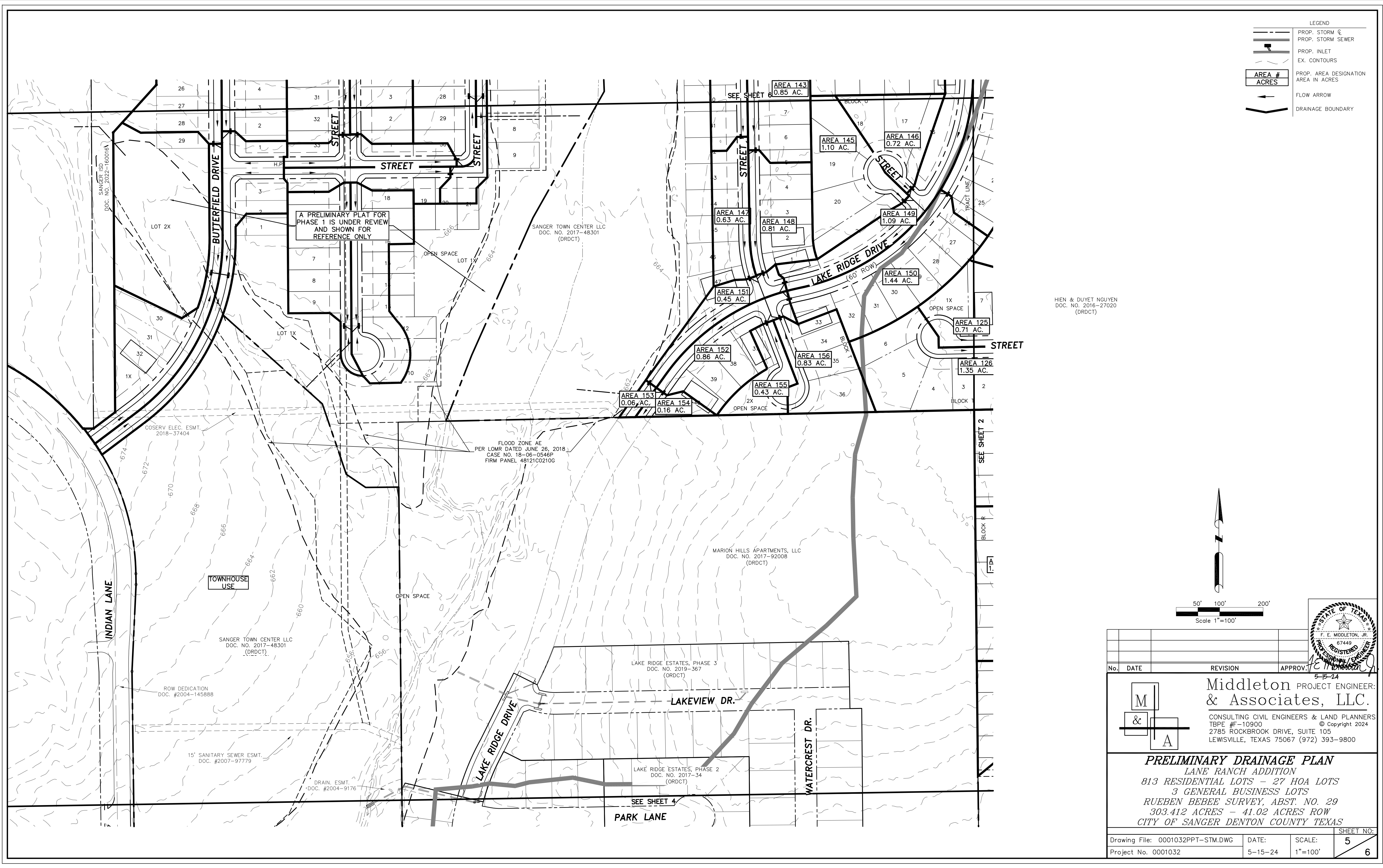


















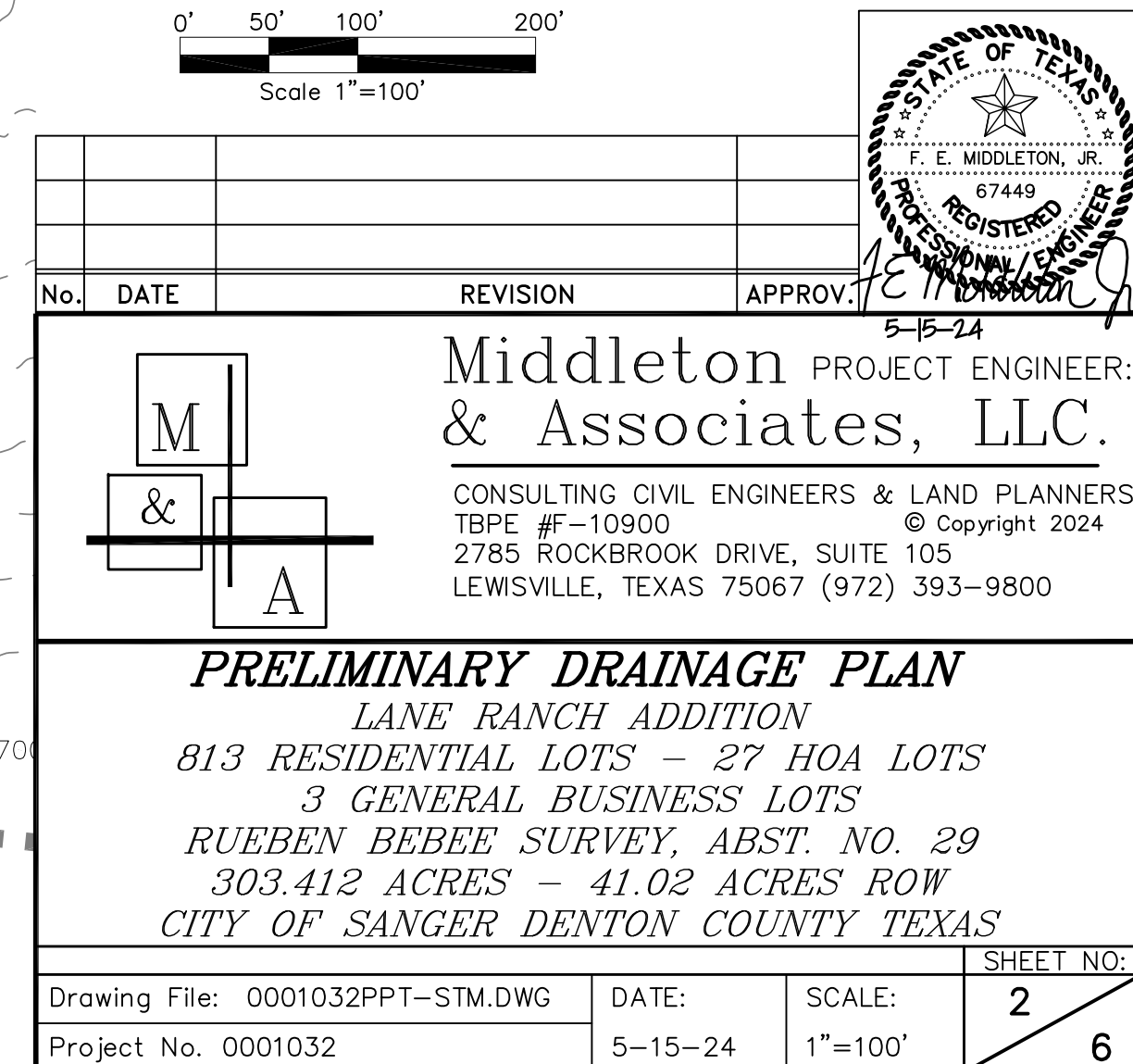


MARION HILLS APARTMENTS, LLC  
DOC. NO. 2017-92008  
(DRDCT)

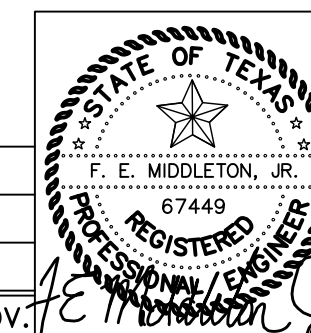
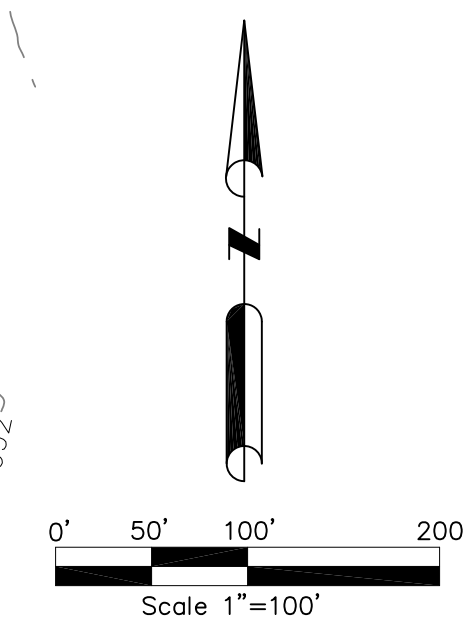
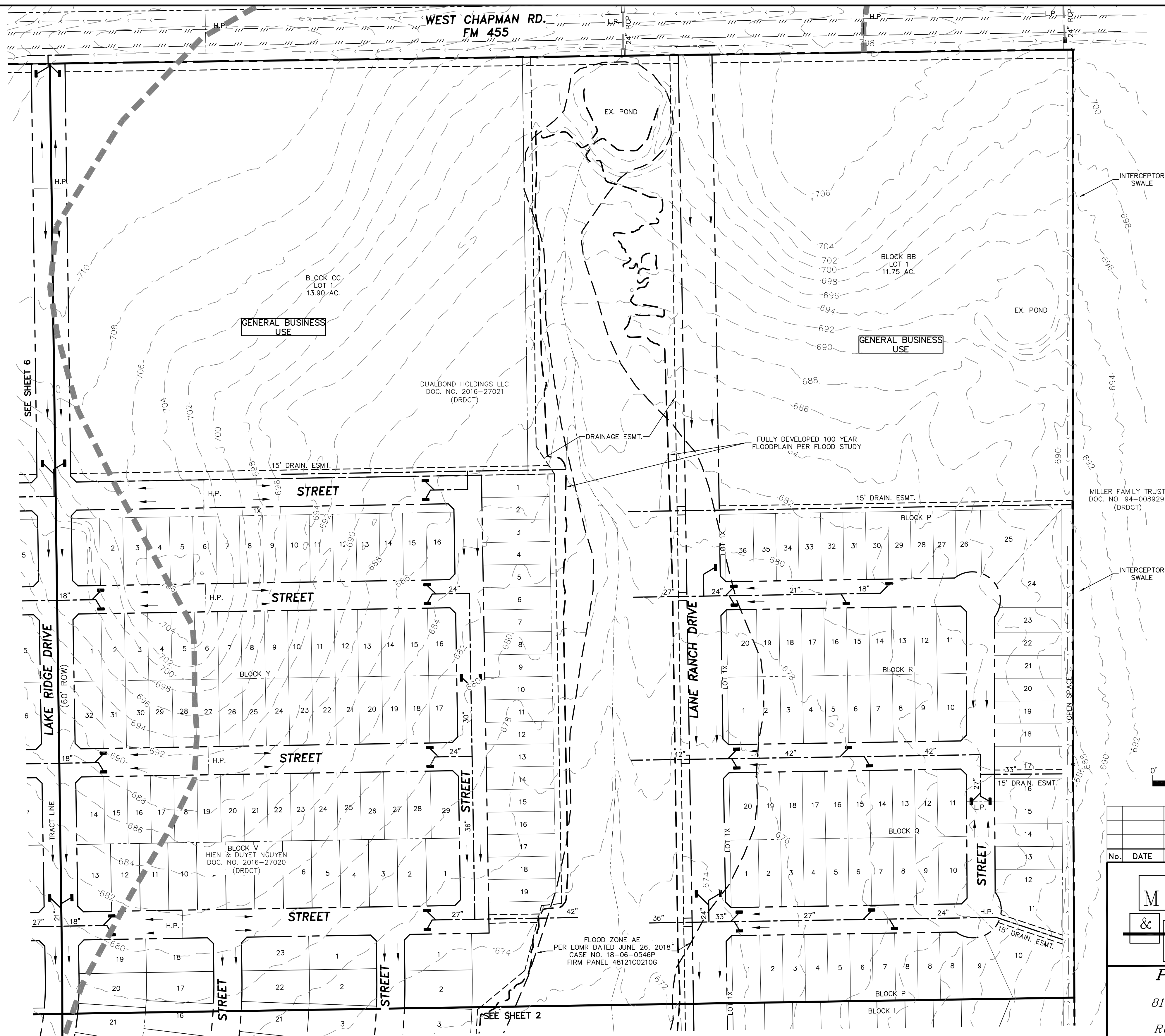
WINSTON GROVE  
APARTMENTS, LLC  
DOC. NO. 2018-13037  
(DRDCT)

What happens to  
street drainage? are  
cross culverts  
required. Clarify









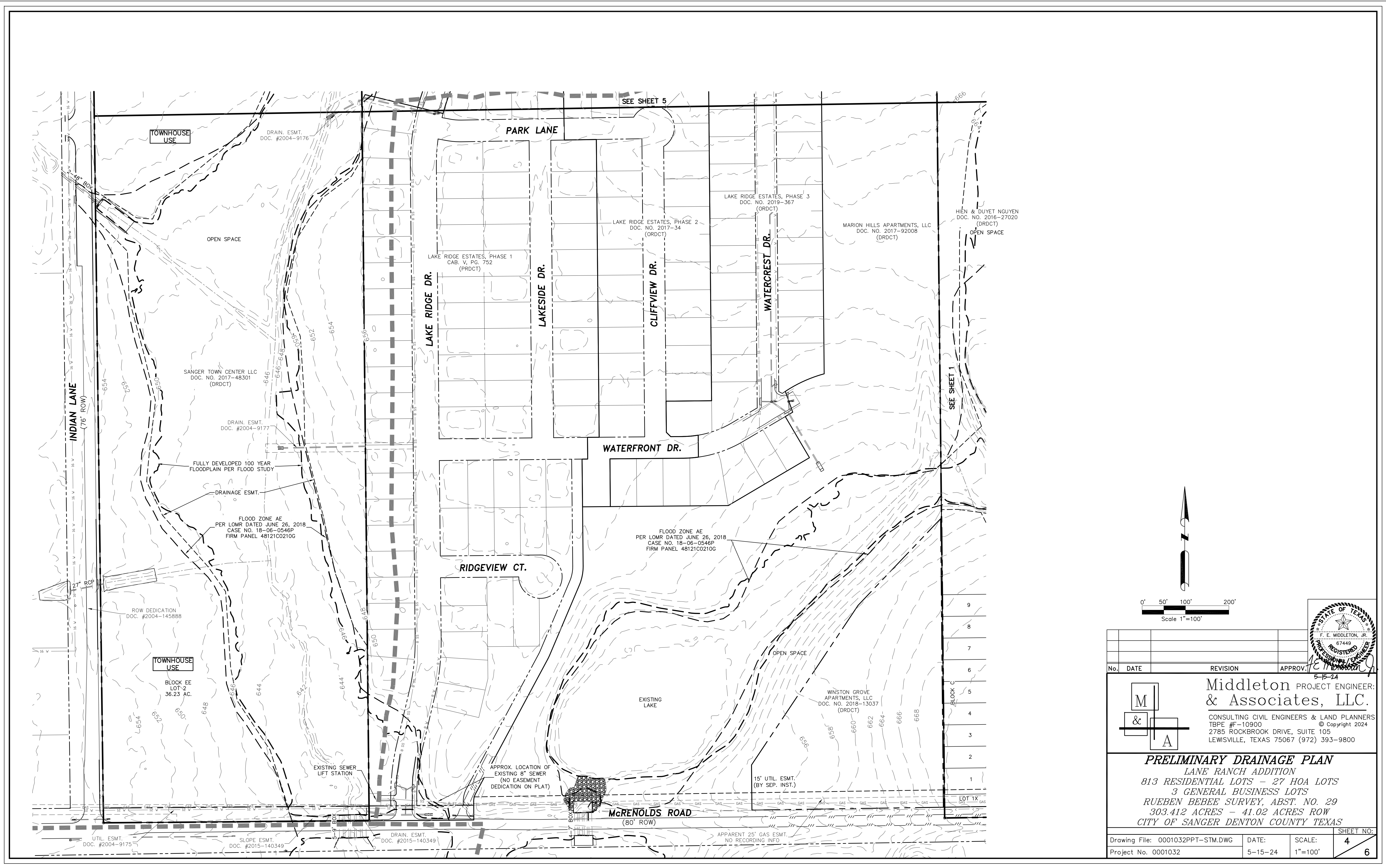
No.	DATE	REVISION	APPROV.
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A diagram illustrating the decomposition of the word "M&A". The word is shown in a large, light gray font. Below it, the individual characters "M", "&", and "A" are shown in smaller, light gray boxes, each with a vertical line extending downwards from the bottom of the box. A horizontal line is drawn across the middle of the diagram, passing through the middle of the boxes containing "&" and "A".

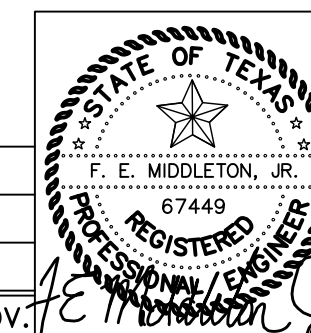
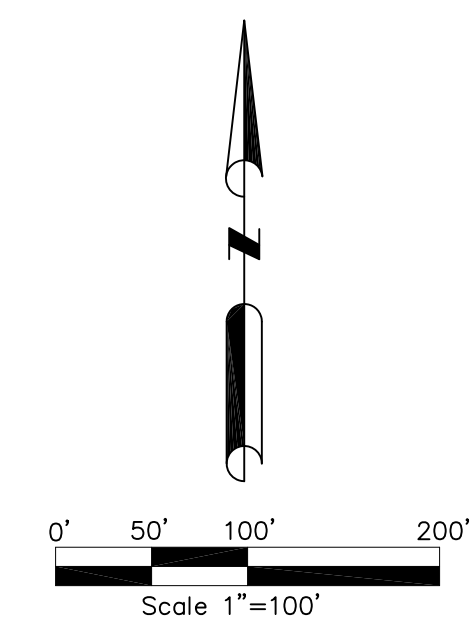
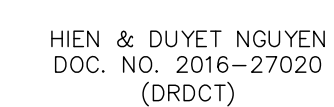
CONSULTING CIVIL ENGINEERS & LAND PLANNERS  
TBPE #F-10900 © Copyright 2024  
2785 ROCKBROOK DRIVE, SUITE 105  
LEWISVILLE, TEXAS 75067 (972) 393-9800

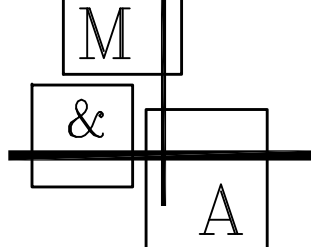
***PRELIMINARY DRAINAGE PLAN***  
LANE RANCH ADDITION  
813 RESIDENTIAL LOTS - 27 HOA LOTS  
3 GENERAL BUSINESS LOTS  
RUEBEN BEBEE SURVEY, ABST. NO. 29  
303.412 ACRES - 41.02 ACRES ROW  
CITY OF SANGER DENTON COUNTY TEXAS

			SHEET NO:
Drawing File: 0001032PPT-STM.DWG	DATE:	SCALE:	3 / 6
Project No. 0001032	5-15-24	1"=100'	

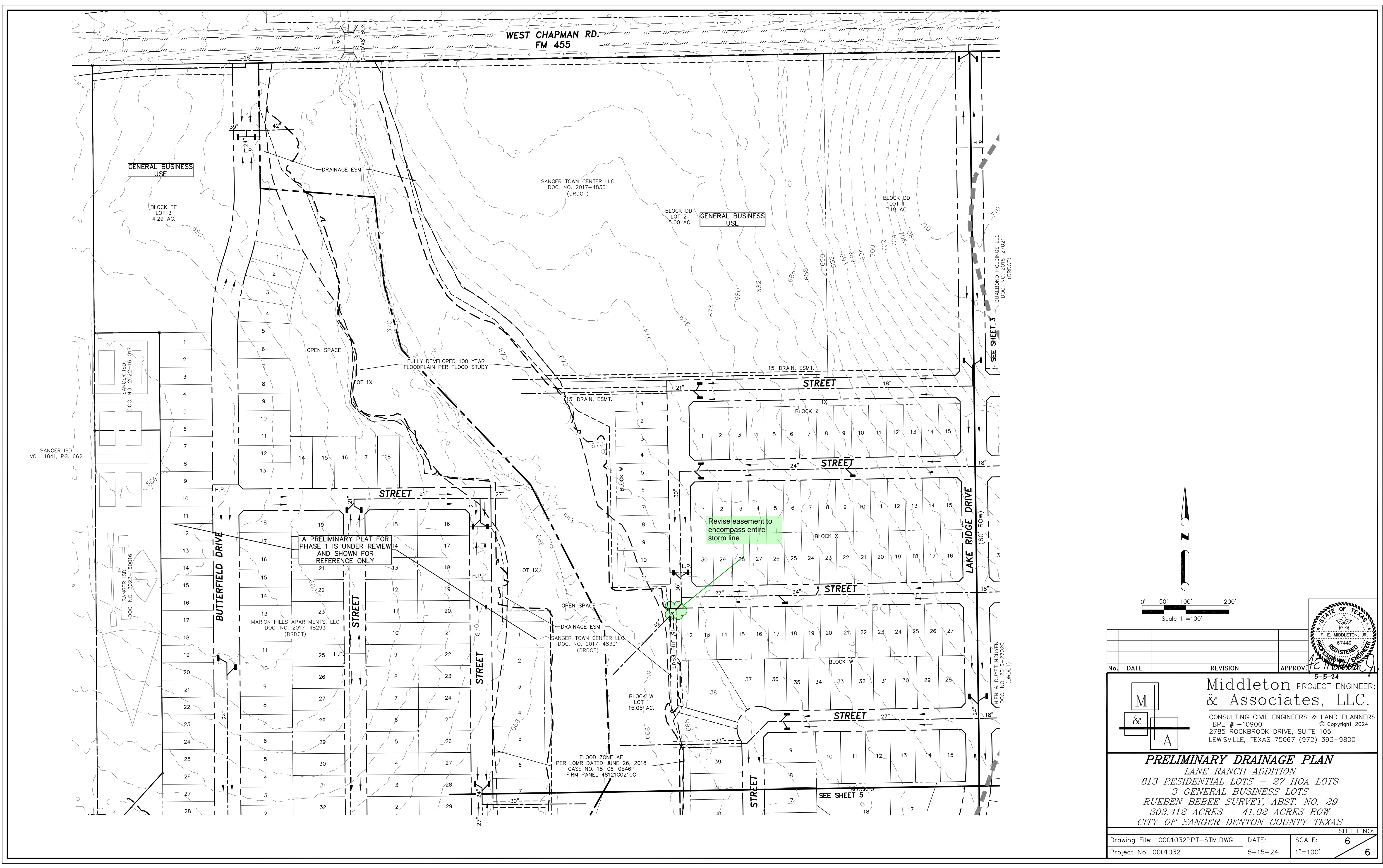






				F.E. MIDDLETON, JR. REGISTERED PROFESSIONAL ENGINEER 87449
No.	DATE	REVISION	APPROVAL:	5-15-24
 <div style="float: right;"> <p>Middleton PROJECT ENGINEER: &amp; Associates, LLC.</p> <hr/> <p>CONSULTING CIVIL ENGINEERS &amp; LAND PLANNERS TEPE #F-10900 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800</p> </div>				
<b>PRELIMINARY DRAINAGE PLAN</b>				
<i>LANE RANCH ADDITION</i>				
<i>813 RESIDENTIAL LOTS - 27 HOA LOTS</i>				
<i>3 GENERAL BUSINESS LOTS</i>				
<i>RUEBEN BEBEE SURVEY, ABST. NO. 29</i>				
<i>303.412 ACRES - 41.02 ACRES ROW</i>				
<i>CITY OF SANGER DENTON COUNTY TEXAS</i>				
Drawing File: 0001032PPT-STM.DWG	DATE:	SCALE:	SHEET NO:	
Project No. 0001032	5-15-24	1"=100'	5	6





No.	DATE	REVISION	APPROV.
			5-15-24
<div><div>M &amp; A</div><div><b>Middleton PROJECT ENGINEER: &amp; Associates, LLC.</b></div><div>CONSULTING CIVIL ENGINEERS &amp; LAND PLANNERS TYPE #F-10900 © Copyright 2024 2785 ROCKBROOK DRIVE, SUITE 105 LEWISVILLE, TEXAS 75067 (972) 393-9800</div></div>			
<b>PRELIMINARY DRAINAGE PLAN</b> LANE RANCH ADDITION 813 RESIDENTIAL LOTS - 27' HOA LOTS 3 GENERAL BUSINESS LOTS RUEBEN BEBEE SURVEY, ABST. NO. 29 303.412 ACRES - 41.02 ACRES ROW CITY OF SANGER DENTON COUNTY TEXAS			
Drawing File: 0001032PPT--STM.DWG			SHEET NO. 6
Project No. 0001032			6
DATE: 5-15-24		SCALE: 1"=100'	



## CITY COUNCIL COMMUNICATION

**DATE:** July 1, 2024

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

**AGENDA ITEM:** Consideration and possible action on Resolution 2024-06, adopting the Housing Study conducted by Antero Group, authorizing its execution, and providing an effective date.

**SUMMARY:**

- The City contracted with Antero Group to perform a new Housing Study.
- The original study was conducted in 2016 and had not been updated since its adoption.
- The study looked at existing housing and future housing.
- The study strived to make sure we had adequate housing to meet the needs of our community.
- This study set target percentages of each housing type to ensure we maintain a balanced housing mix.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL

**ATTACHMENTS:**

2016 Housing Study Resolution  
Resolution 2024-06  
Exhibit A



**CITY OF SANGER, TEXAS**

**RESOLUTION NO. 2024-06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, APPROVING AND SUPPORTING A HOUSING POLICY WITHIN THE CITY OF SANGER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sanger desires a balanced housing mix that provides housing for all income levels without discrimination; and

**WHEREAS**, on September 19, 2016, the City Council adopted Resolution 09-08-16, approving and supporting a Housing Policy; and

**WHEREAS**, the City Council is focused on the growth and sustainability of the community by supporting efforts to enhance the property tax base and stimulate quality development; and

**WHEREAS**, the City Council has contracted with Antero Group to research the current housing stock and to look at a wide range of alternatives for the City of Sanger, Texas; and

**WHEREAS**, the City Council acknowledges the need for a well-balanced and diverse housing mix in order to continue to provide for adequate services and promote local economic development; and

**WHEREAS**, the City Council desires to make a policy statement to guide City Staff and potential developers as new housing developments are proposed and brought forward for City Council consideration; and

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

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

**SECTION 1.** The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

**SECTION 2.** That the City Council by approving and supporting the Housing Policy, encourages new developments to follow the principles as found in Exhibit A.

**SECTION 3.** That the City Council will give special consideration to mixed-use developments which will be evaluated on a case-by-case basis.

**SECTION 4.** Proposals for independent and/or assisted living may be considered by the City of Sanger on a case-by-case basis.

**SECTION 5.** That this resolution shall become effective from and after its date of passage.

**PASSED AND APPROVED THIS 1st DAY OF JULY, 2024.**

APPROVED:

ATTEST:

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

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

**APPROVED AS TO FORM:**

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



EXHIBIT A

Item 19.



# CITY OF SANGER

## 2024 HOUSING STUDY

FINAL DRAFT





## 2024 SANGER HOUSING STUDY

**PREPARED FOR:**

City of Sanger  
201 Bolivar Street  
Sanger, TX 76266

**PREPARED BY:**

Antero Group  
109 N. Elm Street  
Denton, TX 76201

**MAY 2024**

*FINAL DRAFT*



## ACKNOWLEDGMENTS

We extend our thanks and acknowledge the support of those who participated in advising and preparing this document. This study was made possible through the contributions of the following individuals:

### CITY OF SANGER

#### City of Sanger Elected Officials

- » Thomas Muir, *Mayor*
- » Gary Bilyeu, *Council*
- » Allen Chick, *Council*
- » Marissa Barrett, *Council*
- » Dennis Dillon, *Council*
- » Victor Gann, *Council*

#### City of Sanger Municipal Staff

- » John Noblitt, *City Manager*
- » Stefani Dodson, *Planning Technician*
- » Alina Ciocan, *Assistant City Manager*
- » Ramie Hammonds, *Director of Development Services / Building Official*



### CONSULTANT TEAM

- » Michael Schmitz, *Principal*
- » Calvin Eddleman, *Planner*
- » Sean Norton, *Planner*

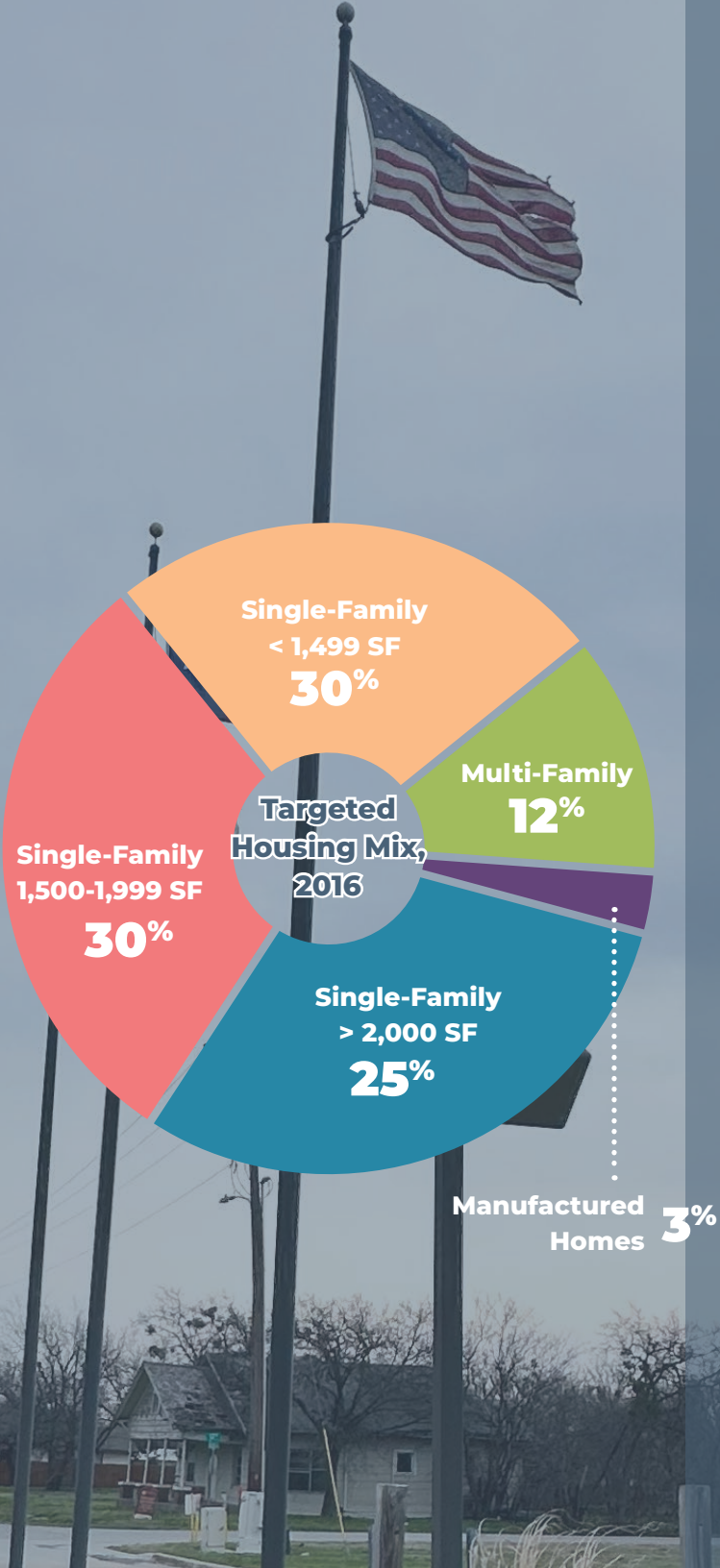
**Antero Group** is a holistic urban planning, civil engineering, and strategic consulting firm with offices in Chicago, South Bend, Denver, and Dallas-Fort Worth. We leverage interdisciplinary teams, creative thinking, and collaborative processes to design innovative and effective solutions. Our team believes that authentic, long-term partnerships are the best way to deliver projects that create lasting value.



## EXECUTIVE SUMMARY

The City of Sanger (“Sanger”) is expected to experience significant population growth in the coming years, continuing a trend that has been evident over the past several decades. As this growth occurs, it is increasingly important to determine the capacity of Sanger’s housing inventory to accommodate the needs of a changing population.

The central aim of this study is to provide an understanding of the current and future housing landscape in Sanger, while taking into consideration the vision for growth set forth by both the 2016 housing ordinance policy and the Sanger 2040 Comprehensive Plan. Sanger’s 2016 housing ordinance policy outlined a target composition of housing categories, including single-family under 1,499 square feet, single-family between 1,500 and 1,999 square feet, single-family above 2,000 square feet, multi-family, and manufactured homes.





**This current study aims to assess Sanger’s alignment with the City’s 2016 target mix and to determine if this target requires adjustments to accommodate the needs brought about by future growth.**

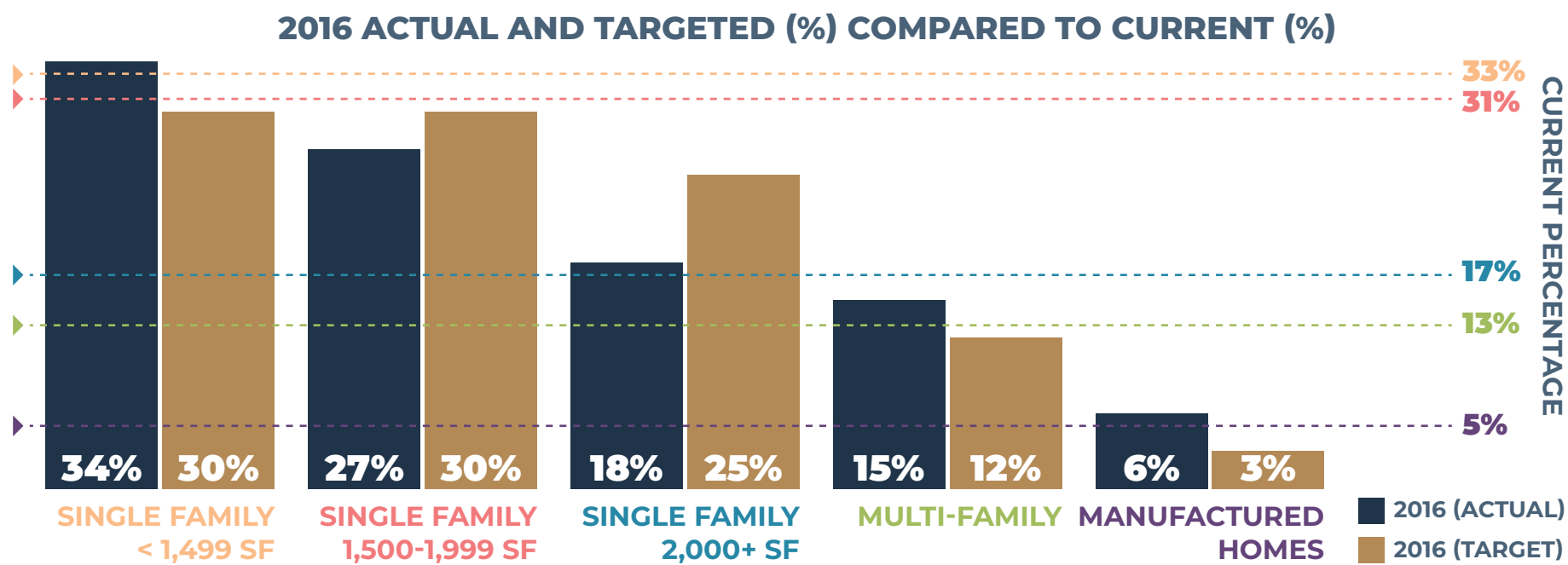
A major component of this study is the analysis of current population and demographic characteristics that are relevant to characterizing the housing needs of Sanger’s population and predicting how those needs will shift in the coming years. The analysis of demographic characteristics considers both current conditions and observed trends to establish the trajectory of Sanger’s population. In 2022, it was estimated that the City of Sanger’s population was approximately 9,041. The city’s population grew 30.57% between 2012 and 2022.

Sanger is a family-oriented city where approximately 53% of the population is married. Approximately 27% of those couples have children under the age of 18. Single adults living alone account for 26% of households in Sanger. 18% of residents are aged between 25 and 34. Sanger has a median household income of \$86,083, 15.4% higher than the national average. Most Sanger residents commute out of the city for work to many different cities within and around the Dallas-Fort Worth area, indicating an interconnection with broader regional economies.

Because of the interconnection indicated by commuting data, this study also considers the current and potential impact of both local and regional economic trends on Sanger’s housing market. According to the Bureau of Economic Analysis,

the Gross Domestic Product in Denton County has increased by 67.20% between the years 2017 and 2022. The GDP of the Dallas-Fort Worth metropolitan area has also increased by 42.41% over the same time period. In Sanger, eleven new retail establishments are opening or have recently opened and approximately 5,748,000 square feet of industrial space is currently being developed.

The economic growth observed within Sanger and the broader Dallas-Fort Worth region will have a significant impact on population growth in the coming years. In 2022, Sanger’s Water Distribution System Analysis and Capital Improvements report estimated that the city’s population will reach 17,048 by the year 2040, representing a growth rate of 87.8% from the estimated 2020 population of 9,080.



The Texas Water Development Board estimates that the city’s population will reach 12,522 by the year 2040, representing a growth rate of 52.9% from the year 2020. With a strong economy and a population that is expected to experience long-term growth, Sanger’s housing policies will play a significant role in shaping the future of the city.

This study’s assessment of the current housing inventory offers a snapshot of the supply side of the market and provides insights into the types, conditions, and values of existing housing units. Our analysis indicates that current housing options in Sanger are not aligned with the 2016 Targeted Housing Mix. Currently, the percentages

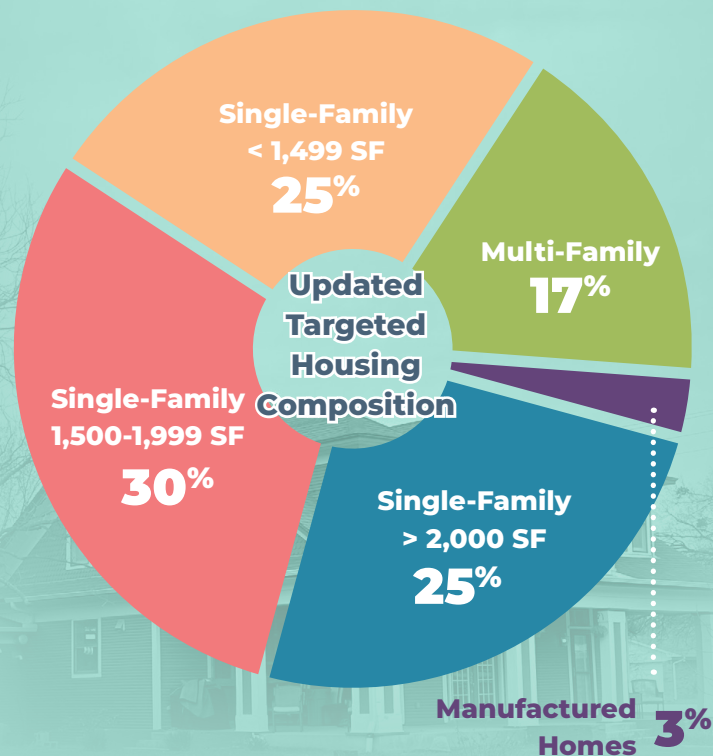
of homes in the single-family under 1,499 square feet, single-family between 1,500 and 1,999 square feet, multi-family, and manufactured homes categories exceed the 2016 target percentages, while single-family homes above 2,000 square feet fall below the target. The study also analyzes the age, occupancy, vacancy, and market values of the existing housing units, and finds that Sanger has a relatively young and high-value housing stock, with a high occupancy rate and a low vacancy rate.

The study also evaluates the capacity for new housing development and the adequacy of existing infrastructure to support additional housing.



## AN UPDATED TARGETED HOUSING COMPOSITION IS RECOMMENDED, BASED ON DATA PRESENTED THROUGHOUT THE STUDY.

The study's findings indicate that the following housing mix would best accommodate future housing needs:



It is recommended that the single-family under 1,499 square feet category be slightly reduced from the original 30% target because it was estimated that a larger market segment exists for homes in the single-family between 1,500 and 1,999 square feet category, which will fulfill many of the same housing needs. Therefore, it is recommended that the percentage for that category be maintained. It is also recommended that the percentage of homes in the single-family above 2,000 square feet category be maintained, with the demographic and economic analyses indicating a large market segment of home buyers who are likely to both prefer a more spacious residence and have the financial capacity to afford larger single-family homes. It is recommended that the percentage of multi-family housing is increased to capture the demand from young professionals, single adults, and lower-income households, as well as to support the vision of a livelier and more walkable downtown core. It is recommended that the target percentage for manufactured homes be maintained at 3%, as demand is likely to remain low.

The study also assesses the residential development capacity in Sanger, taking into account the future land use plan and infrastructure considerations. Sanger has designated several areas for future residential development, with varying levels of density. It is recommended that Sanger prioritize development in central areas of the city, where denser housing options can create a more walkable and mixed-use environment,

in alignment with the vision of the Sanger 2040 Comprehensive Plan. It is also noted that Sanger will need to plan for water distribution and wastewater treatment infrastructure improvements to accommodate the projected increase in population.

Overall, the study aims to equip Sanger with the insights and data necessary to accommodate current and future demand and to align with the vision for future development set forth by the city's strategic plans. This Housing Study represents a significant step towards realizing Sanger's ambitious and strategic vision for future development, ensuring that the city continues to thrive. ■



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**City of Sanger**

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## CHAPTER 1: INTRODUCTION

### PROJECT BACKGROUND

Located in Denton County, Texas, the City of Sanger (“Sanger”) has historical and cultural significance. Founded in 1886 as a stop on the Santa Fe railroad, Sanger quickly developed a strong agricultural and livestock economy. The early economic success experienced by Sanger is symbolized by the historic buildings that line the streets of the city’s downtown square. Today, Sanger proudly maintains its pastoral character while offering residents access to a diverse range of modern amenities and economic opportunities.

Conveniently located on the I-35 corridor, Sanger is well connected to the major economic centers of the Dallas-Fort Worth region as well as the natural attraction of Lake Ray Roberts. Being positioned for continued population and economic growth, Sanger has identified a need for

an evaluation of its current and future housing needs. Sanger’s vision for future development, as articulated in the recently adopted Sanger 2040 Comprehensive Plan and ordinance updates, is ambitious and strategic. This vision is the driving force behind this Housing Study, which is intended to serve as a roadmap for future growth. The study is grounded in an understanding of the existing 2016 housing ordinance policy, which established Sanger’s ideal mix of housing types. Given that the conditions of housing markets evolve with the changing needs of a population, a significant consideration of this study is to ensure that recent and upcoming residential developments are aligned with the specifications of the 2016 Targeted Housing Mix. With a strong economy and a population of 9,041 that has increased significantly in recent years, it is essential to ensure that Sanger’s housing capacity can adequately meet the growing demand.



## GOALS AND OBJECTIVES

The purpose of the 2024 **Sanger Housing Study** is to provide a report on the current housing inventory in Sanger while outlining a strategic plan for future growth. Utilizing a combination of data gathered from Sanger and the Denton Central Appraisal District, an analysis of the current housing inventory and projected market trends will be used to produce a snapshot of Sanger's housing needs in the coming years. This analysis will include an inventory of current housing, an overview of new developments, and the impact of current economic and demographic trends.

### THE SPECIFIC OBJECTIVES OF THIS STUDY INCLUDE:

- » **Gaining a greater understanding of Sanger's current housing market, illustrated by a detailed Housing Inventory Matrix;**
- » **Making assessments of projected growth by analyzing current market trends and demands;**
- » **Highlighting areas of high demand through Gap Analysis;**
- » **Identifying potential areas for growth through Residential Development Capacity Analysis; and,**
- » **Equipping Sanger with the insights and data necessary to accommodate current and future demand by producing a complete Housing Toolkit.**

This data-driven approach will ensure that the study appropriately reflects Sanger's housing market and accounts for the forces of economic growth that will influence future development. The results of this study are intended to supplement the guidelines for future growth set forth by the Sanger 2040 Comprehensive Plan and 2016 housing ordinance policy and can be utilized to ensure that Sanger is well-prepared to meet the growing demand for housing.

This Housing Study represents a significant step towards realizing Sanger's ambitious and strategic vision for future development, ensuring that the city continues to thrive as a place of historical significance, cultural richness, and economic opportunity. Having established the purpose and motivation behind this study, the next step is to conduct a more detailed examination of Sanger's current demographic profile and the economic trends driving growth.





## CHAPTER 2: DEMOGRAPHIC AND ECONOMIC TRENDS ANALYSIS

Sanger's current demographic characteristics, population trends, and economic trends are critical components in understanding the current and future housing needs of the city. The insights gained from this analysis will be used to characterize the pattern of growth experienced by Sanger in recent years and anticipate future housing needs as the city continues to evolve. The information presented here will establish Sanger's potential for population and economic growth, along with the corresponding implications for housing demand.

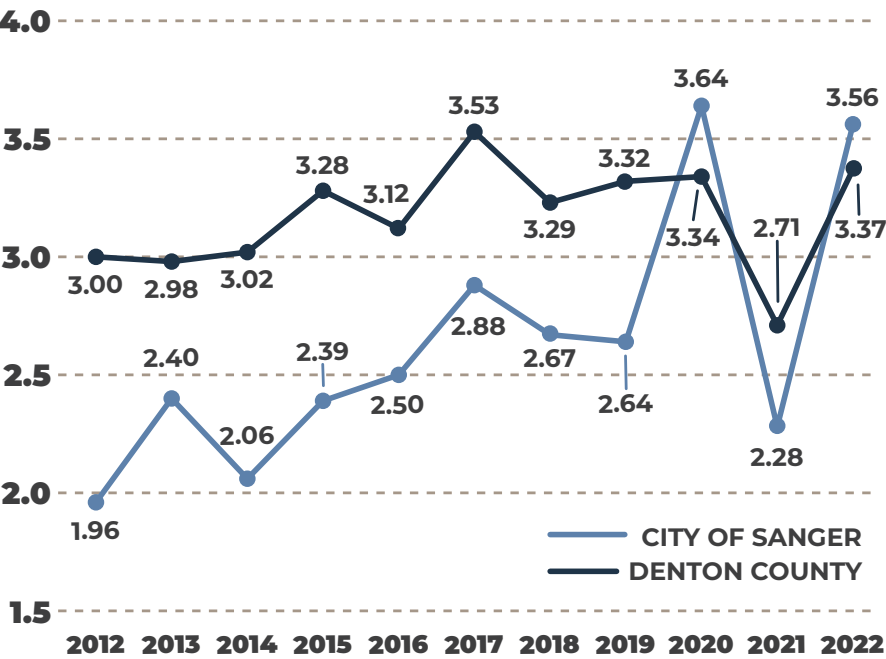
### POPULATION AND DEMOGRAPHIC CHARACTERISTICS

To understand the forces that drive housing demand in Sanger, it is useful to analyze its current population trends and how the city's demographic characteristics have changed over time. Demographic characteristics such as age distribution, family size, income levels, and historical rates of population growth offer insights into the factors that shape Sanger's housing market. ►

POPULATION GROWTH

One of the most significant factors influencing housing demand is an increase in total population. In 2022, it was estimated that the City of Sanger’s population was approximately 9,041. The city’s population grew 30.57% between 2012 and 2022. **Figure 2.1** shows the rate of population change for each year between 2012 and 2022 for Sanger and Denton County. In this visualization, each data point represents the percentage of population change from the preceding year, which provides some understanding of how Sanger has grown alongside

Figure 2.1 Population Change Rate 2012 - 2022



Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

Denton County over time and highlights the most significant periods of population growth. Analyzing this data reveals the following insights:

- » **As of 2022, the rate of population growth in Sanger has surpassed that of Denton County, reflecting its increasing popularity as a place to live and work.**
- » **Sanger’s rate of population growth recovered rapidly after a noticeable downturn in 2021, likely a result of nationwide economic trends associated with the COVID-19 pandemic.**
- » **Denton County’s growth rate has remained relatively steady, while Sanger’s rate of growth continues to accelerate.**

AGE DISTRIBUTION AND FAMILY SIZE

The age distribution within a community significantly impacts housing preferences. For instance, younger demographics tend to gravitate towards compact and more easily manageable living spaces, such as rental apartments or small houses. Conversely, larger, single-family homes are often the preference of older demographics, particularly those with families. While the assumed housing preferences of each age group can vary depending on the city, such preferences can be used in conjunction with specific data to gain a more complete understanding of the future housing market trends that are likely to affect Sanger in the coming years.

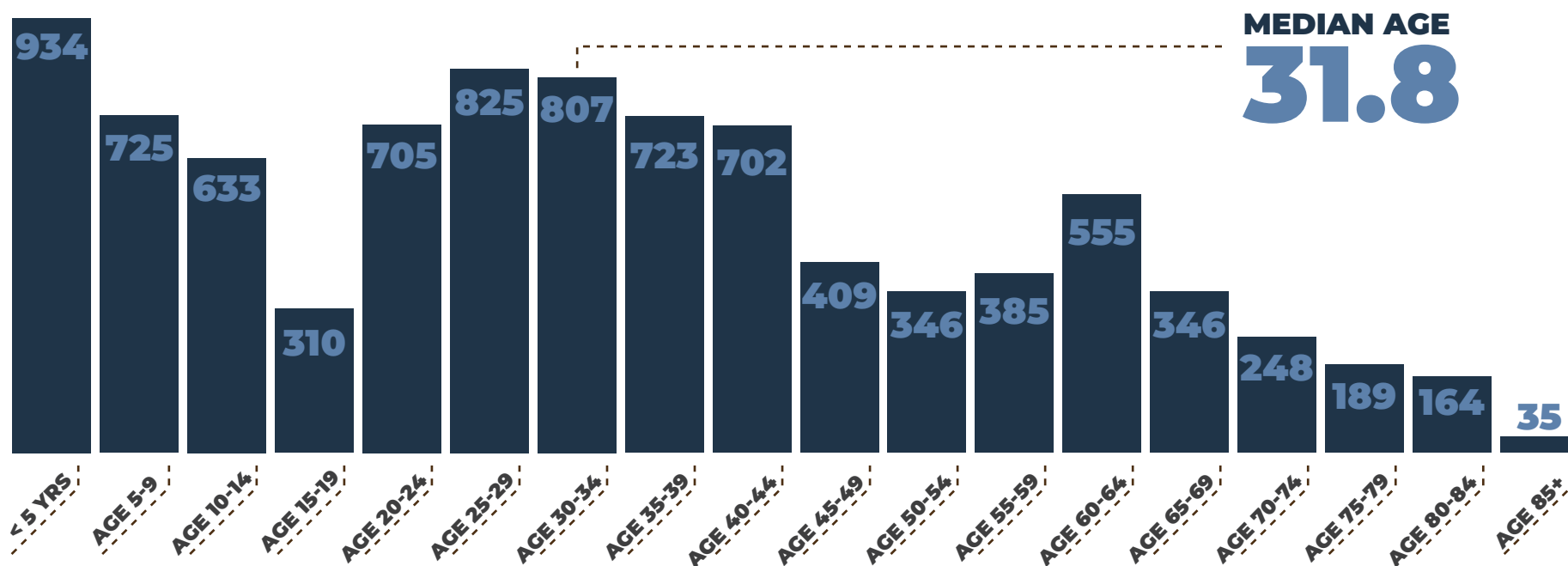
Based on an analysis of American Community Survey (ACS) 5-Year estimate data from 2022 about the age distribution of Sanger residents:

- » **The median age in Sanger was approximately 31.8 years.**
- » **26.8% of the population was under 18.**
- » **10.9% of the population was over 65.**
- » **62.3% of the population was between 18 and 65 years old.**

**Figure 2.2** illustrates the age distribution of residents of Sanger. The largest age group in the city is the “Under 5 years” category, suggesting a high number of young families. This could indicate a demand for housing

options that can best accommodate families, such as spacious single-family homes. Residents aged between 25 and 34 years represent a significant portion (18%) of the population. These are typically ages when individuals are establishing their careers and starting families, which could drive demand for smaller, more affordable, “starter” homes or more compact rental units. The lower population within the “80 to 84 years” and “85 years and over” categories suggests a smaller senior population, which might result in less demand for senior-specific housing such as retirement communities, or smaller homes that may typically be associated with a need to downsize.

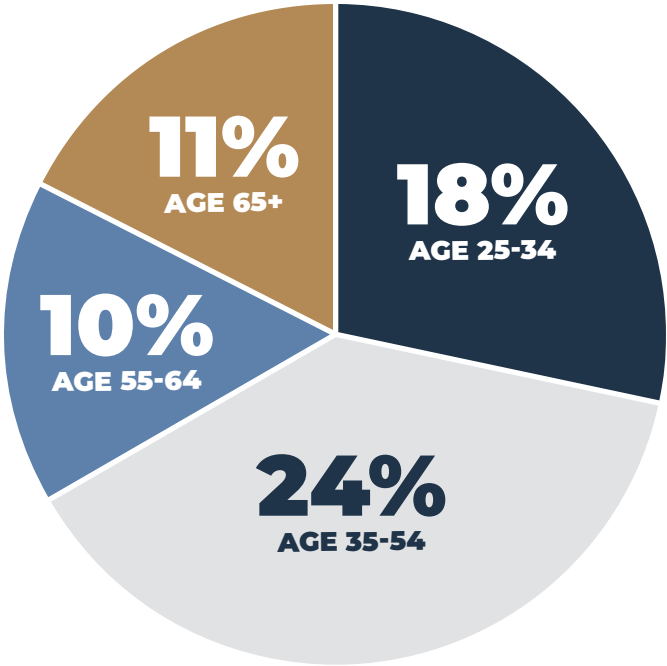
**Figure 2.2** Age Distribution of Sanger Residents, 2022



Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates



Figure 2.3 Sanger Home-Buyers; Key Age Groups, 2022



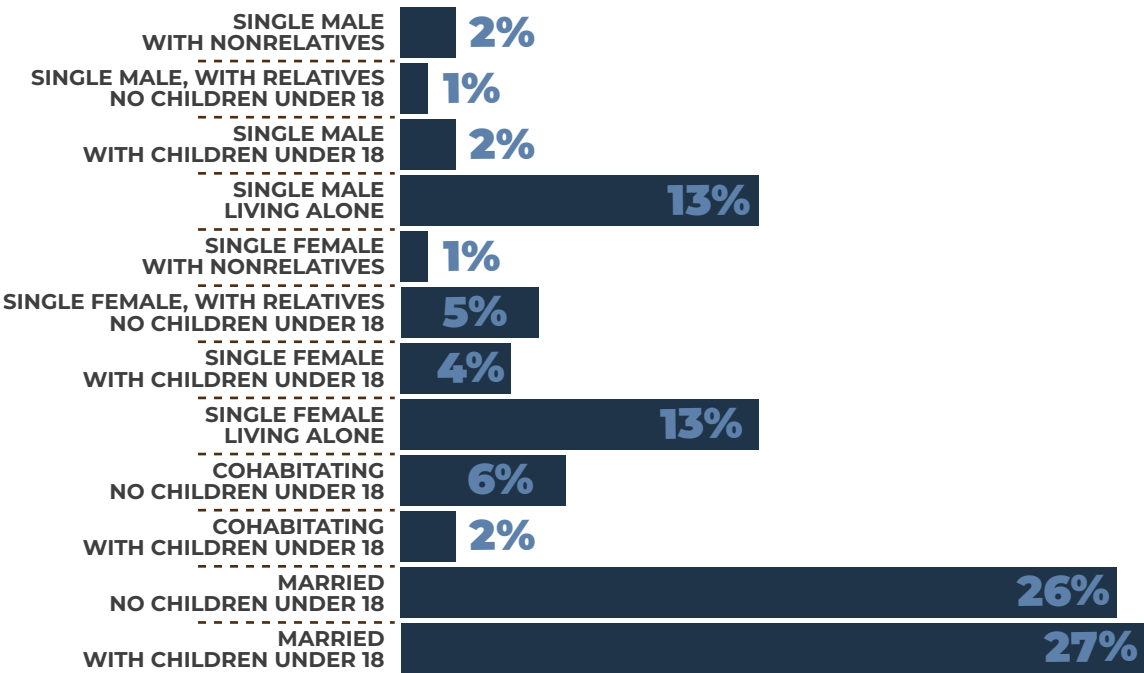
Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

Figure 2.3 illustrates the age distribution broken down into specific population groups whose presence is a key indicator of housing demand. Age groups represented in this figure are associated with home-buying preferences that indicate the demand for each type of housing in Sanger.

Household composition provides further insight into the potential housing preferences of Sanger residents. As of 2022, Sanger’s population was spread across

3,371 households, with an average household size being approximately 2.68 people, according to ACS 5-Year estimates. Figure 2.4 presents a detailed breakdown of the household composition in the City of Sanger. Sanger is a family-oriented city, where the most significant segments of the population are married couples. Married couples with children under 18 years constitute roughly 27.20% of households, while those comprising married couples without children under 18 years account for approximately 26.25%. The high percentage of married couples with children (27.20%) indicates a demand for larger housing units that can accommodate families. The presence of a

Figure 2.4 Sanger Household Types, 2022

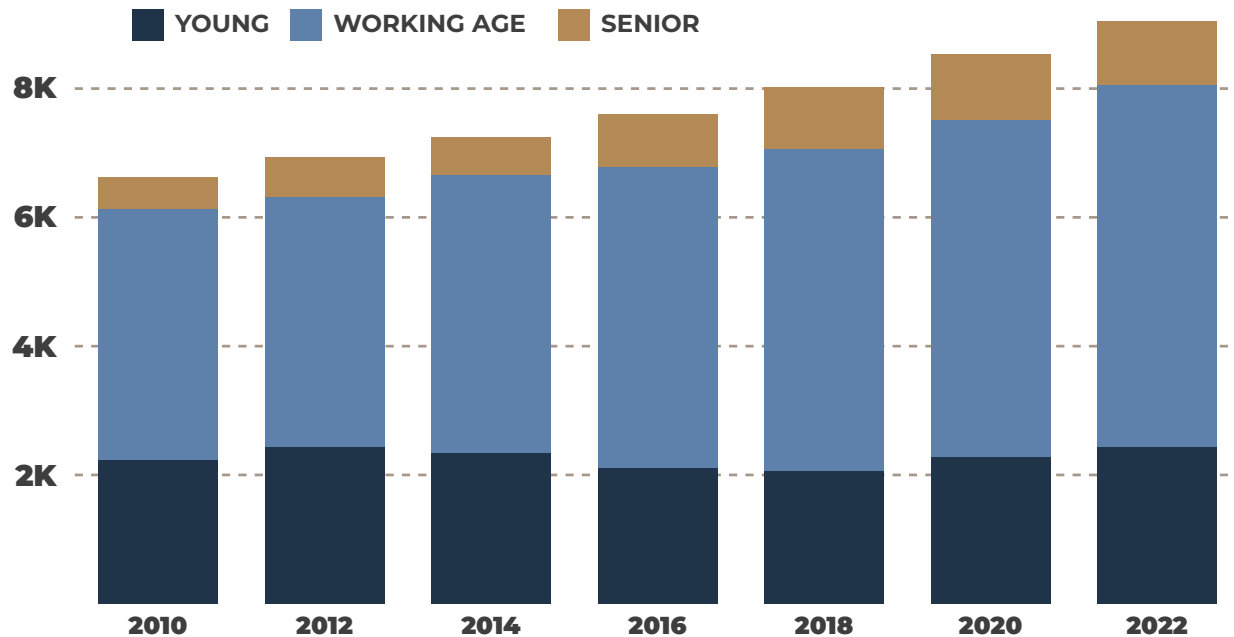


Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

substantial number of married couples without children under 18 years (26.25%) could indicate an increased demand for smaller, more manageable properties. Single male and female householders living alone constitute a significant portion of the population (13.47% and 12.70% respectively). This demographic typically requires smaller housing units, such as one-bedroom apartments or studios.

Beyond the housing preferences associated with each age range and household type, some groups, such as the working-age population, reveal trends that can have broader implications for the local housing market. A

**Figure 2.5** Young, Working-Age, and Senior Age Groups, 2010-2022



Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

robust working-age population can positively influence the workforce development efforts of Sanger and contribute to an increase in housing demand because of the employment opportunities that result from these efforts. While a growing population of working-age residents means Sanger is developing a stronger workforce, it can also indicate a greater need for housing that is affordable for working-age residents.

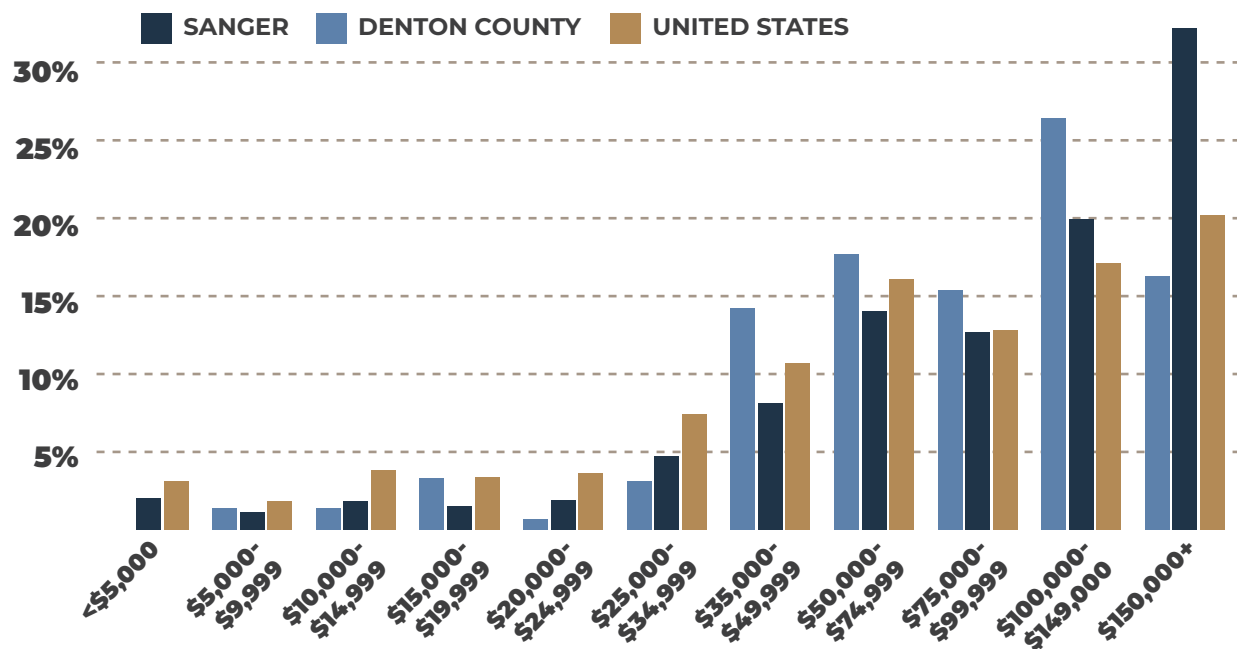
The working-age population group of those aged 18 to 64 represents the largest portion of the total population, highlighting Sanger’s capacity to maintain a strong workforce. The population of work-aged individuals (18-64) in Sanger has Increased by 44.83% between 2010 and 2022.

**Figure 2.5** displays a comparative view of Sanger’s young, working, and senior populations over time.

**HOUSEHOLD INCOME**

The distribution of income is among the most impactful factors to which types of housing are in demand. Higher incomes may indicate a need for luxury housing options, middle incomes may indicate a need for mid-range housing, and lower income may indicate a need for more affordable housing options.

Figure 2.6 Median Household Income, 2022



Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

The distribution of household income in Sanger is displayed by **Figure 2.6**. Sanger’s median household income is \$86,083, which is 15.4% higher than the national average. This income distribution has 24.10% of households earning less than \$50,000 annually, indicating a potential need for affordable housing options, with 33.10% earning between \$50,000 and \$99,999 and 26.40% earning between \$100,000 and \$149,999, potentially indicating a demand for mid-range housing options. 16.30% earn over \$150,000, potentially indicating a demand for higher-end or luxury housing options. The federal poverty line in 2022 was \$29,950, and Sanger has a lower percentage

of households earning less than \$25,000 compared to both Denton County and the national average. The relatively low level of low-income households in Sanger could suggest a lesser demand for attainable housing in Sanger, compared to the broader need for attainable housing. Approximately 26.4% of Sanger’s population falls within the \$100,000 to \$149,999 income bracket, which is higher than both Denton County (19.9%) and the national average (17.1%). However, only 16.3% of households in Sanger earn \$150,000 or more, which is lower than in Denton County (32.2%) and slightly lower than the national average (20.2%).

COMMUTING

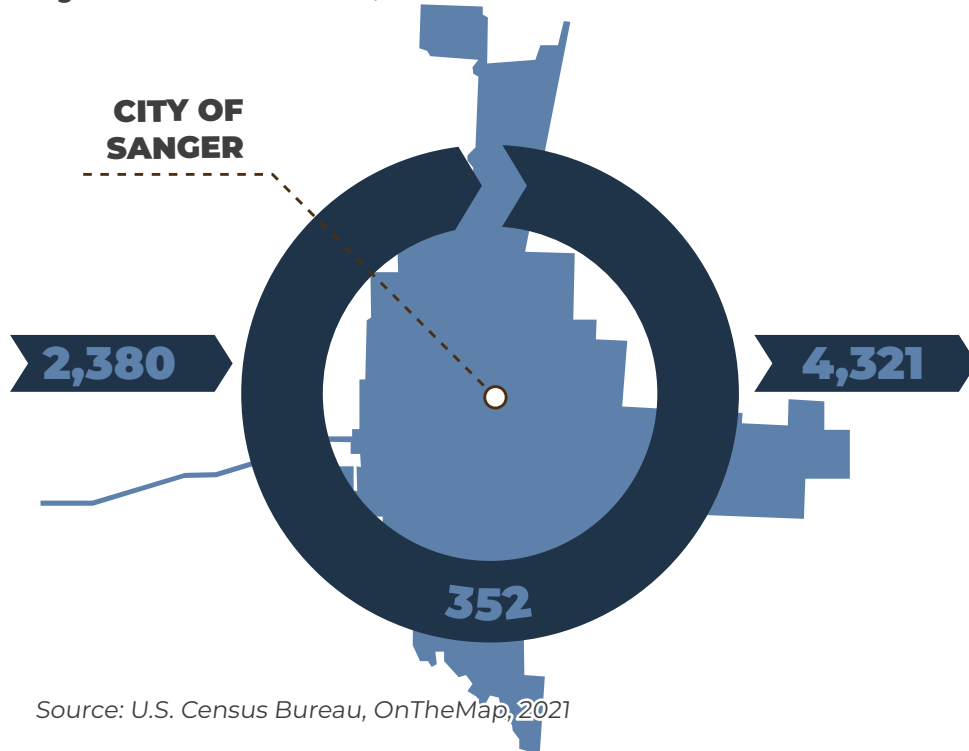
The commuting patterns of Sanger residents are a significant indicator of the connection the city has with the economies of the broader Dallas-Fort Worth area. Analyzing these patterns is valuable for establishing the potential for economic growth that extends beyond Sanger’s city limits.



It is estimated that 87.3% of Sanger commuters work outside of Sanger. **Figure 2.7** highlights the inflow and outflow commuting patterns for Sanger, based on data from 2021. This commuting pattern data indicates that a majority of the city’s working-age population commute out of the city for work, which indicates Sanger’s economic interconnection with surrounding areas, offering residents a large variety of employment opportunities.

Sanger also attracts a considerable number of workers commuting from other cities, indicative of strong economic conditions and employment opportunities.

**Figure 2.7** Commuter Inflow/Outflow



Source: U.S. Census Bureau, OnTheMap, 2021

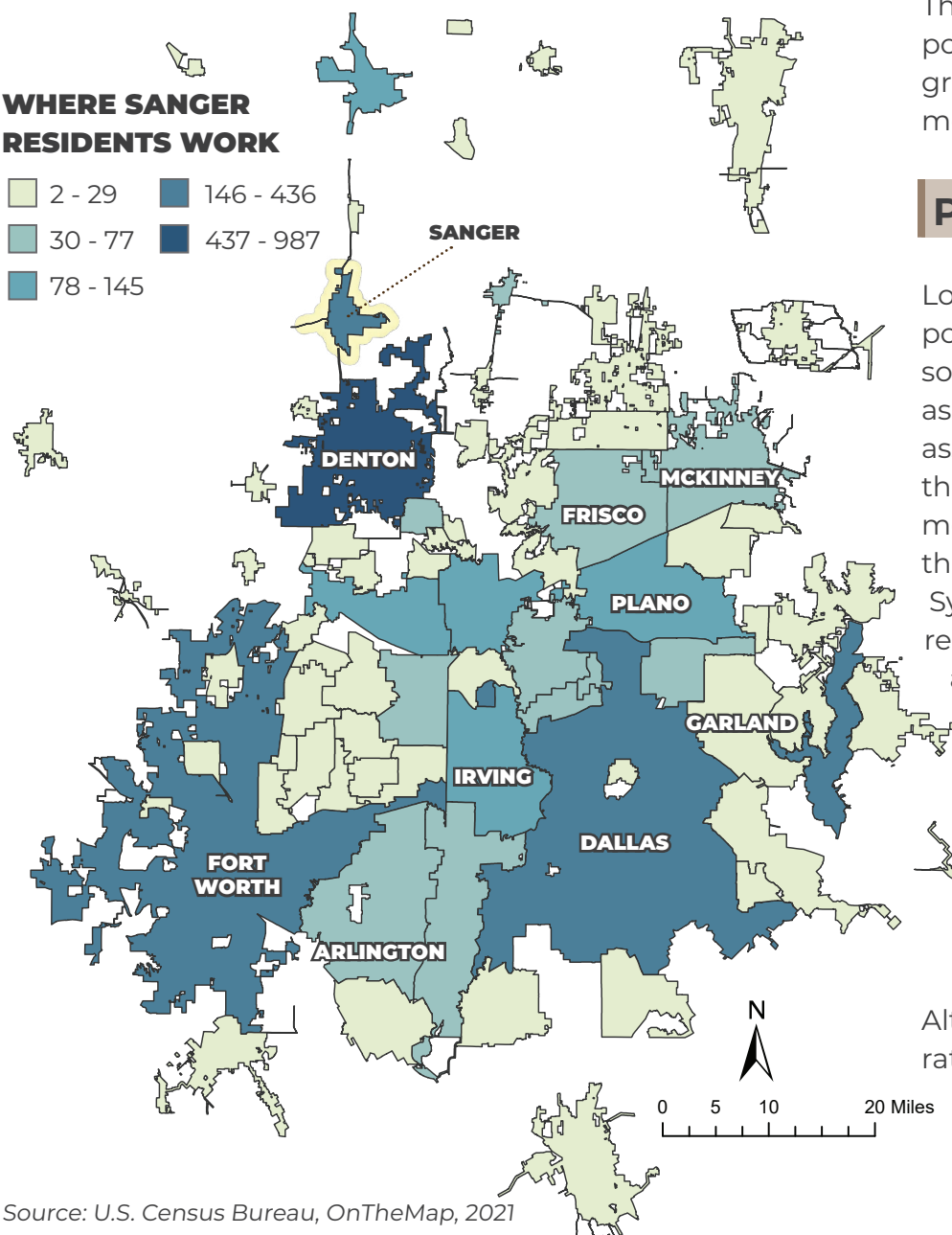
The small portion of Sanger’s workforce that is employed within the city might indicate that there is a mismatch between employment opportunities and available housing options, or between the industries present in the city and the skill sets of residents.

While Sanger’s own economy has steadily grown over the course of several decades, its connection to the broader Dallas-Fort Worth metroplex is significant, and the economic growth of surrounding cities will have an impact on Sanger’s economy and housing market. **Figure 2.8**, shown on the following page, displays a visualization of which nearby cities most Sanger residents work in. Establishing an economic connection to regional economies is useful for predicting future growth and market trends in Sanger. When many residents are employed outside of Sanger, the economic growth of the cities they commute to will have an impact on what opportunities are available to people living in Sanger. Further economic opportunities will provide Sanger residents with a financial mobility that can influence housing demand.

The City of Denton receives the largest number of Sanger commuters (987), followed by Dallas (436) and Fort Worth (252), indicating a connection with some of the region’s largest economies.

The information presented throughout this section will serve as a foundation for understanding Sanger’s present situation and envisioning its future.

Figure 2.8 Commuting Destinations of Sanger Residents



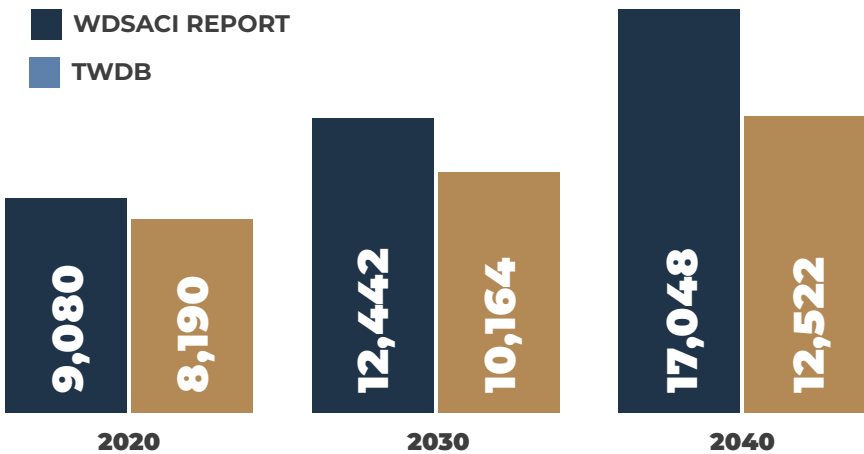
The focus of this study now shifts to anticipated population trends, utilizing projections of population growth for the City of Sanger, the Dallas-Fort Worth metroplex, and the state of Texas.

## POPULATION GROWTH PROJECTIONS

Looking ahead, the City of Sanger is poised for significant population growth. It is important to consider multiple sources when examining projections of population growth, as each source may employ different methodologies, assumptions, and data sets. For example, projections from the Texas Water Development Board (TWDB) indicate a more conservative estimate for future growth, whereas the projections included in Sanger’s Water Distribution System Analysis and Capital Improvements (WDSACI) report in 2022 might be considered more aggressive. It is also important to note that each report used a different estimate of Sanger’s population in 2020, with the TWDB report estimating 8,190 and the WDSACI report estimating 9,080. While further data may confirm the legitimacy of one of these estimations, it is important both figures are maintained within this study to convey the model of growth presented originally in each report.

Although these data sources indicate differing growth rates, both indicate a steady upward trajectory in Sanger’s total population. Analyzing projections with varying levels is useful when planning for various growth scenarios.

**Figure 2.9** Projected Population, 2020-2040



Source: Water Distribution System Analysis and Capital Improvements, TWDB 2021 Region C Water Plan

**Figure 2.9** provides a visual comparison of the population growth as projected by Water Distribution System Analysis and Capital Improvements report and the Texas Water Development Board.

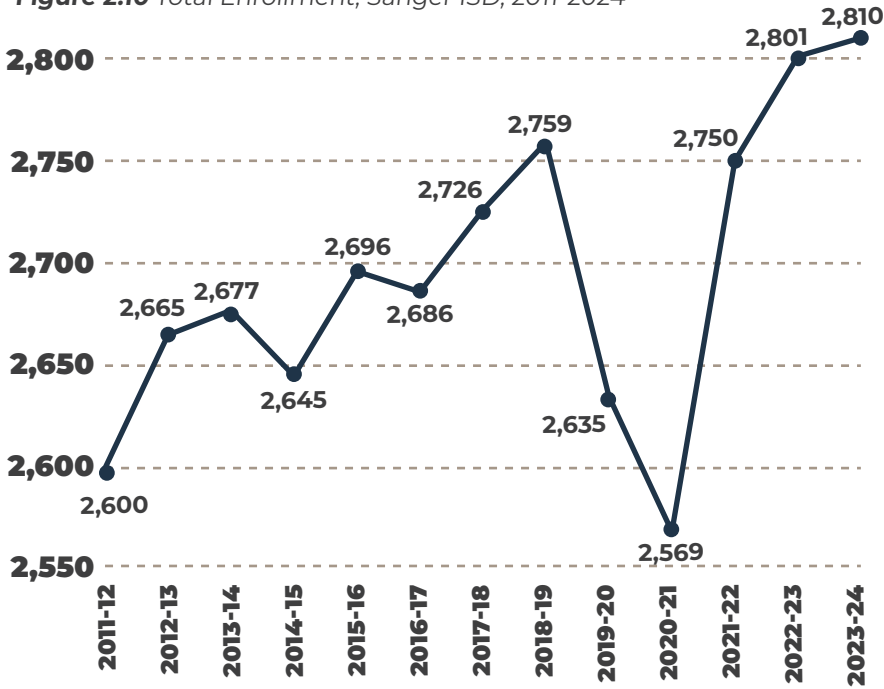
In 2022, Sanger’s Water Distribution System Analysis and Capital Improvements (WDSACI) report estimated that the city’s population will reach 17,048 by the year 2040, representing a growth rate of 87.8% from the estimated 2020 population of 9,080. The TWDB report estimated that Sanger’s population was 8,190 in 2020 and will increase by 52.9% to 12,522 by 2040.

Additionally, a useful metric of population growth is school enrollment. In 2022, Sanger Independent School District issued a bond to fund the construction of a new high school campus and the physical improvements of several existing facilities.

One of the primary goals in issuing the 2022 Bond was to address the anticipated population growth in Sanger. According to The Sanger ISD, an increase of over 1,000 students is expected, constituting approximately 40% of the current enrollment. Should the housing market experience further growth, the district’s enrollment could surpass 4,000 students within the next decade. This anticipated growth would be a continuation of the trend in school enrollment figures observed in recent years.

**Figure 2.10** illustrates the historical growth of Sanger ISD from 2011 to 2024.

**Figure 2.10** Total Enrollment, Sanger ISD, 2011-2024



Source: Texas Education Agency

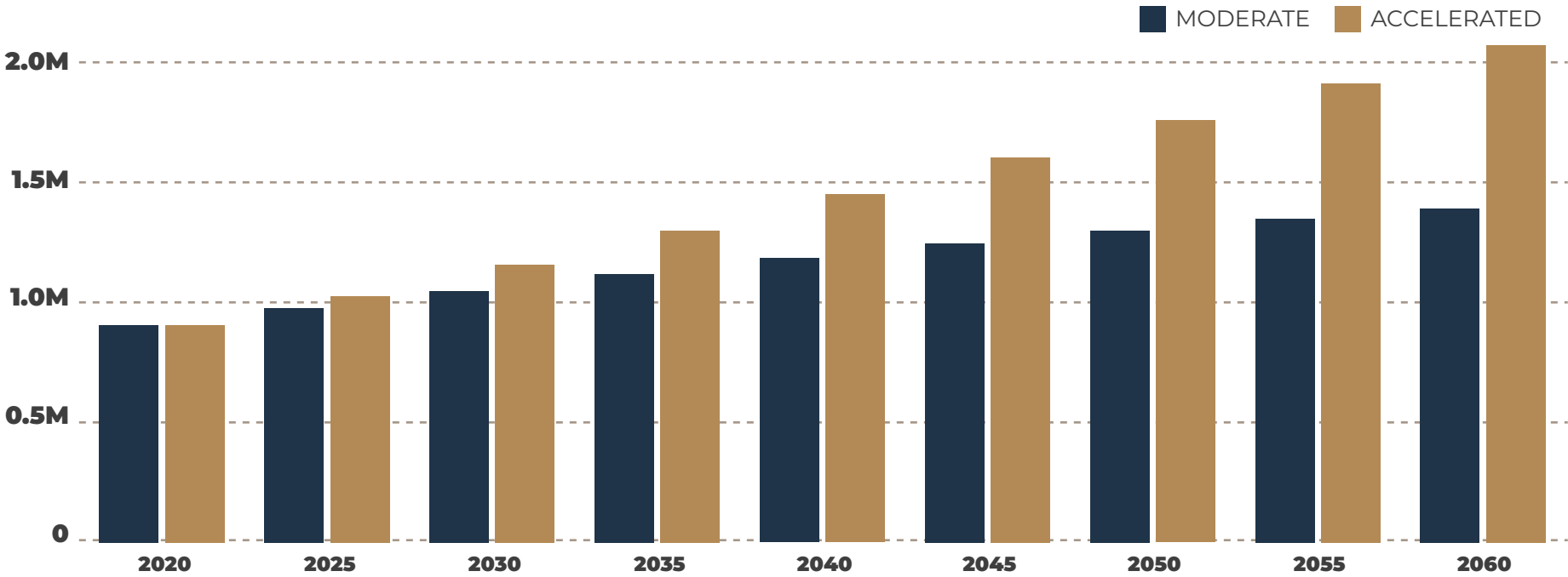


The anticipated population growth of Sanger will likely correlate with broader growth trends. The projected growth trends of Denton County provide useful regional context for the evaluation of Sanger’s expected growth. For near-term and long-term planning purposes, the Texas Demographic Center (TDC) provides useful projections for Denton’s population, which are based on the cohort component project technique and consider projected fertility, mortality, and migration rates. The long-term planning model used by the TDC assumes a migration of half the migration seen between 2010-2020. **Figure 2.11** displays projections gathered from the TDC, providing a visual comparison of the more conservative long-term

planning model with the more aggressive short-term model. These projections indicate that:

- » **The projected growth of Denton County follows an upward trajectory similar to Sanger.**
- » **The long-term model estimates an expected population increase of 53.47% between 2020 and 2060.**
- » **The near-term planning model assumes the same migration rate as 2010-2020, predicting an increase of 128.52% between 2020 and 2060.**

**Figure 2.11** Projected Population Growth in Denton County, 2020 - 2060

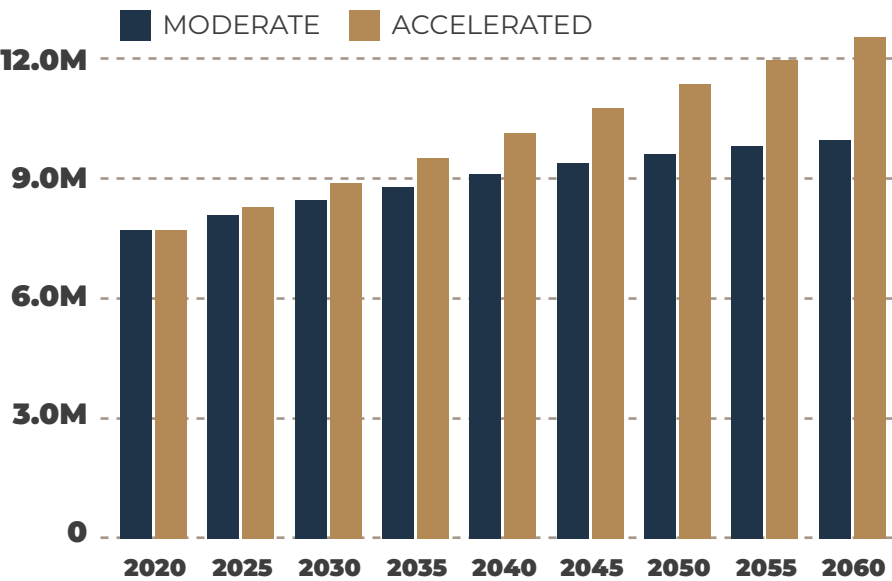


Source: Texas Demographic Center, 2022

The projected increase in Denton County’s population is also expected to align with regional growth trends. The rate of population growth experienced by the Dallas-Fort Worth metropolitan area in the past several decades is expected to continue in the coming years. The TDC has estimated that the metro area’s population will increase by 29.34% using the long-term planning methodology, or by 62.70% using the short-term methodology. **Figure 2.12** illustrates the comparison between the projected total populations of the Dallas-Fort Worth-Arlington MSA using the Texas Demographic Center’s long-term and short-term planning methodologies.

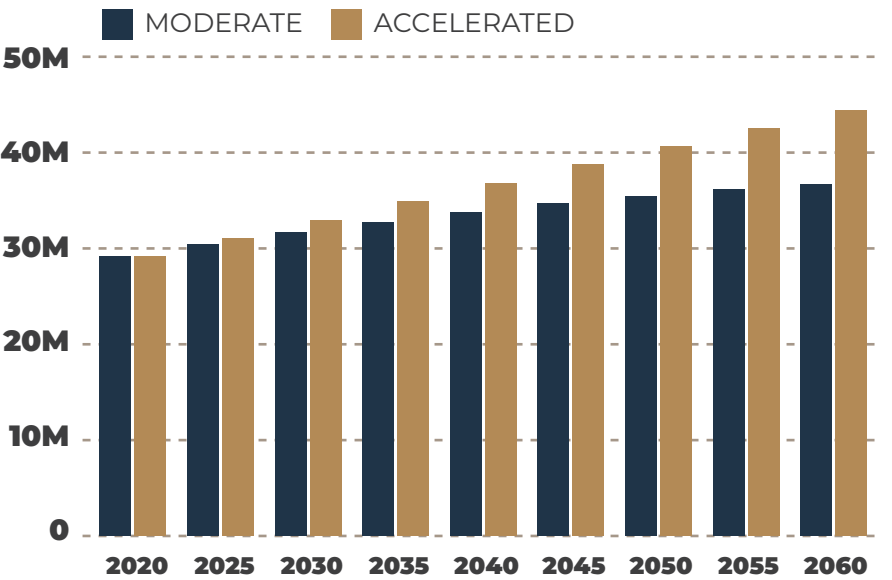
The growth in Sanger and the Dallas-Fort Worth metroplex will likely contribute to and be influenced by the population increase occurring state-wide. By the year 2060, the total population of Texas is projected to grow to between 36,722,840 and 44,391,658, representing a range of growth rates between 26% and 52.31% from the 2020 population estimate. **Figure 2.13** illustrates the projected population increase for the state of Texas. The interconnectedness between Sanger and the Dallas-Fort Worth region—one of the fastest-growing metropolitan areas in the state—suggests that planning and development strategies in Sanger should take into account these state-wide population projections.

**Figure 2.12** Projected Total Population of DFW



Source: Texas Demographic Center, 2022

**Figure 2.13** State of Texas Population Projections, 2020 - 2060



Source: Texas Demographic Center, 2022

Based on the projections discussed within this section, we can highlight several key takeaways:

- » **The City of Sanger is projected to experience a significant population increase, with current projections estimating between a 53% and 88% growth rate from the years 2020 to 2040.**
- » **The City of Sanger is economically connected to the broader Dallas-Fort Worth region, which is also predicted to experience significant growth.**
- » **The population growth experienced by the state of Texas in the past several decades is expected to continue at a similar rate.**
- » **A significant population increase in the Dallas-Fort Worth area could lead to increased demand for housing, infrastructure, and business services, which could stimulate economic and population growth in Sanger.**

The population projections for Sanger and the surrounding metropolitan area outlined within this section will serve as important metrics in the assessment of future housing needs. Used in conjunction with an analysis of the economic trends affecting Sanger and surrounding areas, population projections can provide an understanding of the trajectory of the city's economy and housing market. The following section will describe current and projected economic trends affecting the City of Sanger.

## ECONOMIC TRENDS

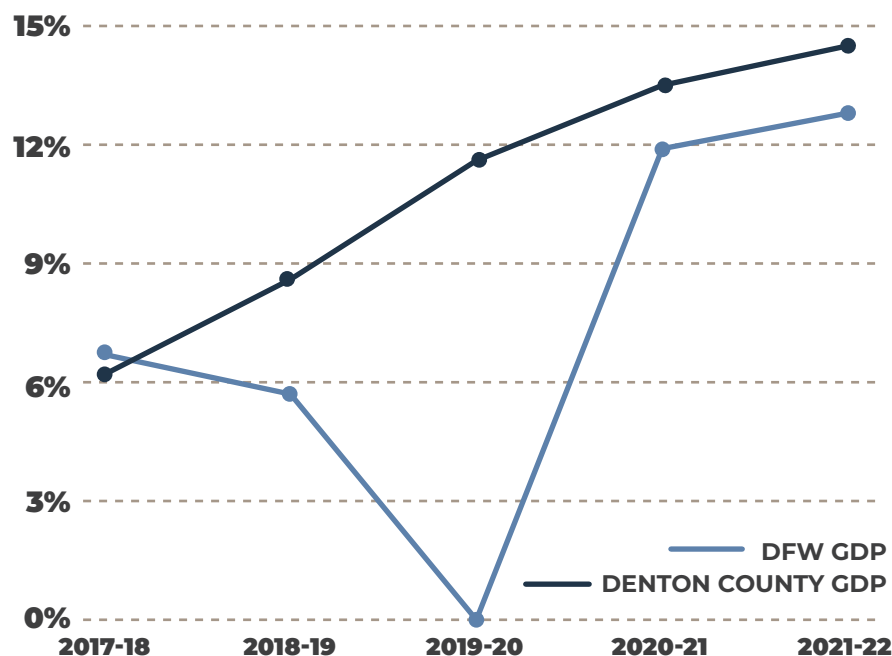
This section presents an analysis of the economic trends influencing the housing market in the City of Sanger. While this section will detail the shifts occurring within Sanger's economy specifically, it is also important to evaluate the impact of local, regional, and state-level trends. Understanding these interconnected dynamics is key to forecasting future economic growth and housing needs in Sanger. The economic trends described within this section continue to contribute to the growth of the Dallas-Fort Worth area. With the growth of regional economies, Sanger is well-positioned to capitalize on the increased demand for housing. With its strategic proximity to the I-35 corridor, the employment opportunities of the Dallas-Fort Worth metroplex are easily accessible by Sanger residents. Within this section, several metrics will be used to measure economic growth that indicates a large potential for economic and population growth that will potentially influence housing demand in the City of Sanger.

### GROSS DOMESTIC PRODUCT

The likelihood of population growth is significantly affected by local and regional economic conditions. Gross Domestic Product (GDP) is a useful metric for measuring the total market value of all goods and services produced within specific geographic levels and provides a broad snapshot of economic conditions.



**Figure 2.14** Rate of GDP Increase from Preceding Period

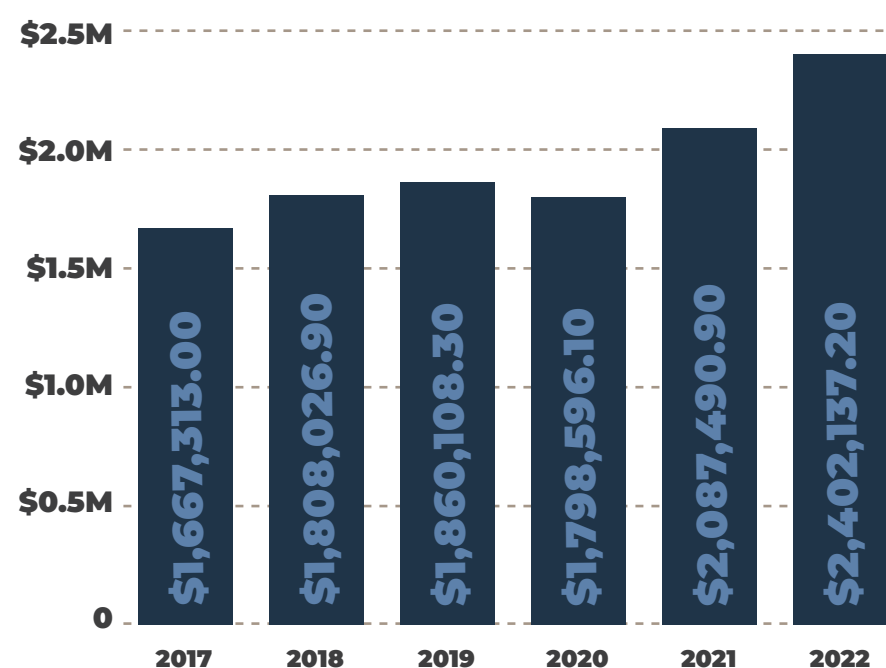


Source: Bureau of Economic Analysis

According to the Bureau of Economic Analysis, the GDP in Denton County has increased by 67.20% between the years of 2017 and 2022. The GDP of the Dallas-Fort Worth metropolitan area has also increased by 42.41% over the same period. **Figure 2.14** compares the rate of growth for the GDP measurements of Denton County, Dallas-Fort Worth, and Texas. This type of measurement is useful for gauging economic growth and acceleration. **Figure 2.15** illustrates the steady growth of the economy in Texas, measured by the GDP.

The strength of Texas' economy is a testament to the diverse industries that thrive in the state, many of which

**Figure 2.15** Texas GDP, In Millions of Inflation-Adjusted Current Dollars

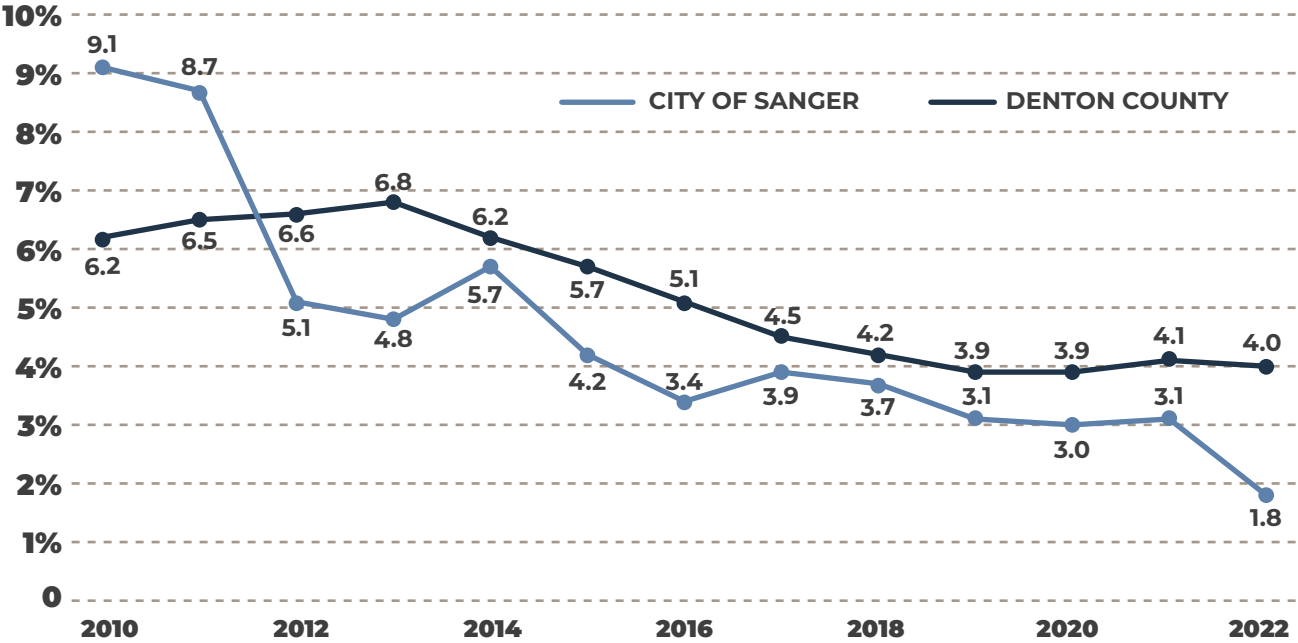


Source: Bureau of Economic Analysis

are centered in the North Texas region. Texas' economic vitality will continue to fuel high demand for housing and real estate development, solidifying its position as an attractive destination for businesses and individuals seeking growth opportunities.

As the state GDP continues to increase, the concentration of growth within Denton County will be a significant factor of economic development in Sanger. With a rate of GDP increase higher than Texas as a whole, Denton County will continue to be a center of the economic growth occurring statewide.

Figure 2.16 Sanger Unemployment Rates, 2010 - 2022



Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

EMPLOYMENT TRENDS

At 1.8%, Sanger’s unemployment rate is significantly lower than Denton County’s rate of 4%. The national unemployment rate is currently 3.7%, which further illustrates the significance of Sanger’s strong economic conditions. **Figure 2.16** displays the unemployment rates in Sanger compared to Denton County overall between 2010 and 2022.

This data indicates a robust economic environment

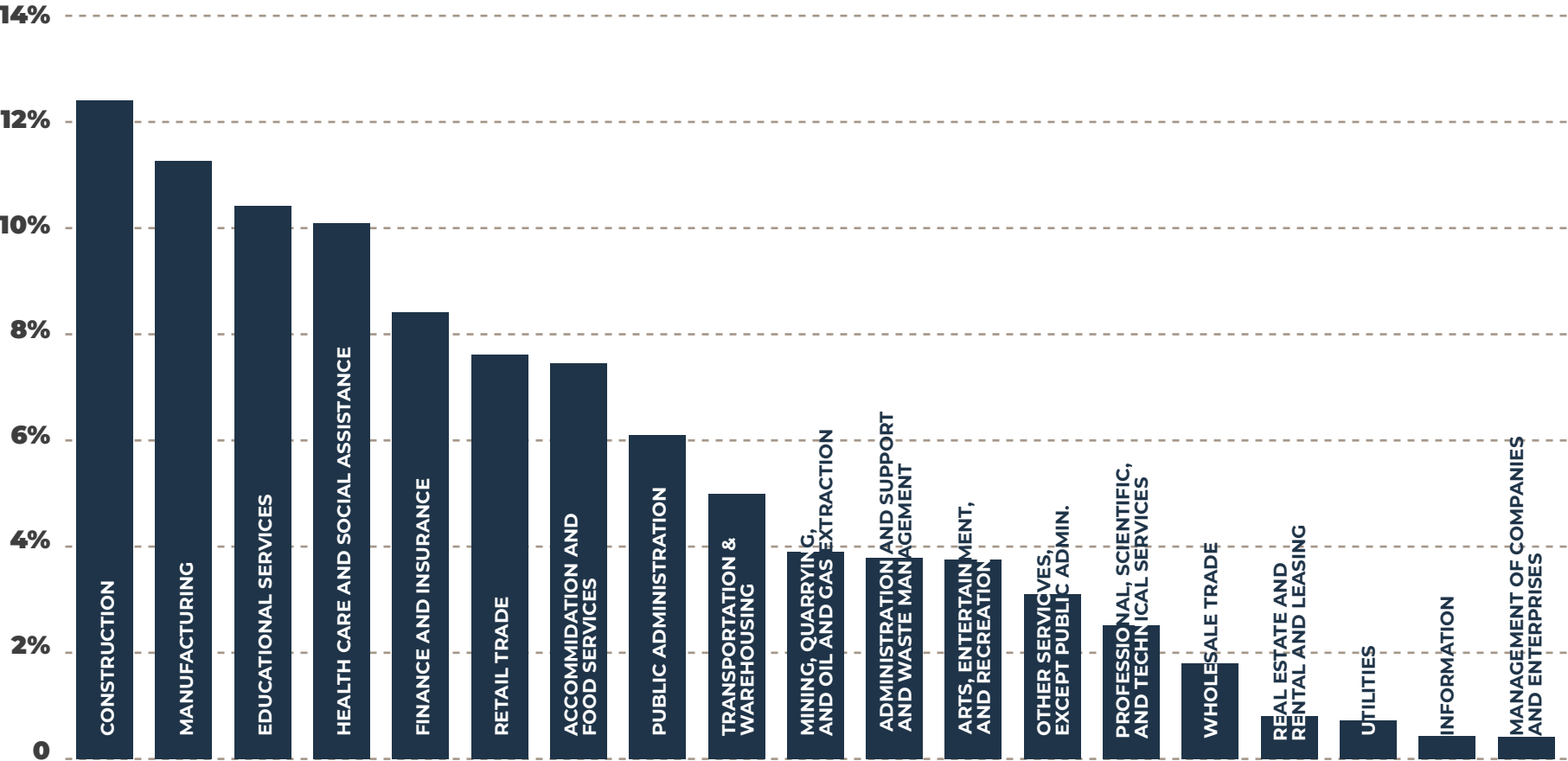
in Sanger, as evidenced by the significantly lower unemployment rate compared to both Denton County and the national average. This downward trend in unemployment from 2010 to 2022 suggests a steady growth in job opportunities and economic stability in the city.

An unemployment rate of just 1.8% indicates a strong economy and workforce. However, a low unemployment rate often correlates with higher median income levels, which could increase the

demand for housing. Strong economic conditions can also make the city more attractive to people looking for job opportunities, which could lead to an influx of new residents, further increasing demand.

Determining which industries employ residents of Sanger is useful for predicting future trends in the housing market. The size and nature of the workforce can reflect the economic health of a city or region, which in turn can impact demand for housing. Areas with a growing, well-paid workforce may see rising housing prices, while areas with a shrinking or lower-paid workforce may see stagnant or falling housing prices.

Figure 2.17 Percentage of Workforce by Industry, 2022



Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

**Figure 2.17** illustrates how Sanger’s workforce is divided among industry sectors.

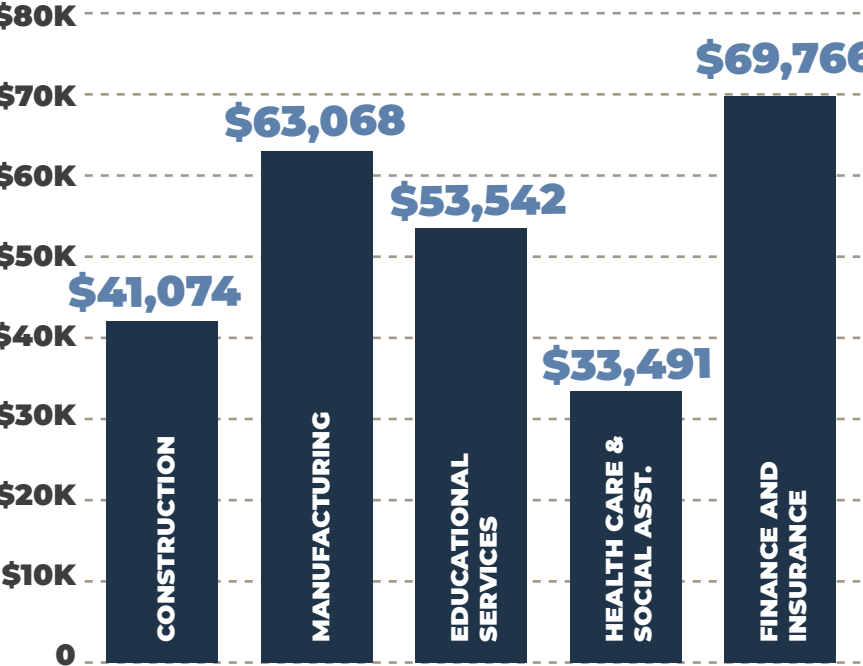
It is useful to consider which industries most commonly employ Sanger residents. The top five industries that employ Sanger residents are construction, manufacturing, educational services, health care and social assistance,

and finance and insurance. **Figure 2.18** on the next page illustrates the median earnings associated with each of these industries. **Figure 2.19** on the next page shows the extent to which the number of residents employed by each of these industries has increased in recent years.



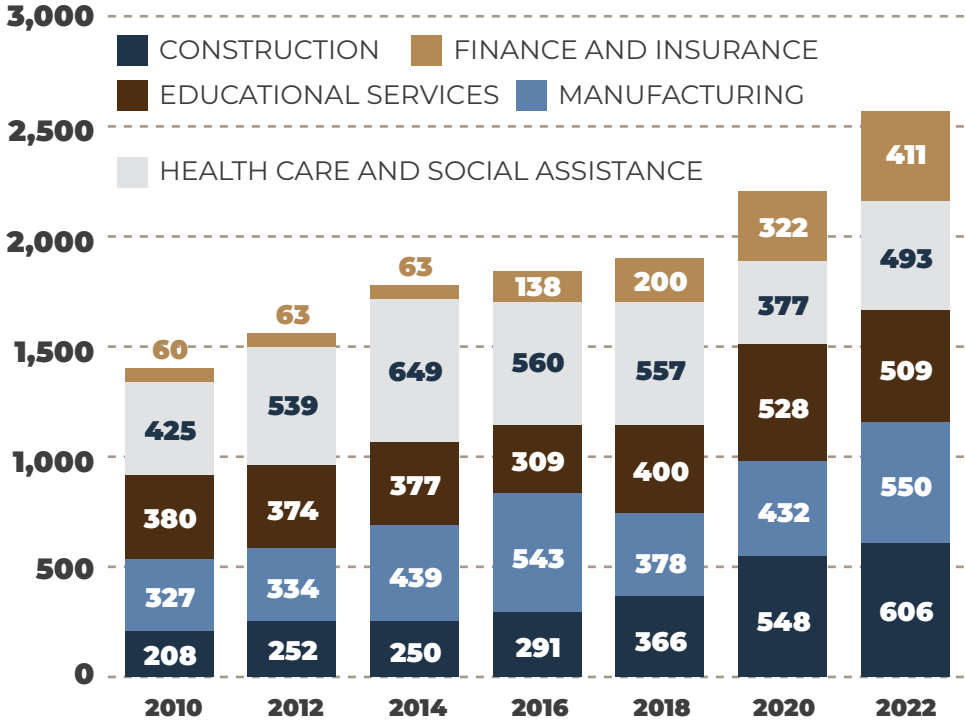
The largest employment sectors for Sanger residents are construction, manufacturing, and educational services, employing 34.09% of the workforce, and the varying median earnings of these sectors indicate different housing needs. The construction sector, which employs the largest portion of the workforce (12.41%), has median earnings of \$42,074. The number of Sanger residents employed by these industry sectors has increased by 81.96% from 2010 to 2022. The educational services and health care and social assistance sector—employing approximately 10% of the workforce—has median yearly earnings of \$33,491. The median earnings associated with these sectors may indicate a need for affordable housing

Figure 2.18 Median Earnings by Industry, 2022



Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

Figure 2.19 Industries Employing Sanger Residents



Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

options in Sanger. Housing options that fall within the economic reach of these market segments may be rental units or smaller single-family homes. The manufacturing sector, on the other hand, with a higher median income of \$63,068, suggests a demand for mid-range housing options. The finance and insurance sector, with the highest median income of \$69,766, has increased by approximately 585% between 2010 and 2022, indicating a potential demand for higher-end housing options.

Figure 2.20 Major Employers in Sanger

COMPANY NAME	INDUSTRY	NUMBER OF EMPLOYEES
A&W Productions	Manufacturing	100 - 150
Babe's Chicken	Food Industries	50 - 100
City of Sanger	Government	100 - 150
Eikon Engineering	Engineering	100 - 150
North Texas Plastics	Manufacturing	1 - 50
R&L Carriers	Transportation and Logistics	150 - 200
Sam's Distribution Center	Distribution	250 - 300
Sanger Bank	Finance	1 - 50
Sanger ISD	Education	250 - 300
Wal-Mart Distribution Center	Distribution	900 - 1,000

Source: Sanger Economic Development Corporation

While many Sanger residents seek employment in nearby cities that they commute to, it is also important to consider the employment opportunities within Sanger. **Figure 2.20** lists the major employers within the city, according to the Sanger Economic Development Corporation (Sanger EDC).

Sanger's major employers play a significant role in driving the city's economic growth. These companies provide employment opportunities and contribute to

the city's economic vitality. The presence of these major employers, along with the arrival of new businesses and the development of industrial space indicates a strong and growing economy in Sanger.

The recent and upcoming arrivals of several new businesses will further influence the continuous development of Sanger's economy. By affecting employment, real estate, and consumer spending, these businesses are also likely to influence demand for housing in the Sanger area. At the time of this study, the list of retail businesses potentially establishing operations in Sanger includes:

- » **Three convenience stores/gas stations**
- » **Urgent care facility**
- » **Coffee shop**
- » **Ice cream shop**
- » **Brewery**
- » **Fast food restaurant**
- » **Retail development with dollar store and three additional retail spaces near the steakhouse restaurant**

Significant industrial space is also being developed in Sanger. At the time of this study, these spaces include:

- » **Star Business Park, which will include 5,000,000 square feet of industrial space.**
- » **Approximately 700,000 square feet of industrial space will be developed on a 90-acre plot south of the Walmart Distribution Center.**
- » **8 warehouse buildings—approximately 6,000 sq. ft. each—are under construction at 901-915 Utility Road.**

These developments are aligned with Sanger’s current economic and workforce development strategies. Targeted industries outlined in the Sanger 2040 Comprehensive Plan include professional services, retail, transportation and warehousing, and manufacturing.

The Sanger EDC has also established a Business Retention and Expansion (BRE) program that focuses on the support of Sanger’s existing business through ongoing engagement and information sharing between the EDC and local business owners. A primary function of this BRE program involves gathering information during visits to local

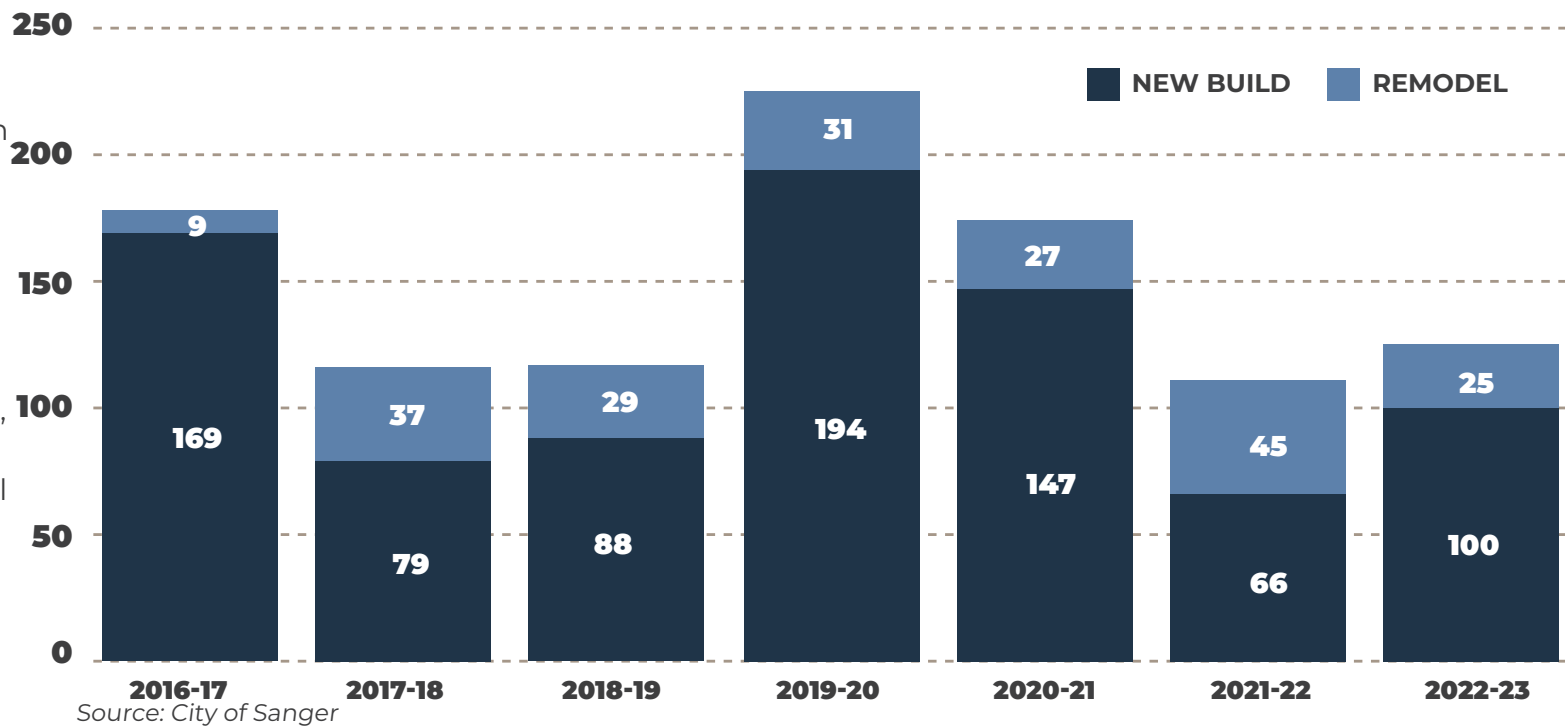
businesses that provide insight into business needs, plans for relocation or expansion, or closures. Other activities include publishing quarterly newsletters and online information, marketing videos, conducting annual business surveys, and offering networking opportunities.

The recent growth observed in top industries and the business-friendly environment supported by Sanger EDC are key indicators of an economic vitality that will play a significant role in increasing demand for housing in Sanger.

HOUSING PERMITS

The number of permits issued to produce residential properties in Sanger can indicate trends in the local housing market. **Figure 2.21** displays the number of permits issued between the fiscal years of 2017 and 2023 by type.

Figure 2.21 Residential Building Permits, Fiscal Years Ending 2017 - 2023





While the total number of permits issued significantly fluctuate year by year, the changing ratio of new build and remodel permits offers insight into specific trends including:

- » **The significantly higher number of new build permits may indicate that there is a greater demand for newer, modern homes, as opposed to the historic properties located near Sanger’s downtown core;**
- » **The number of remodeling permits has remained relatively steady, which could indicate that the more compact older properties remain desirable but may need updates or repairs.**

After observing the economic trends influencing development in Sanger today, there are several key findings:

- » **Unemployment in Sanger has decreased dramatically compared to Denton County and the state of Texas.**
- » **Sanger’s age demographics are shifting favorably in relation to economic growth.**
- » **Texas has one of the strongest economies in the nation as well as a rapidly increasing population.**
- » **Sanger has experienced significant growth in its top industry sectors, as well as the growth of emerging industry sectors.**
- » **Denton County and the broader Dallas-Fort Worth region have experienced significant economic growth.**
- » **11 new retail establishments are opening soon or have recently opened in Sanger.**
- » **There is approximately 5,748,000 square feet of industrial space currently being developed.**

The demographic characteristics, population projections, and economic trends in Sanger and the Dallas-Fort Worth region provide a more complete understanding of the socio-economic landscape that shapes the housing market in Texas. This information will inform the following sections, which will assess the current housing conditions in Sanger and determine future housing demand and development capacity.

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# CHAPTER 3: HOUSING INVENTORY ASSESSMENT

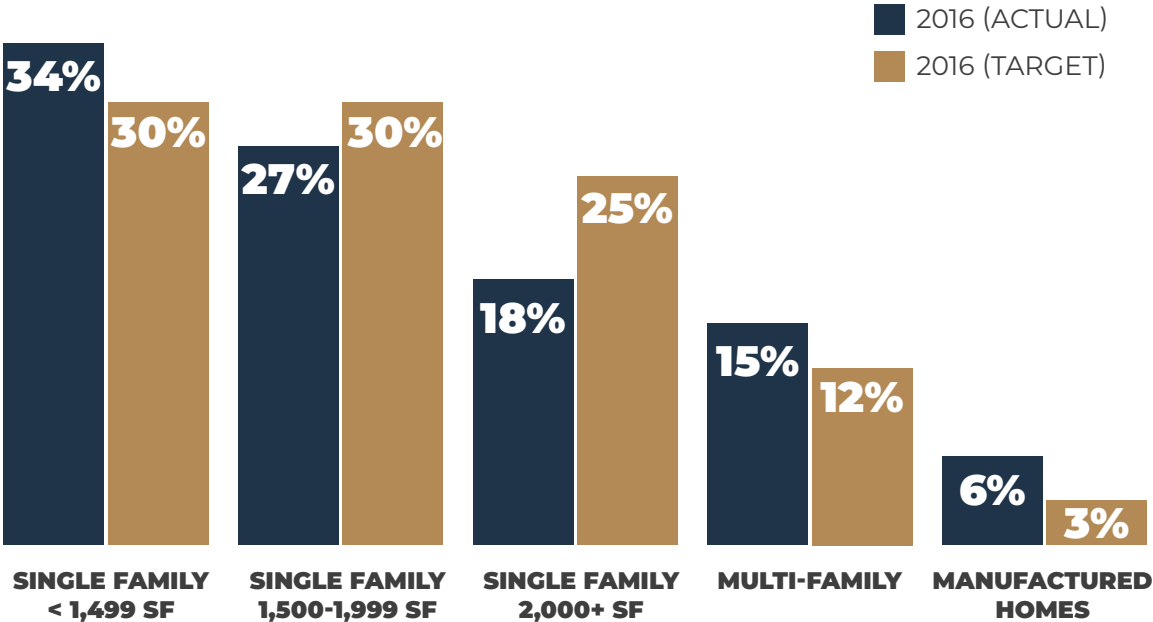
To determine Sanger’s current alignment with the vision set forth by both the Sanger 2040 Comprehensive Plan and the 2016 housing ordinance policy, it is necessary to analyze the composition of housing types currently present in the city. The following sections will provide a detailed analysis of this composition, as well as a description of relevant housing characteristics including age of housing, occupancy and vacancy rates, and an analysis of market values for residential properties in Sanger.

Since 2016, Sanger’s housing composition has shifted. However, it is also important to note methodological differences between the 2016 study and this current study. In 2016, the inventory of housing types was created from a sample of residential properties from each subdivision or area in the city. These samples were then averaged to estimate an average house size for each area. In contrast, this current study utilizes data provided by the City of Sanger and the Denton Central Appraisal District

## HOUSING INVENTORY

The 2016 Housing Study aimed to document the housing stock of Sanger and provide the City Council with information that would assist it with deciding the targeted future housing mix. The study identified five categories of housing and the percentage of the total housing stock each category represented. **Figure 3.1** provides a comparison of the findings of the 2016 study alongside the targeted housing mix set forth by the housing ordinance policy.

Figure 3.1 2016 Housing Composition and Targeted Mix









Sources: City of Sanger, 2016 Housing Study, and Resolution No. 09-08-16

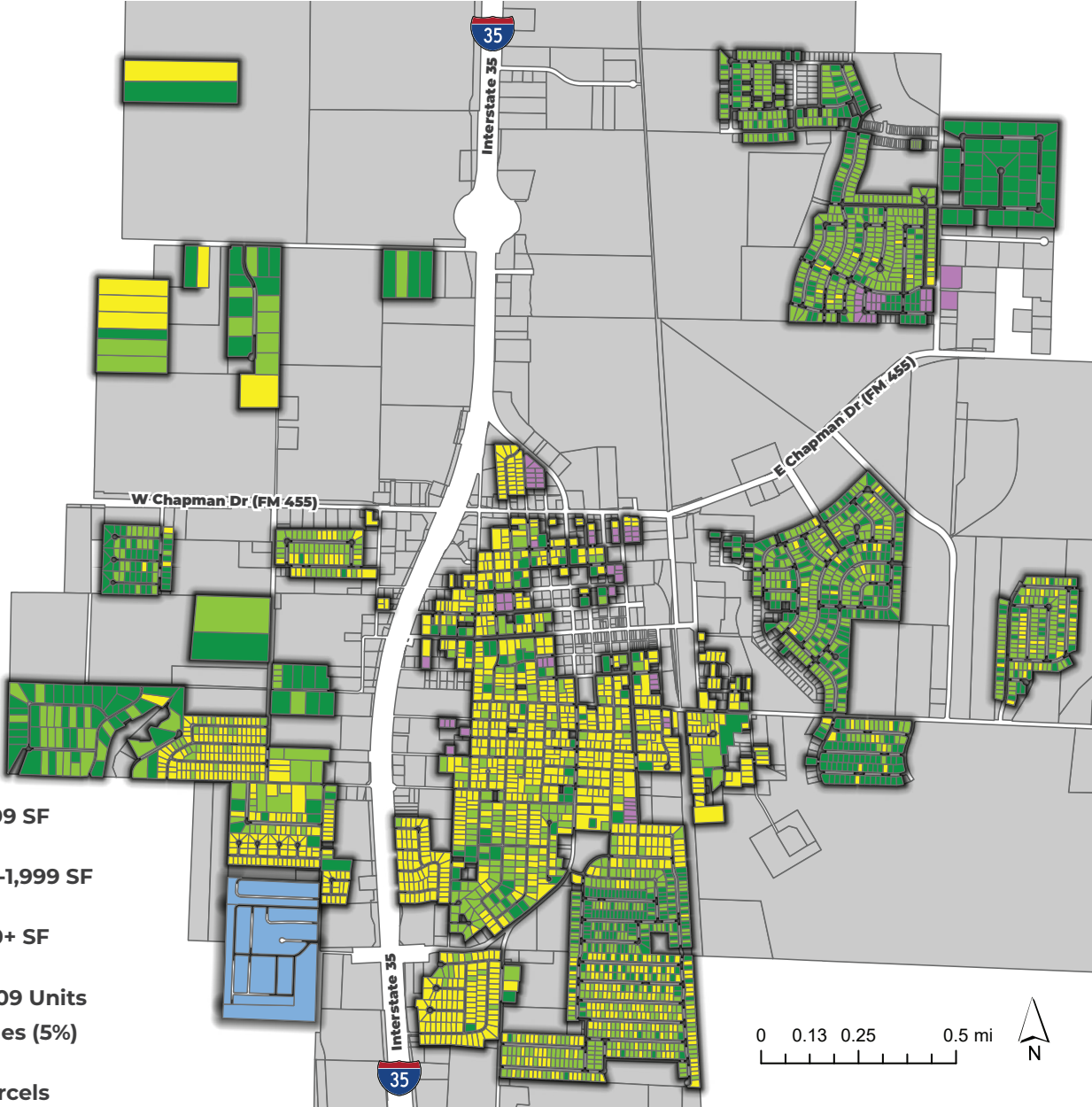


**Figure 3.2** Current Housing Composition

to include all residential properties within city limits. When considering the shifts in housing categories between 2016 and 2024, it is important to acknowledge that some percentage change may stem from the difference in methodologies, rather than reflecting a true increase in each category. **Figure 3.2** illustrates the current composition of housing types for all residential properties in Sanger.

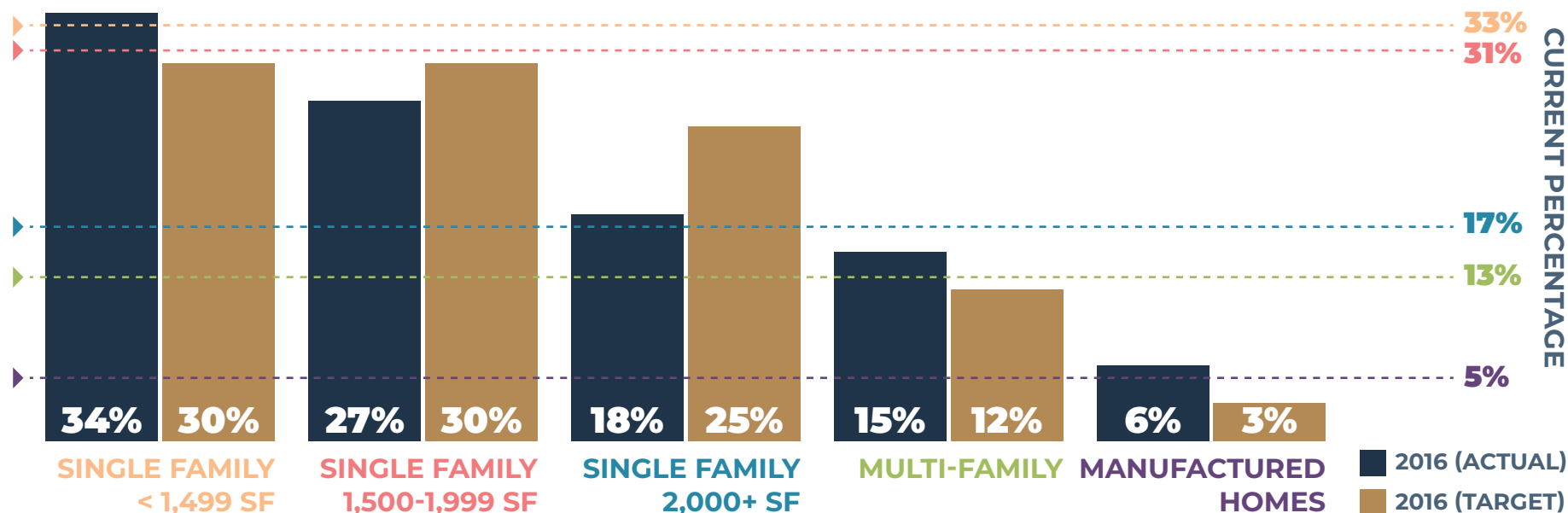
The total number of multi-family units were gathered through manual inspection of each multi-family property. The analyses within this section consider existing residential properties with vacant parcels being removed from the dataset.

-  **Single-Family < 1,499 SF**  
(33%) 1,290 Units
-  **Single-Family 1,500-1,999 SF**  
(31%) 1,195 Units
-  **Single-Family 2,000+ SF**  
(17%) 665 Units
-  **Multi-Family (5%)** 209 Units
-  **Manufactured Homes (5%)** 209 Units
-  **Non-Residential Parcels**



Sources: City of Sanger; Denton Central Appraisal District; Antero Group

**Figure 3.3** 2016 Actual and Targeted Percentages Compared to Current Percentages



Sources: City of Sanger, 2016 Housing Study, and Resolution No. 09-08-16; Denton Central Appraisal District

**Figure 3.3** illustrates a comparison between Sanger’s 2016 housing composition, the current housing composition, and the 2016 target.

Based on the results of this analysis:

- » Most of the homes constructed since the time of the 2016 study are single-family homes between 1,500 and 1,999 square feet, represented by an increase of approximately 14.8%.
- » The single-family above 2,000 square feet housing category shows the most significant deviation from the 2016 target.
- » The multi-family category has decreased by approximately 13.3% since 2016, becoming more closely aligned with the 2016 target.

In general, the period between 2016 and 2024 represented a progression towards achieving the 2016 Target Mix. The single-family under 1,499 square feet, single-family between 1,500 and 1,999 square feet, multi-family, and manufactured homes categories have all become more aligned with the 2016 target. However, the single-family above 2,000 square feet category moved further away from the target, decreasing by approximately 5.6%.

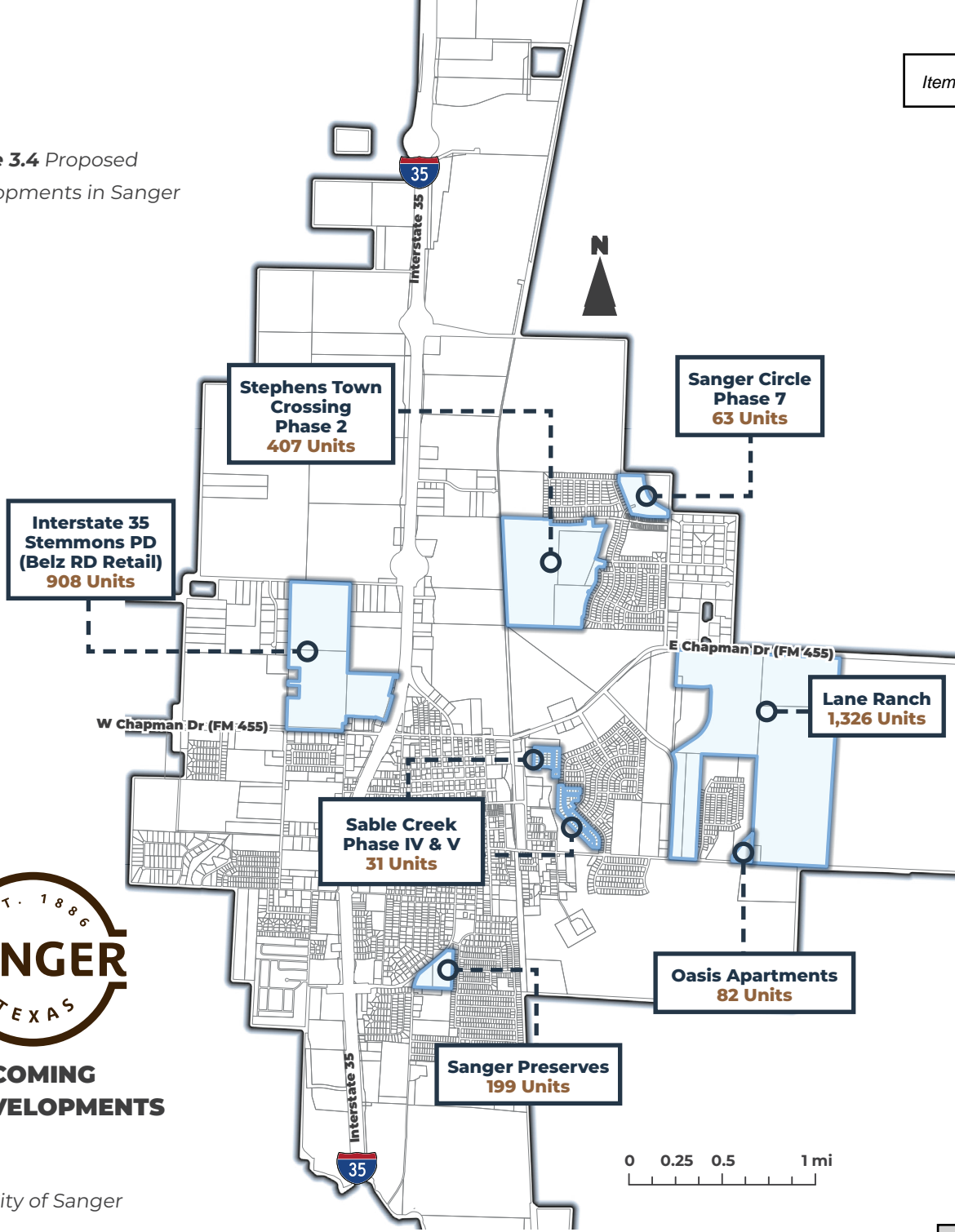
Continuing the analysis of how Sanger’s housing composition is changing, it is useful to consider how upcoming or proposed developments will further shift each housing type category. **Figure 3.4** illustrates the location of each proposed development.

Upcoming or proposed developments will account for an additional 3,016 housing units. With an average household size of 2.68 people in 2022, these new developments will likely house 8,082 future residents of Sanger. Utilizing the data provided by Sanger,



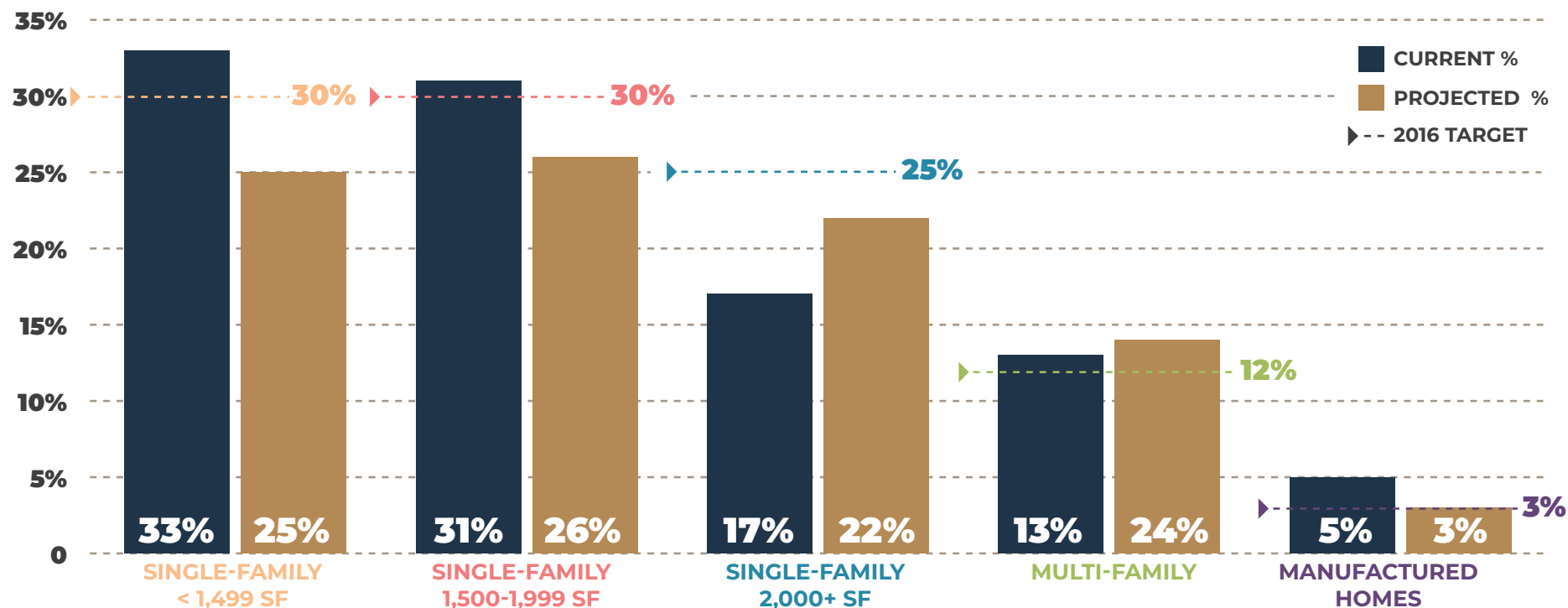
Source: City of Sanger

**Figure 3.4** Proposed Developments in Sanger





**Figure 3.5** Current Composition, Composition Including Future Developments, and 2016 Target



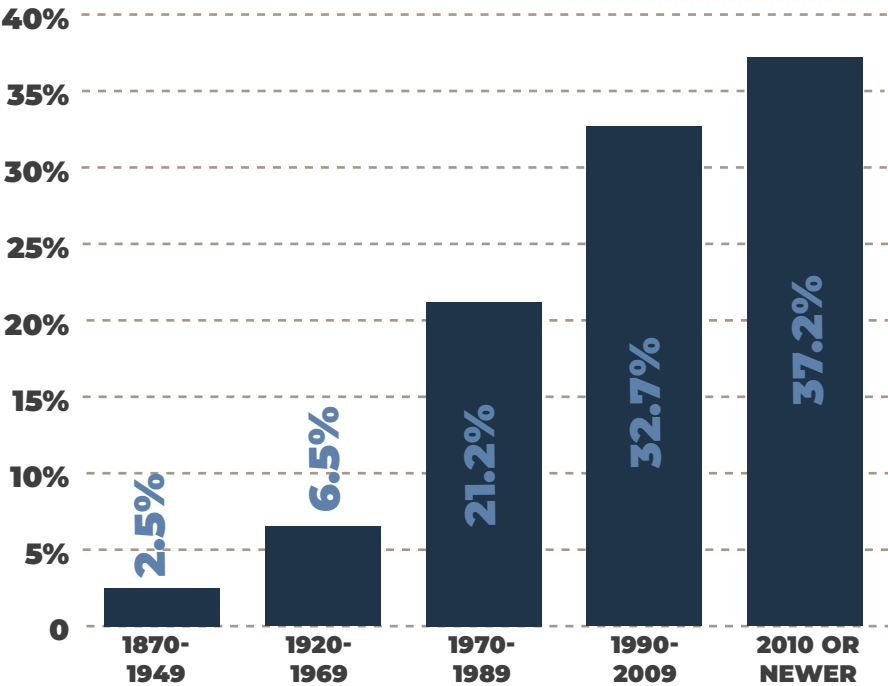
Sources: City of Sanger, Resolution No. 09-08-16; Denton Central Appraisal District; Antero Group

**Figure 3.5** displays what the composition of housing in Sanger will be after the completion of these upcoming or proposed developments.

The inclusion of future developments within this analysis illustrates a significantly different picture of Sanger's housing composition. The single-family under 1,499 square feet falls below the targeted percentage of 30% at 25%. The single-family between 1,500 and 1,999 square

feet category falls below targeted percentage of 30% at 26%. The single-family above 2,000 square feet category increases closer to the targeted percentage of 25% at 22%. The multi-family category deviates significantly from the targeted percentages by a difference of 12% at 24%. The manufactured homes category decreases to match the targeted percentage of 3%.

Figure 3.6 Distribution of Residential Property Ages



Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

## RESIDENTIAL PROPERTY AGES

The age of a housing inventory can provide insight into the city’s historical development patterns and its future needs and challenges. For instance, an aging housing stock might indicate a future need for more new housing or significant renovations within the existing housing stock.

## AGE DISTRIBUTION

Examining the age distribution of homes in Sanger offers valuable insight into its history of development and the current state of its residential properties. **Figure 3.6** displays the distribution of ages for residential properties within Sanger, according to data from the Denton Central Appraisal District.

Sanger has a relatively young housing inventory, with 37.2% of homes built after the year 2010. It would be unlikely that the negative implications of an aging housing stock will be a major concern for Sanger in the coming years. 2004 is the median year of construction for residential properties in Sanger. **Figure 3.7** on the following page displays the spatial distribution of residential property ages in Sanger.

Examining the timeline of construction years for homes in Sanger reveals distinct periods of significant development. The ages of residential properties in Sanger follow a traditional pattern of outward growth, with older properties being located near the center of the city and newer properties being located around the edges.

A housing stock with a large range of ages is a useful asset for Sanger. The newer developments around the edges of the city offer modern, spacious homes, while the central parts of Sanger offer more compact, affordable housing options. In cities where most homes are relatively young, it is common for there to be a lack of housing options that

Figure 3.7 Distribution of Residential Property Age



Sources: Denton Central Appraisal District; Antero Group



serve as “starter” homes. In Sanger, there are a variety of housing options to capture the demand of different home buyer market segments.

## OCCUPANCY AND VACANCY

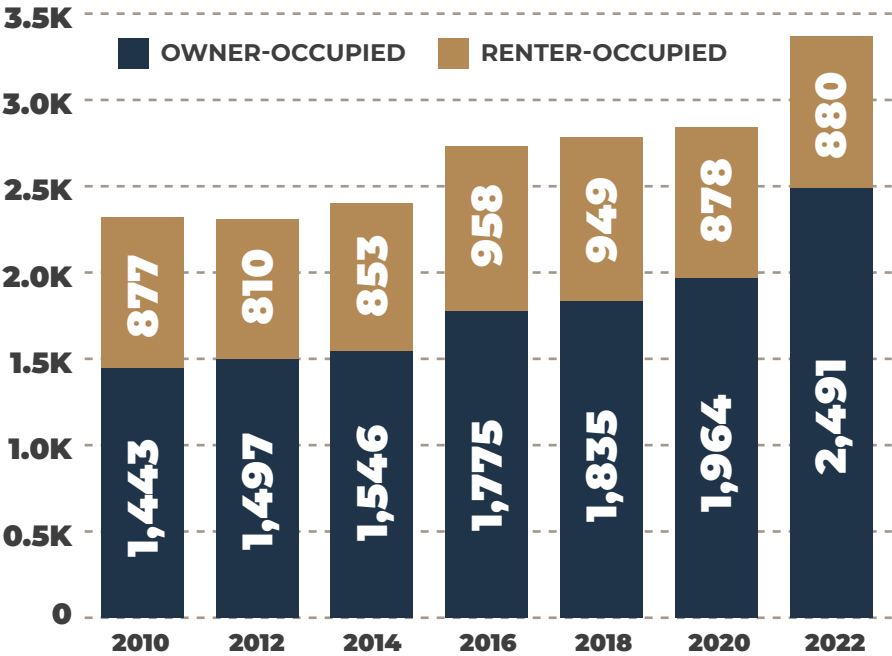
The occupancy and vacancy rates in a city’s housing inventory provide critical insights into the housing market’s dynamics. These rates are indicators of the housing market’s health, reflecting the balance between housing supply and demand. A high occupancy rate indicates a high demand for housing, suggesting a

thriving real estate market. However, an excessively high occupancy rate may also signal a shortage of housing, leading to inflated housing prices and increased cost of living. Conversely, the vacancy rate is the percentage of unoccupied or vacant units in the total housing inventory. A lower vacancy rate might indicate a robust housing market, but it could also signify a lack of available housing, potentially leading to overcrowding or inflated rental and purchase prices.

According to data from the American Community Survey, the occupancy rate in the City of Sanger was 94% in 2022, with a total of 3,371 occupied housing units. Of this total, approximately 74% of residents own their home, while approximately 26% rent. Sanger’s rate of home ownership is high compared to the national rate, which was estimated to be approximately 65% in 2022. While high demand for housing can, in some cases, produce undesirable conditions like overcrowding, only 4.4% of residents live in homes where there is more than one person per room, which means that this scenario is unlikely in Sanger. **Figure 3.8** illustrates how housing unit occupancy in Sanger shifted between 2010 and 2022.

According to data from the American Community Survey, the vacancy rate in the City of Sanger was approximately 6% in 2022. Sanger’s vacancy rate is low compared to the national rate, which was estimated to be approximately 11% in 2022. Of the properties considered to be vacant, 70.24% were listed for rent in 2022, representing an estimated 144 units out of a total of 205 vacant units.

**Figure 3.8** Occupied Housing Units, 2010-2022

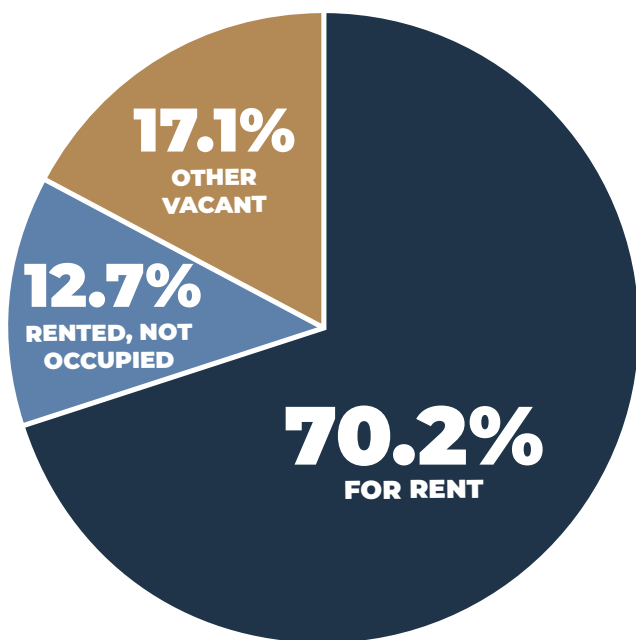


Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

**Figure 3.9** illustrates the composition of housing types contributing to the city's 2022 vacancy rate.

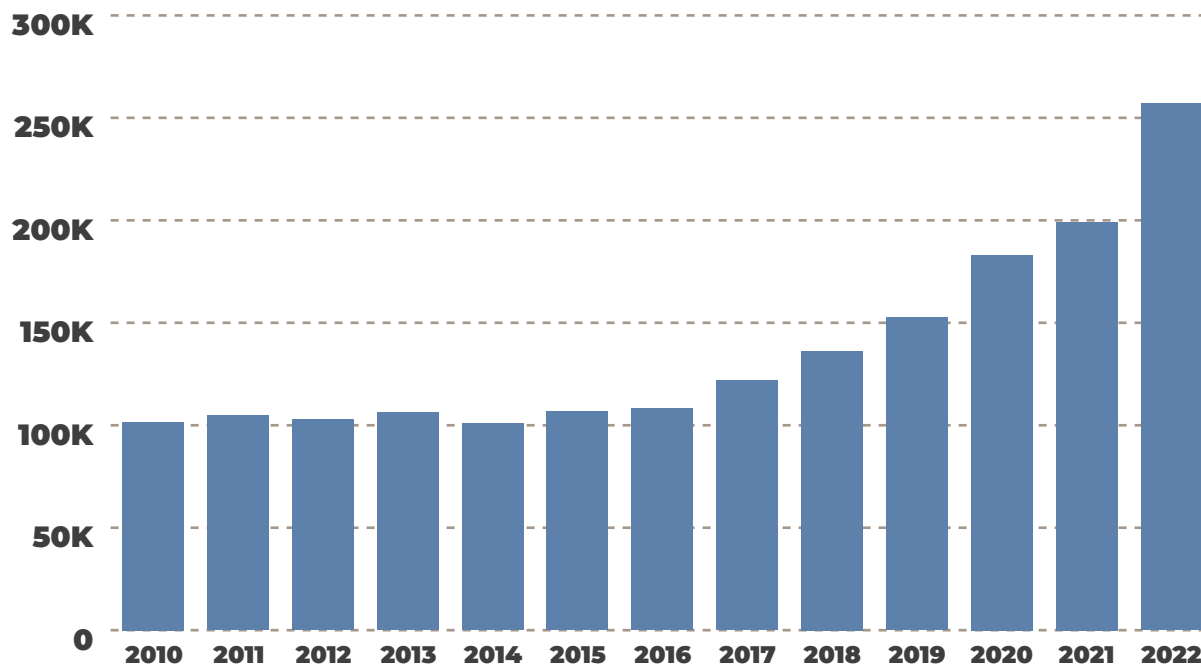
Examining the occupancy and vacancy rates of Sanger provides an understanding of the current utilization of housing in the city. This data is a useful metric of housing availability and demand. The following section provides a further examination of Sanger's housing market as it relates to the assessed values of residential properties.

**Figure 3.9** Vacancy by Housing Type, 2022



Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

**Figure 3.10** Median Home Values, 2010-2022

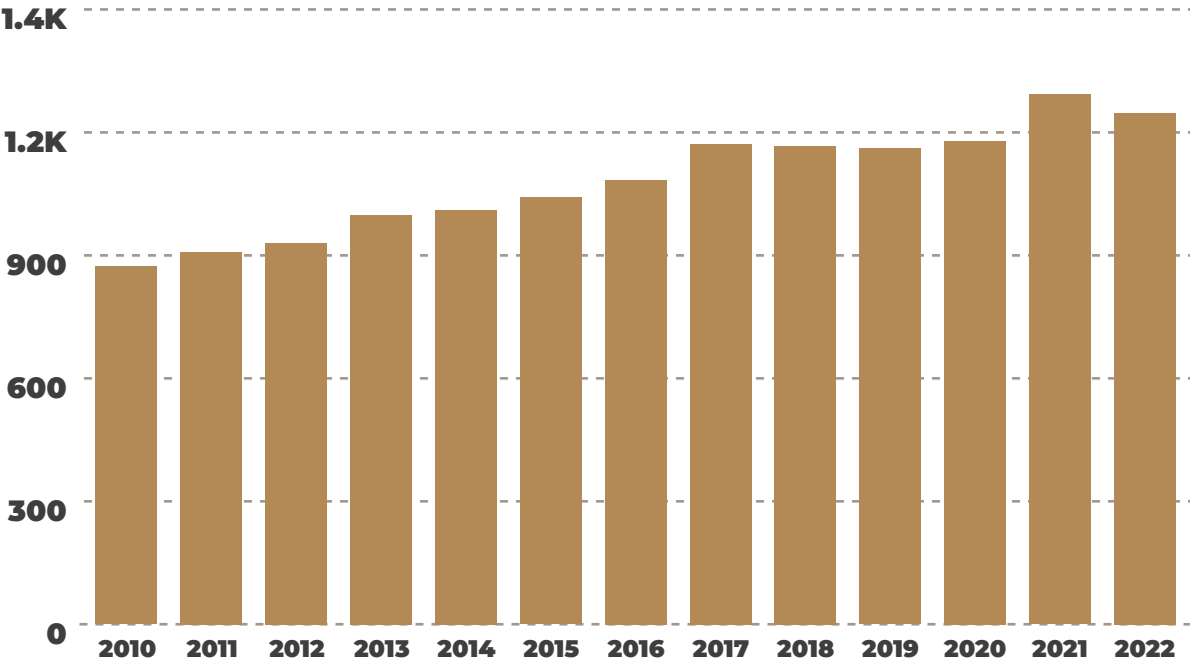


Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

## HOME VALUE ANALYSIS

The range of home values in a city's housing market offers a perspective into the economic status and affordability of the city. These values provide a useful metric of the city's financial health, mirroring the financial capabilities of the residents and the cost of available housing. According to data from the American Community Survey, the median value for occupied homes in the City of Sanger was \$257,000 in 2022, representing an increase of approximately 153.2% from 101,500 in 2010. **Figure 3.10** provides an overview of the shifts in home value that have occurred over the past decade.

Figure 3.11 Median Rent Costs, 2010-2022

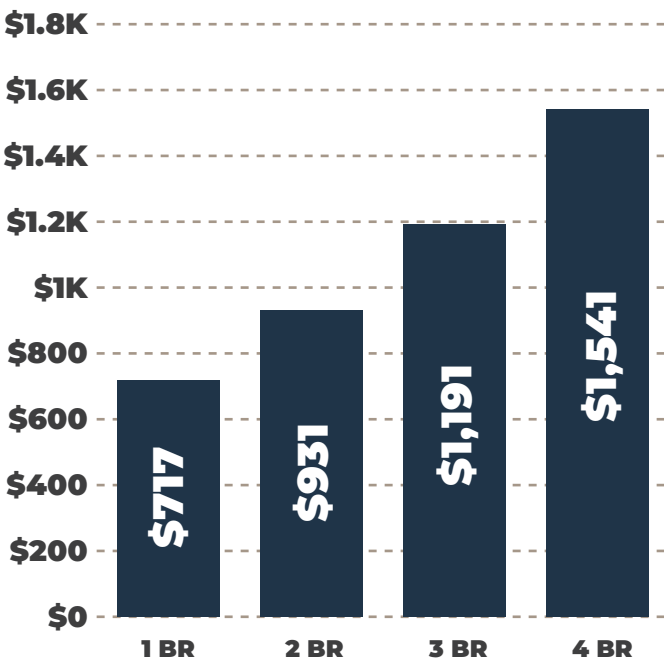


Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

The median rent was approximately \$1,247 in 2022, an increase of approximately 42.84% from 873 in 2010. **Figure 3.11** illustrates the changes in median rent costs that have occurred over the past decade. To gain a better understanding of rent costs in Sanger, it is also useful to consider the median rent by number of bedrooms in the unit. **Figure 3.12** illustrates the changes in rent costs by number of bedrooms over the past decade.

The steady increase in the median home value and rent cost is indicative of growing housing demand in Sanger. As the Dallas-Fort Worth area continues to attract new residents, communities within commuting range of major

Figure 3.12 Median Rent by Number of Bedrooms



Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates

economic centers will experience a similar trajectory. Being within commuting range of Denton, Dallas, and Fort Worth, Sanger is well-positioned to capture this demand. While high home values and rent costs are positive in the context of economic growth, they can also lead to affordability issues for many residents, especially those with lower incomes. This can result in a higher cost of living and potential displacement of long-term residents. To mitigate these issues, it is important to maintain a diverse composition of housing types that accommodate a range of income levels.



## SPATIAL DISTRIBUTION OF HOME VALUES

From conveniently located historical properties in the heart of downtown to modern homes on spacious lots on the city's outer edges, Sanger has diverse home values. Spatial distribution analysis of home values provides a visual representation of the city's housing market and the geographical variations in home values.

Differentiating between single-family and multi-family homes provides a clearer understanding of residential property value distribution throughout the city. It is important to note that manufactured homes were analyzed as multi-family homes due to similar data collection methods for these types of properties in Sanger. In the same way that individual unit data for parcels with multi-family improvements is not recorded, DCAD does not individually record information about manufactured homes, but rather the lots they are located on, which house many manufactured units.

**Figure 3.13** features a map that utilizes data from the Denton Central Appraisal District to illustrate the distribution of single-family home market values in 2024.

Single-family home values on the city's edges tend to be valued higher than centrally located properties, likely due to differences in square footage, lot sizes, and age. Newer homes tend to be associated with greater square footage and larger lot sizes than the homes located in the denser neighborhoods of central areas. The edges of the city tend to be where newer homes have been built in recent years.

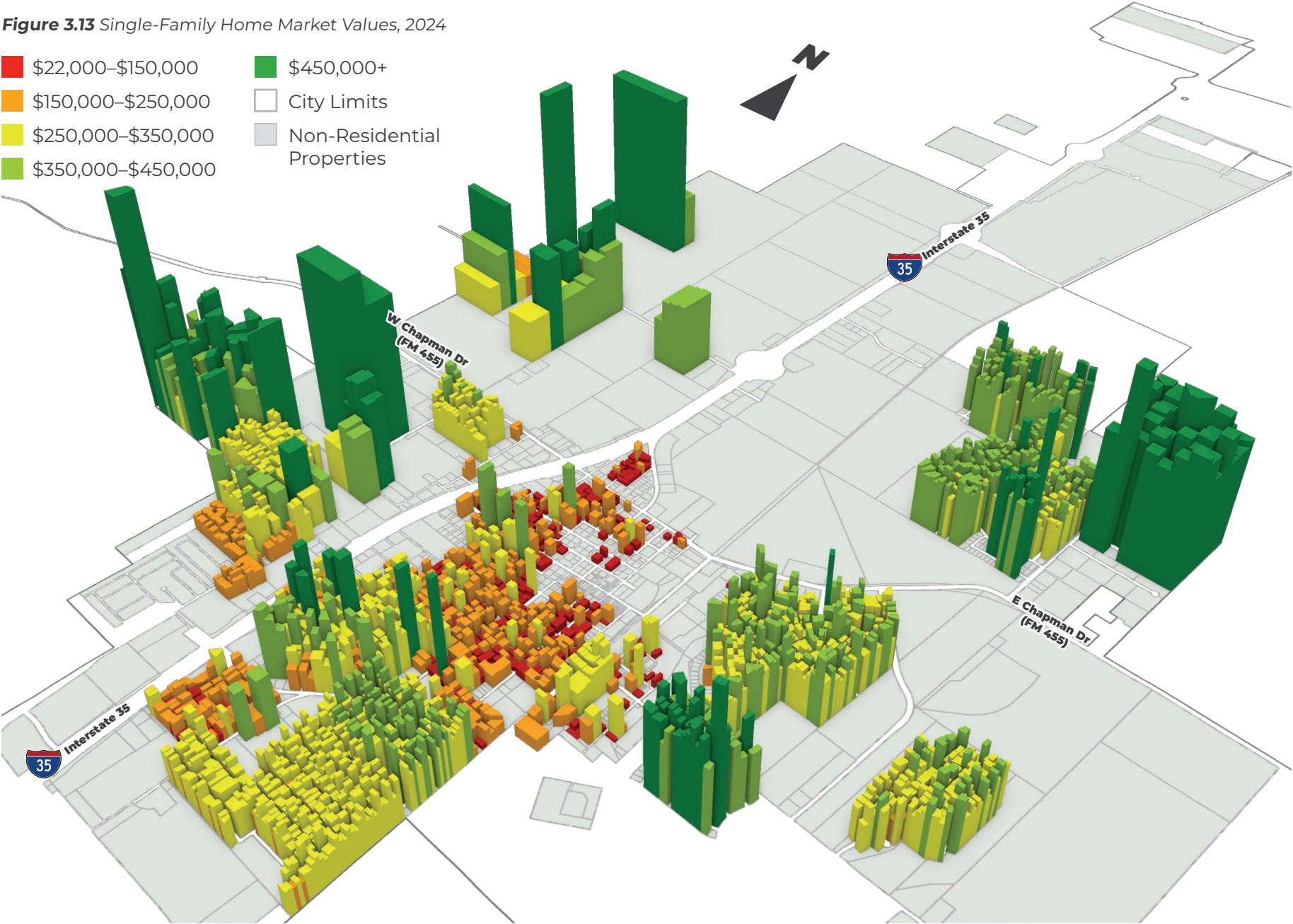
While generally lower than the outer edges of the city, the range of values in the central core are highly varied, with some homes being valued similarly to the homes in newer developments. The range of values in the central core is likely due to the variety of homes and associated years of construction located within the central areas of the city, as opposed to the more uniform subdivisions on the outer edges where most homes were likely to have been constructed within the same time frame.

A significantly lesser portion of Sanger's housing inventory is multi-family housing. **Figure 3.14** provides a visualization of the distribution of market values in multi-family properties in Sanger. It is important to note that an inset map is used to emphasize the full extent of "The Trails of Sanger" apartment complex value, which was approximately \$39,354,375 in 2024 based on data from the DCAD. Located in the northeast corner of the city, this property is valued significantly higher than any other multi-family property. A large portion of multi-family properties are located in central areas of Sanger, indicating an alignment with the goal of creating a livelier downtown described in the Sanger 2040 Comprehensive Plan.

To ensure the city's housing market remains responsive to the needs of Sanger residents, the next section will focus on assessing the city's capacity to accommodate future housing needs. The section will outline potential strategies for accommodating the changes brought about by the growth patterns, demographic changes, and market trends presented within this study.

**Figure 3.13** Single-Family Home Market Values, 2024

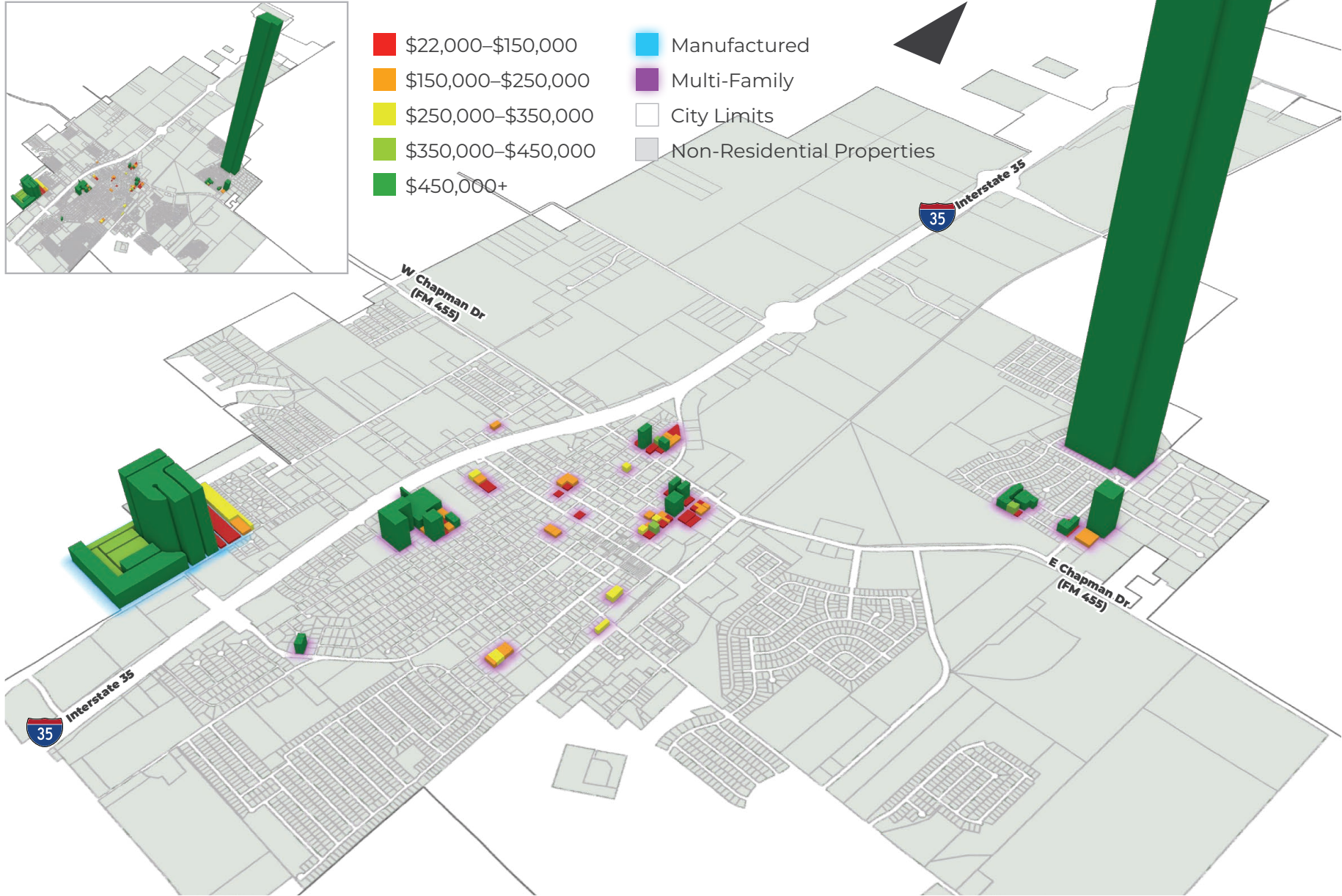
- |                       |                              |
|-----------------------|------------------------------|
| ■ \$22,000–\$150,000  | ■ \$450,000+                 |
| ■ \$150,000–\$250,000 | □ City Limits                |
| ■ \$250,000–\$350,000 | ■ Non-Residential Properties |
| ■ \$350,000–\$450,000 |                              |



Sources: Denton Central Appraisal District; Antero Group



Figure 3.14 Multi-Family and Manufactured Home Values, 2024



Sources: Denton Central Appraisal District; Antero Group



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## CHAPTER 4: FUTURE HOUSING NEEDS ASSESSMENT

This section will take into consideration the findings of the analyses presented throughout this study to determine Sanger's housing needs and make recommendations for future housing policy.

### ANALYSIS AND RECOMMENDATIONS

As Sanger continues to grow, it is important that the city is well-equipped with strategies that will ensure its housing supply can accommodate future demand. In this section, an analysis of the data presented throughout this study

will be used to determine an Updated Targeted Housing Composition that will account for the population and demographic changes Sanger is likely to experience in the coming years.

The demographic analyses presented in **Chapter 2** aimed to anticipate the nature of future housing needs. As demographic characteristics shift in Sanger, so will the demand for specific types of housing. This section will highlight the most significant indicators of demand for each housing category.



## SINGLE-FAMILY UNDER 1,499 SQUARE FEET

The demand for homes in this category is determined by several factors. With single male and female householders living alone constituting a significant portion of the population (13.47% and 12.70% respectively), and the presence of a substantial population aged between 25 and 34 years representing approximately 18% of residents, there is likely to be a demand for smaller housing units. These individuals, often young professionals, are likely to seek residences that offer convenience and affordability. Smaller single-family homes, offering the right balance of space, convenience, and affordability, are likely to meet the needs of this demographic cohort.

Married couples without children under 18 years, representing 26.25% of Sanger residents, may also prefer smaller, more manageable properties. Householders in this population group may seek the benefits of home ownership but require less living space than households with children.

The income distribution of Sanger reveals that 24.10% of households earn less than \$50,000 annually, indicating a significant market segment that may find smaller single-family homes more financially accessible.

It is also important to consider factors that may reduce demand for homes in this category. A portion of the market segment that contributes to the demand for housing in this category is also likely to consider homes

in the 1,500 to 1,999 square foot category. Based on the indicators of demand described throughout this section, there is likely a convergence of preferences between single-family homes under 1,499 square feet and single-family homes between 1,500 and 1,999 square feet. Homes of medium size—situated between the categories of smaller and larger single-family residences—hold the highest appeal potential for a broad range of homebuyers whose housing preferences may span across multiple categories.

### THE DEMAND FOR HOMES IN THE UNDER 1,499 SQUARE FEET CATEGORY IS INDICATED BY THESE KEY TAKEAWAYS:

- » **Householders who are young and single or have lower incomes may prefer smaller housing units that are more manageable and affordable than larger residences.**
- » **Householders married without children are less likely to require the larger living spaces offered by many modern single-family homes.**
- » **There may be overlap in the market segments that prefer housing in the single-family under 1,499 square feet and single-family between 1,500 and 1,999 categories.**



Maintaining an inventory of homes in this category is important in capturing the demand of market segments that prefer smaller single-family homes. However, maintaining a larger inventory of mid-size homes would be most likely to capture demand from multiple market segments. While an adequate supply should be maintained, it is recommended that the development of homes in this category be a lesser priority than the mid-size homes described in the following category and that the targeted percentage be lowered from 30% to 25%.

**SINGLE-FAMILY BETWEEN 1,500 AND 1,999 SQUARE FEET**

Multiple factors signal a demand for homes in this category. As previously discussed, homes in this category are likely to capture some of the demand from the same market segments associated with a preference for homes in the single-family under 1,499 square feet category. Young professionals and married couples without children who have the financial capacity to afford mid-size single-family homes may be equally likely to prefer homes in this category. However, there are also indicators of demand specific to this category.

Married couples with children under 18 years comprising approximately 27.20% of households indicate a demand for homes that can accommodate growing families. Mid-size single-family homes that offer multiple bedrooms and amenities suitable for family living are likely to appeal to this demographic segment.

As individuals aged between 25- and 34-years progress in their careers and personal lives, their housing needs are likely to evolve, with many aspiring to follow the common trajectory of transitioning from smaller starter homes to more spacious residences. For many buyers, mid-size single-family homes may represent a “move up” from a starter home or apartment rental.

**THERE IS LIKELY TO BE A HIGH DEMAND FOR HOMES IN THIS CATEGORY, BASED ON THESE KEY TAKEAWAYS:**

» **A portion of the demand for single-family homes under 1,499 square feet can likely be captured by this category of homes.**

» **Married couples with children may prefer more living space at a more affordable price point than larger single-family homes.**

» **Homes in this category may represent the next step for residents looking to upgrade from smaller starter homes.**

» **Homes in this category offer a balance between space and affordability.**

An adequate supply of homes in this category will capture the sizeable market segment of home buyers who prefer mid-size single-family homes. It is recommended that the 30% targeted percentage for this housing category be maintained.

## SINGLE-FAMILY ABOVE 2,000 SQUARE FEET

The demand for homes in this category can be determined by considering several factors presented in this study. The presence of married couples with children under 18 years, comprising approximately 27.20% of households, indicates a demand for homes that can accommodate growing families. Larger families seeking more spacious layouts may gravitate towards homes that better accommodate their needs.

It is important to consider the financial capacity required to purchase homes of this size. The population group aged between 55 and 64 years, representing approximately 10% of residents, are likely to be established professionals with greater financial capacity to purchase larger homes. The median household income in Sanger is \$86,083, indicating a relatively affluent community. 26.40% of households earn between \$100,000 and \$149,999 annually and 16.30% earn over \$150,000. Additionally, the growth of the population group employed in the finance and insurance industry, associated with the highest median earnings in Sanger, could contribute to the demand for more expensive housing options. Considering these factors, there exists a market segment capable of affording larger homes.

The economic growth of surrounding areas indicates a high likelihood of new residents with high incomes contributing to the demand for higher-end housing options. As cities within commuting distance of Sanger grow, it is likely that the migration of wealth outwards from the economic centers of Dallas-Fort Worth will continue.

### DEMAND FOR HOUSING IN THIS CATEGORY WILL LIKELY REMAIN HIGH, BASED ON THESE KEY TAKEAWAYS:

- » Homes in this category offer a spacious housing option for growing families and cater to a growing population of Sanger residents with the financial capacity to afford larger single-family homes.
- » The portion of Sanger residents with the capacity to afford homes in this category is expected to increase in the coming years due to the economic growth of the Dallas-Fort Worth area.

Maintaining an inventory of larger single-family homes will be necessary to accommodate the growing demand of families who require a spacious living area and those with the financial capacity to afford higher-end housing. It is recommended that the targeted percentage of 25% for this housing category from 2016 be maintained.

## MULTI-FAMILY

The demand for homes in this category is indicated by multiple demographic and economic factors. The population aged between 25 and 34 years represents approximately 18% of residents. Approximately 26% of households in Sanger are adults living alone without children. These groups form a key demographic cohort driving demand for multi-family housing options. This age group, often comprised of young professionals and couples, generally seek rental properties as a shorter-term living situation that balances affordability and convenience.

Housing affordability in Sanger will likely impact the demand for multi-family units. Increasing home values, while generally indicating economic success, often lead to affordability issues. With 24.10% of households earning less than \$50,000 annually, there exists a market segment that may find multi-family housing options more financially accessible compared to single-family homes.

Multi-family housing development will also play a key role in actualizing the vision set forth by the Sanger 2040 Comprehensive Plan for creating a more walkable downtown Sanger. The plan states that downtown Sanger should be “the location of celebration and walkable activity.” It is also stated that mixed-use development with ground-floor retail and residential units above will be an important part of increasing the success of downtown Sanger. Sanger can capitalize on the demand for multi-family housing units by strategically locating new developments in central areas of the city. A higher population density in these areas would

support a greater number and wider variety of commercial uses, contributing to the overall improvement of liveliness and walkability.

### **IT IS INDICATED THAT THERE WILL BE A CONTINUED NEED FOR MULTI-FAMILY HOUSING IN SANGER, BASED ON THESE KEY TAKEAWAYS:**

- » **Housing units in this category provide an option for the large population of young adults who may prefer a shorter-term living situation that offers both affordability and convenience.**
- » **Rental units are typically more financially accessible for those to whom the costs associated with homeownership are unaffordable.**
- » **Centrally located multi-family homes can contribute to the development of a walkable, mixed-use downtown.**

Developing multi-family housing units in Sanger will help provide a wider variety of housing options for a range of household sizes and income levels. Based on the indicators of demand emphasized in this section, it is recommended that the 2016 targeted percentage of 12% be increased to 17%.



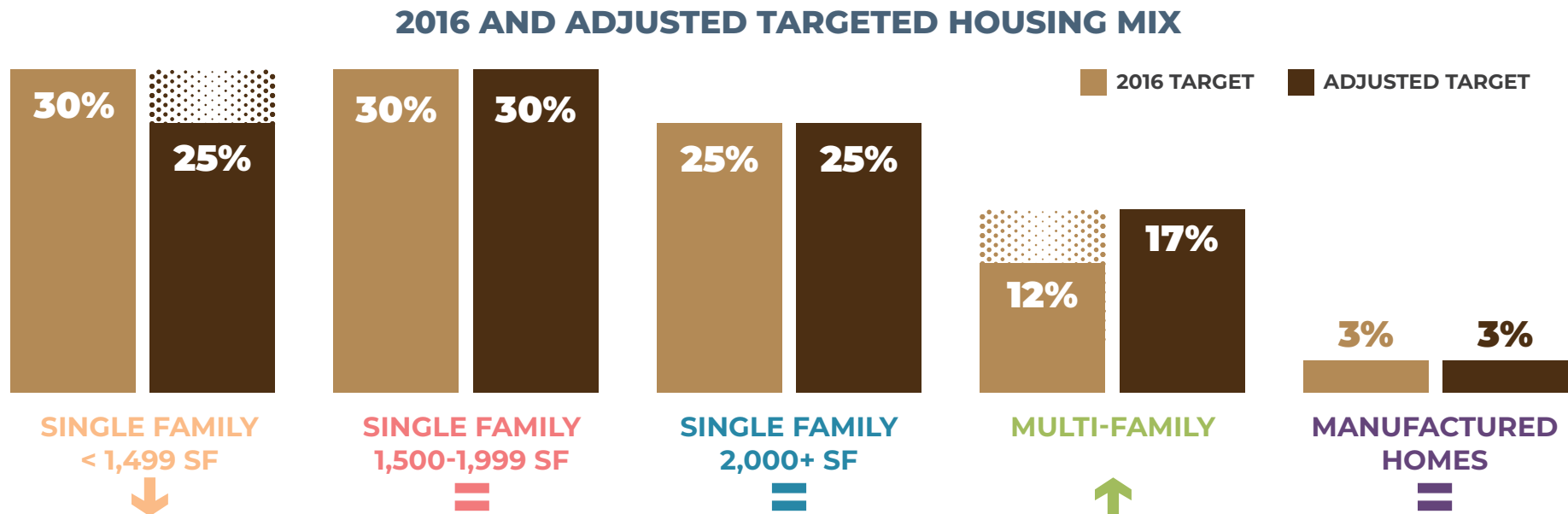
## MANUFACTURED HOMES

Manufactured homes offer a balance between the benefits of detached single-family dwellings and affordability, providing an alternative option to rental units when traditional single-family homes are not financially accessible. With housing prices in Sanger continuously increasing, some residents may be financially limited. Approximately 24.10% of households earn less than \$50,000 annually. Manufactured homes are oftentimes a more affordable option for residents who may prefer the privacy of a single-family style of home or prefer not to rent.

The demand for homes in this category will likely remain low. While manufactured homes provide alternative housing options for many residents who may not prefer multi-family housing or purchasing a traditional single-family home, it is likely that the current targeted percentage of 3% would adequately capture the level of demand present in Sanger and is recommended to be maintained.

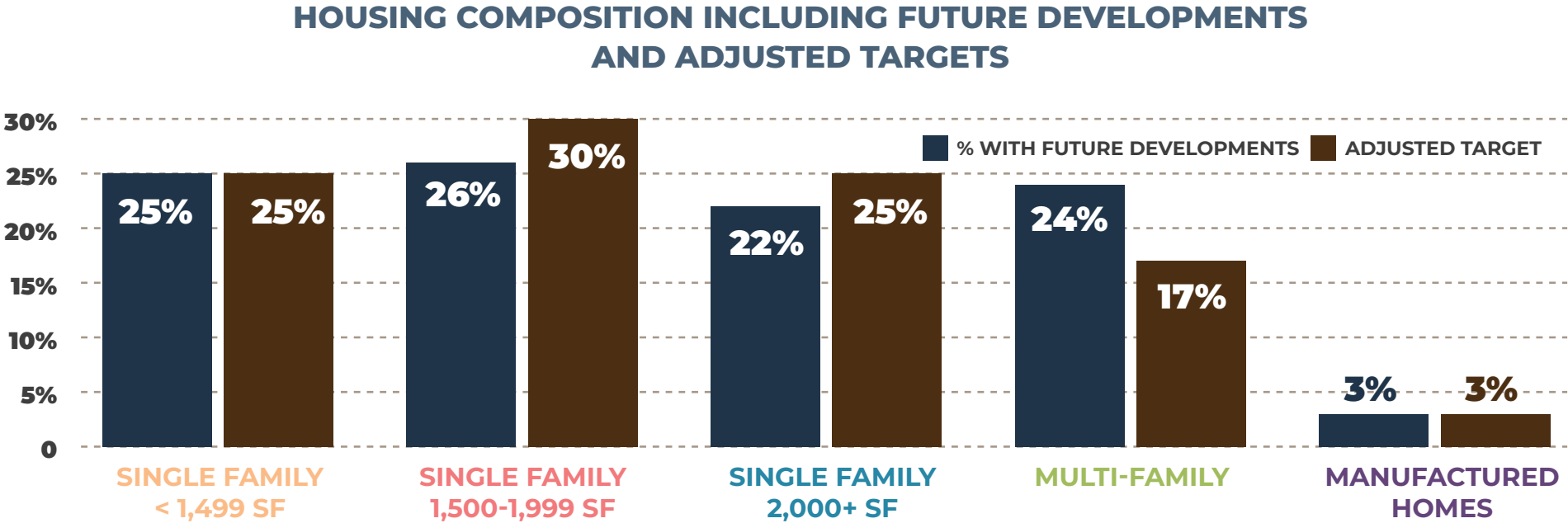
Based on these indicators of demand, an update to the 2016 Targeted Housing Mix is recommended as displayed in **Figure 4.1**.

**Figure 4.1** 2016 and Adjusted Targeted Housing Mix



Sources: City of Sanger, Resolution No. 09-08-16; Antero Group

Figure 4.2 Housing Composition Including Future Developments and Adjusted Targets



Sources: City of Sanger; Antero Group

The 2016 target percentages for the single-family between 1,500 and 1,999 square feet, single-family above 2,000 square feet, and manufactured homes categories have been maintained, while the single-family under 1,499 square feet and multi-family categories have been updated to reflect the findings of this study. The targeted percentage of single-family homes under 1,499 square feet was reduced, while the multi-family category was increased. The indicators of demand that are present for the single-family under 1,499 category are also likely to apply to mid-size homes in the single-family between

1,500 and 1,999 category. However, due to Sanger’s high median income, growing economy, and high percentage of families with children, it is recommended that single-family homes between 1,500 and 1,999 be prioritized. The multi-family category was increased to reflect the indicators of demand described in this section.

In **Chapter 3**, the composition of Sanger’s housing inventory was compared with its potential composition if all proposed developments are completed. **Figure 4.2** makes a similar comparison of Sanger’s potential housing mix (with future developments included) and the Updated

Targeted Housing Composition. The development of the upcoming or proposed housing developments in Sanger would represent a step further towards alignment with the Recommended Housing Composition Target.

In addition to the desired composition of housing types, the total number of residential units being developed should be considered. **Figure 4.3** displays the estimated total housing units that Sanger will require in future years, based on the population projections included within WDSACI, and the estimated number of housing units in 2020 according to the ACS. These figures assume that Sanger will aim to maintain its current ratio of total residents and housing units.

**Figure 4.3** Population and Housing Unit Projection

YEAR	WDSACI POPULATION ESTIMATES	TOTAL HOUSING UNITS
2020	9,080	3,117
2025	10,629	3,639
2030	12,442	4,260
2040	17,048	5,837

Source: Water Distribution System Analysis and Capital Improvements

The projected growth and associated development of new housing units highlights the importance of regular assessments of Sanger’s alignment with the Adjusted Targeted Housing Composition. It is recommended that these assessments of alignment be made annually,

utilizing the Housing Toolkit provided by this study. The toolkit will allow the city to input the total number of units of each housing type associated with current or proposed developments, which will indicate how the alignment of each category to the Targeted Composition will be impacted.

## RESIDENTIAL DEVELOPMENT CONSIDERATIONS

Ensuring a sustainable pattern of growth requires Sanger to consider both the location of future residential development and the limitations of current infrastructure.

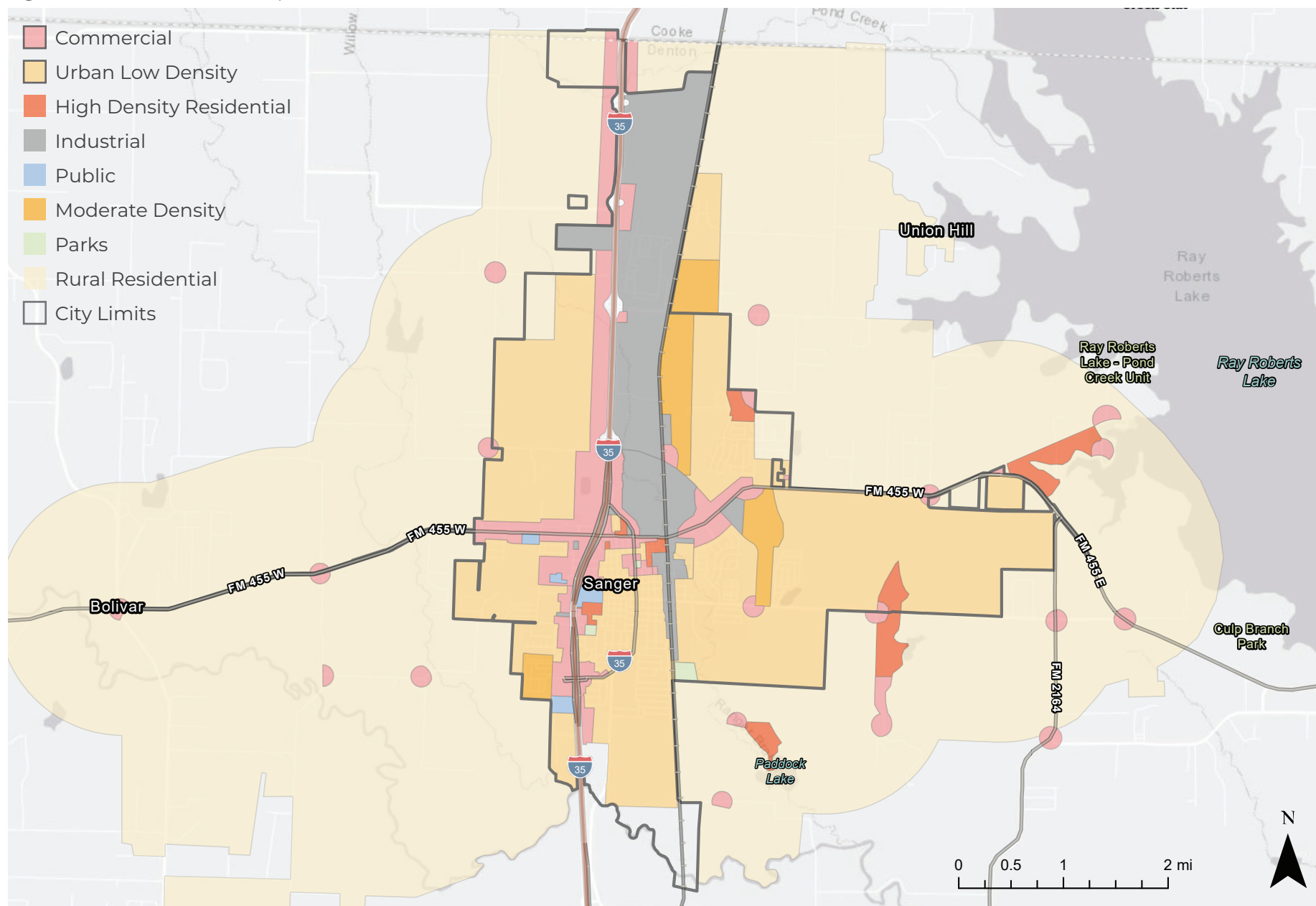
### FUTURE LAND USE

Through its future land use plan, Sanger has identified several areas suitable for future residential development, in varying levels of density. **Figure 4.4** on the next page displays a map of these areas, utilizing GIS data provided by the City of Sanger.

Development occurring in and around the central core of the city may be conducive to creating an environment aligned with the vision for downtown Sanger. The Sanger 2040 Comprehensive Plan sets forth the vision that downtown Sanger will serve as a “location for celebration and walkable activity for the community.” Currently, Sanger has designated most of the land within central areas of the city according to this vision as “Urban Low



**Figure 4.4** Future Land Use Map



Source: City of Sanger

Density,” with some smaller areas designated “High Density Residential.” If future development occurs in these areas, there is a significant opportunity to produce a downtown population density that is sufficient to support a walkable, mixed-use environment.

Much of the land surrounding the central core is designated as “Rural Residential.” Developing these outer areas with a lower-density residential housing pattern will help Sanger maintain a balance between its modern central areas and the surrounding natural landscape.

Based on these factors, the current future land use plan is in alignment with the vision of the Sanger 2040 Comprehensive Plan and should direct future development. Future development that occurs in accordance with this land use plan will allow Sanger to grow sustainably while maintaining the character of the city.

INFRASTRUCTURE CONSIDERATIONS

As the population of Sanger increases, it is important to consider the constraints of current infrastructure. One of

the most necessary considerations will be the city’s water distribution system and wastewater treatment system capacities. In 2022, Sanger collaborated with the civil engineering firm, KSA, to produce a report on both the water distribution and the wastewater systems. Detailed within the report is Sanger’s current water distribution infrastructure including:

- » **Metered Connections**  
Approximately 3,386 metered connections, mostly residential.
- » **Water Mains**  
About 66 miles of water mains ranging from 20 inches to 2 inches in diameter.
- » **Groundwater Wells**  
Six active groundwater wells with treatment facilities.
- » **Storage Facilities**  
One elevated storage tank and one ground storage tank.
- » **Pumping Stations**  
Four high pump service stations.

**Figure 4.5** provided by the report highlights the current system capacity’s alignment with the requirements of the Texas Commission on Environmental Quality.

Figure 4.5 System Capacity and Requirements

MIN. SYSTEM CAP. CRITERIA	SYSTEM CAP.	TCEQ REQD. CAP.	CAPACITY (%)	MEETS TCEQ MIN. CAP. REQ.S?
Well Capacity	2,345 gpm (tested, without Well #9 in service)	3,070 gpm (tested, without Well #9 in service)	2,032 gpm (tested, without Well #9 in service), 66% (tested, with Well #9 in service)	Yes, however without Well #9 in service, system has surpassed 85% limit. It is recommended to bring Well #9 back in service.
Total Storage	2,500,000 gallons	677,200 gallons	27%	Yes
Elevated Storage	1,200,000 gallons	338,600 gallons	28%	Yes
Pumping Capacity	3,000 gpm	2,031 gpm	60%	Yes

Source: Water Distribution System Analysis and Capital Improvements

With well #9 in service, the city currently meets all of the minimum requirements.

While current requirements are met, future population growth will necessitate infrastructural improvements. The report outlined a general timeline for necessary improvements at 5, 10, and 20 years from 2022.

### 5-Year Improvements

1. Bring Well 9 back into service.
2. Line replacement program and looping per TCEQ guidelines and to facilitate improved fire protection.
3. Line extensions and distribution system improvements to service future development areas including areas 1, 2, 3, 4, 5, 6, 7, 8, and 9.

### 10-Year Improvements

1. Installation of new well(s), totaling 250 GPM to accommodate for future growth.
2. Line extensions and distribution system improvements to service future development areas including areas 5, 7, 10, and 11.

### 20-Year Improvements

1. Installation of new well(s), totaling 600 GPM to accommodate for future growth.
2. Line extensions and distribution system improvements to service future development areas including areas 5, 7, 10, and 11.

For wastewater treatment, the Wastewater System Analysis and Capital Improvements report provided an analysis of existing wastewater infrastructure in Sanger with recommendations for improvements. Sanger has a wastewater collection system that serves about 3,386 properties and a population of about 9,080 people. The wastewater is treated at a plant with a permitted capacity of 0.98 MGD average daily flow and 2,917 GPM peak flow. Sanger operates seven lift stations within the collection system, with a total firm capacity of 6,790 GPM. The lift stations are located at Duck Creek, Holt Road, Lake Ridge, Marion Road, Quail Run, South Bottom, and the wastewater treatment plant. The report provides a timeline of wastewater infrastructure improvements that will be necessary considerations as the city continues to develop. **Figure 4.6** shows a table from this report that compares the current and permitted effluent flow of the wastewater treatment plant.

**Figure 4.6** Current and Permitted Effluent Flow

DESCRIPTION	CURRENT FLOWS (MGD)	WWTP PERMIT (2016)	PERCENTAGE OF CAPACITY
Average Daily Flow	0.78	0.98	79%
2-Hour Peak Flow	2,166 GPM	2,917 GPM	74%

Source: Wastewater System Analysis and Capital Improvements



The following list conveys the timeline of necessary improvements as recommended by KSA in 2022.

5-Year Improvements	10-Year Improvements	20-Year Improvements
1. Duck Creek & South Bottom lift station improvements	1. New WWTP or new lift station for developments near Lake Ray Roberts	1. Line extensions and distribution system improvements to service future development areas including areas 5, 7, 10, and 11.
2. Collection system surcharge improvements	2. Line extensions and collection system improvements to service future development areas including areas 5, 7, 10, and 11.	2. Collection system surcharge improvements
3. Line extensions and collection system improvements to service future development areas including areas 1, 2, 3, 4, 5, 6, 7, 8, and 9.	3. Collection system surcharge improvements	

As demand for housing grows with Sanger’s continuous population increase, these considerations will be important factors for ensuring a sustainable pattern of development. With a strategic prioritization of residential development in specific areas of the city and a consideration of current infrastructure constraints and future necessary improvements, Sanger is well positioned to increase its alignment with the vision of the Sanger 2040 Comprehensive Plan.



## CHAPTER 5: CONCLUSION

This Housing Study analyzes Sanger's current housing supply and forecasts market trends to identify future needs. Combining data from the City of Sanger and the Denton Central Appraisal District, this study paints a picture of Sanger's housing landscape in the coming years and outlines a strategic plan for future housing expansion.

Sanger had a population of about 9,041 in 2022, which grew by 30.57% from 2012. The city's population has a median age of 31.8 years, a median household income of \$86,083, and a low unemployment rate of 1.8%. Most residents are married couples, over half of whom have

children, and most workers commute out of the city for employment. The population is projected to increase by 53% to 88% by 2040, depending on the source of projection. Sanger's economy is driven by sectors such as construction, manufacturing, and education.

Sanger's expected population changes are driven in part by the current and projected economic situation at the local and regional levels. The Bureau of Economic Analysis reports that the Gross Domestic Product in Denton County has grown by 67.20% from 2017 to 2022. The GDP of the Dallas-Fort Worth metropolitan area has also risen

by 42.41% in the same period. In Sanger, 11 new retail businesses have recently opened or are opening soon and approximately 5,748,000 square feet of industrial space is under development.

Based on demand indicators for each housing category, the study recommends an update to Sanger's Targeted Housing Composition. The recommended housing mix includes a slight reduction in the single-family under 1,499 square feet category, from 30% to 25%, while maintaining the single-family between 1,500 and 1,999 square feet category at 30%, the single-family above 2,000 square feet category at 25%, and the manufactured homes category at 3%. Additionally, in order to capture the demand from young professionals, single adults, and lower-income households, as well as to support the vision of a livelier and more walkable downtown core, the multi-family housing category should be increased from 12% to 17%. These recommendations aim to ensure that Sanger's housing supply can accommodate future demand and align with the vision set forth by both the Sanger 2040 Comprehensive Plan and the 2016 housing ordinance policy.

As the city continues to grow, Sanger's overall alignment with the 2024 Targeted Housing Composition will be dynamic. To ensure that Sanger can determine its alignment with the 2024 Targeted Housing Composition

as the city continues to develop, a Housing Toolkit is provided. When new residential development is recorded in the provided matrix, the alignment of each housing category with its targeted percentage is automatically calculated and visualized. This interactive matrix will encourage a continuous process of assessment as the growth of Sanger results in continued residential development.

The study provides Sanger with the insights and data necessary to accommodate current and future demand and to align with the vision for future development set forth by the city's strategic plans. The study also identifies potential areas of improvement and opportunity for the city's housing market, such as increasing the diversity and attainability of housing options, enhancing the walkability and vibrancy of the downtown area, and planning for infrastructure upgrades and expansions. By implementing the recommendations of this study, Sanger can ensure that its housing supply can meet the needs of its growing and changing population while maintaining its historical and cultural character. With an annual assessment of its housing composition using the Housing Toolkit, Sanger is well-positioned to harness the increasing demand for housing into a pattern of development that is aligned with its long-term vision for future growth. ■

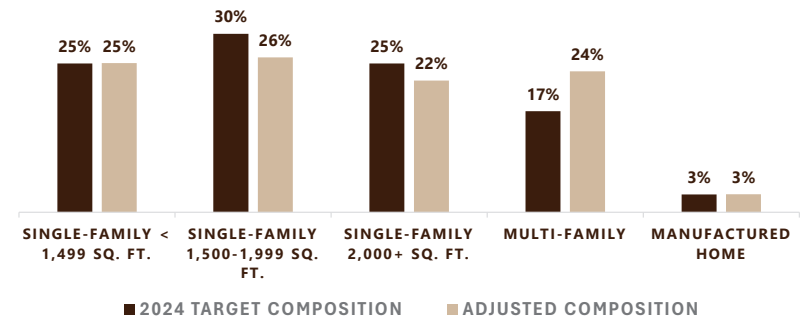


## **APPENDIX A: CITY OF SANGER TARGETED HOUSING COMPOSITION MATRIX**

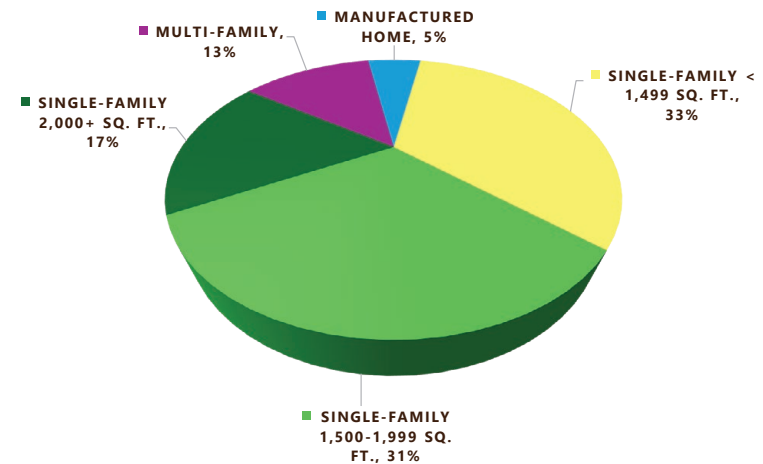
SANGER HOUSING COMPOSITION MATRIX						
	Single-Family < 1,499 Sq. Ft.	Single-Family 1,500-1,999 Sq. Ft.	Single-Family 2,000+ Sq. Ft.	Multi-Family	Manufactured Home	Total Units
2024 Target Composition	25%	30%	25%	17%	3%	
Current Unit Count	1,290	1,195	665	495	209	3,854
Actual Composition	<div><div></div><div>33%</div></div>	<div><div></div><div>31%</div></div>	<div><div></div><div>17%</div></div>	<div><div></div><div>13%</div></div>	<div><div></div><div>5%</div></div>	
Projected Unit Count	1,722	1,789	1,522	1,628	209	6,870
Adjusted Composition	<div><div></div><div>25%</div></div>	<div><div></div><div>26%</div></div>	<div><div></div><div>22%</div></div>	<div><div></div><div>24%</div></div>	<div><div></div><div>3%</div></div>	
Allocation (Over/Under)	100%	87%	89%	139%	101%	

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## 2024 TARGETED COMPOSITION ALIGNMENT



## CURRENT HOUSING COMPOSITION





## 2024 SANGER HOUSING STUDY



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