

PLANNING & ZONING COMMISSION

MEETING AGENDA

MAY 12, 2025, 6:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

CONSENT AGENDA

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

1. Consideration and possible action of the minutes from March 10, 2025 meeting.
2. Consideration and possible action of the minutes from April 11, 2025 meeting.
3. Consideration and possible action of the minutes from April 14, 2025 meeting.

PUBLIC HEARING ITEMS

4. Conduct a public hearing on a request for a Final Plat of Sanger South Subdivision being approximately 0.662 acres of land described as A0071A BURLESON, TR 8 and Sanger South, BLK 3, Lot 15 within the City of Sanger, generally on the west side of Cowling Road and across from the Cowling Road and Quail Crossing intersection.

ACTION ITEMS

5. Consideration and possible action on a Final Plat of Lois Road Estates Phase 1, being approximately 66.486 acres of land described as A0029A R. BEEBE, TR 107, within the

City of Sanger, generally on the south side Lois Road East and approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

6. Consideration and possible action on a Final Plat of Sanger 91 Addition being approximately 90.367 acres of land with 1.996 in Denton County and Sanger ETJ described as A0367C F FITZGERALD, TR 2, within the City of Sanger, generally on the east side I-35 North and approximately 2335 feet north of the intersection of Chisam Rd and I-35 Frontage Rd North.
7. Consideration and possible action on a Final Plat of Sanger South Subdivision being approximately 0.662 acres of land described as A0071A BURLESON, TR 8 and Sanger South, BLK 3, Lot 15 within the City of Sanger, generally on the west side of Cowling Road and across from the Cowling Road and Quail Crossing intersection.

FUTURE AGENDA ITEMS

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

INFORMATIONAL ITEMS

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on May 7, 2025, at 4:00 PM.

Shelley Warner, Secretary

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: May 12, 2025

FROM: Shelley Warner, Administrative Assistant

AGENDA ITEM: Consideration and possible action of the minutes from March 10, 2025 meeting.

SUMMARY:
N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:

Minutes from March 10, 2025

PLANNING & ZONING COMMISSION

MEETING MINUTES

MARCH 10, 2025, 6:00 PM

**PLANNING & ZONING COMMISSION REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:00 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Jackie Turner
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Charles Wood

BOARD MEMBERS ABSENT:

Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 7	Vacant

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Turner.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from February 10, 2025 meeting.

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

Voting Yea: Commissioner Stone, Commissioner Knabe, Commissioner Leissner and Commissioner Wood.

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller opened the Public Hearing items at 6:01 P.M.

2. Conduct a public hearing on a zoning change from Industrial I-1 to Business B-2 for 1.426 acres of land described as A0029A R. BEEBE, TR 133, within the City of Sanger, and generally located east of I-35 and south of 5th St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5th St.

Commissioner Miller read the Public Hearing item at 6:01 P.M.

Director Hammonds presented the item. 13 notices were mailed with no responses returned by mail. Staff recommends approval.

Citizen asked questions. Director Hammonds responded.

3. Conduct a public hearing on a request for a Replat of Lot 13, Blk A of Corrida Estates, within the City of Sanger's ETJ, generally located on the east side of Corrida Lane, and approximately 1336 feet north of the intersection of Melton Rd and Corrida Ln.

Commissioner Miller read the Public Hearing item at 6:04 P.M.

Director Hammonds presented the item. 13 notices were mailed with no responses returned by mail. Staff recommends approval.

4. Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Commissioner Miller read the Public Hearing item at 6:06 P.M.

Director Hammonds presented the item. 70 notices were mailed with 6 opposed responses were returned.

Citizen Richard Payne asked questions. Director Hammonds and Commissioner Miller responded.

5. Conduct a public hearing on an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the Public Hearing item at 6:16 P.M.

Director Hammonds presented the item. 70 notices were mailed with no responses returned by mail.

Commissioner Knabe asked questions. Director Hammonds responded.

6. Conduct a public hearing on an amendment to the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed.

Commissioner Miller read the Public Hearing item at 6:20 P.M.

Director Hammonds presented the item.

Commissioner Miller, Commissioner Wood, and Commissioner Knabe asked questions. Director Hammonds responded.

Citizen Richard Payne asked questions. Director Hammonds responded.

Commissioner Miller closed the Public Hearing items at 6:23 P.M.

ACTION ITEMS

7. Consideration and possible action on a zoning change from Industrial I-1 to Business B-2 for 1.426 acres of land described as A0029A R. BEEBE, TR 133, within the City of Sanger, and generally located east of I-35 and south of 5th St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5th St.

Director Hammonds presented the item. There were no public objections. Staff recommends approval.

Commissioner Miller makes a motion to approve the request for a rezoning from Industrial I-1 to Business B-2. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Knabe, and Commissioner Leissner.

The motion passes unanimously.

8. Consideration and possible action on a Final Plat of B & A Roberts Addition, being approximately 5.108 acres of land described as A0801A WM Mason, TR 24, within the City of Sanger's ETJ, generally located along Lois Road and approximately 1526 feet west of N Stemmons Frwy.

Director Ramie Hammonds presented the item. Item meets criteria. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Stone makes a motion to approve the Final Plat of B & A Roberts Addition, being approximately 5.108 acres of land described as A0801A WM Mason, TR 24, within the City of Sanger's ETJ, generally located along Lois Road and approximately 1526 feet west of N Stemmons Frwy, with the condition all comments are satisfied prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Miller, and Commissioner Knabe.

The motion passes unanimously.

9. Consideration and possible action on a request for a Replat of Lot 13, Blk A of Corrida Estates, within the City of Sanger's ETJ, generally located on the east side of Corrida Lane, and approximately 1336 feet north of the intersection of Melton Rd and Corrida Ln.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Miller makes a motion to approve the Replat of Lot 13, Blk A of Corrida Estates with the condition all comments are satisfied prior to City Council approval. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Wood, Commissioner Leissner, and Commissioner Knabe.

The motion passes unanimously.

10. Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Director Ramie Hammonds presented the item. Staff recommends approval.

The developer Drew Windus was present. Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Stone, Commissioner Leissner, and Commissioner Knabe.

The motion passes unanimously.

11. Consideration and possible action on a Preliminary Plat of Elada Addition, being approximately 306.356 acres of land described as 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Miller asked questions and made comments. The developer Drew Windus responded.

Commissioner Miller makes a motion to approve the Preliminary Plat of Elada Addition, being approximately 306.356 acres of land described as 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER with the condition all comments are satisfied prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Stone, and Commissioner Knabe.

The motion passes unanimously.

12. Consideration and possible action on a Minor Plat of Guay Addition, being approximately 2.855 acres of land described as A0029A R. BEBEE, TR 99 within the City of Sanger's ETJ, generally located on the west side of Marion Rd approximately 236 feet south of the intersection of Lois Road and Marion Road.

Director Ramie Hammonds presented the item. Item meets all requirements. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Stone makes a motion to approve the Minor Plat of Guay Addition, being approximately 2.855 acres of land described as A0029A R. BEBEE, TR 99 with the condition all comments are satisfied prior to City Council approval. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Miller, and Commissioner Leissner.

The motion passes unanimously.

13. Consideration and possible action on an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Director Ramie Hammonds presented the item. Staff recommends approval.

Commissioner Miller makes a motion to approve an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard

adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Stone, and Commissioner Knabe.

The motion passes unanimously.

14. Consideration and possible action on a Preliminary Plat of Lois Road Estates, being approximately 202.69 acres of land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Miller makes a motion to approve the Preliminary Plat of Lois Road Estates, being approximately 202.69 acres of land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd, with the condition all comments are satisfied prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Stone, and Commissioner Knabe.

The motion passes unanimously.

15. Consideration and possible action on a Minor Plat of Rising Star Corner Addition, being approximately 1.466 acres of land described as A1241A TIERWESTER, TR 71 within the City of Sanger, generally located on the north west corner of Duck Creek Rd and Rising Star Ln.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

The lot owner was present and commented. Commissioner Miller asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve a Minor Plat of Rising Star Corner Addition, being approximately 1.466 acres of land described as A1241A TIERWESTER, TR 71 within the City of Sanger, generally located on the north west corner of Duck

Creek Rd and Rising Star Ln, with the condition all comments are satisfied prior to City Council approval. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Wood, Commissioner Leissner, and Commissioner Knabe.

The motion passes unanimously.

16. Consideration and possible action on an amendment to the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed.

Director Ramie Hammonds presented the item.

Commissioner Knabe makes a motion to amend the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Miller, and Commissioner Leissner.

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:51 P.M.

PLANNING & ZONING COMMISSION

MEETING MINUTES

MARCH 10, 2025, 6:00 PM

**PLANNING & ZONING COMMISSION REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:00 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Jackie Turner
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Charles Wood

BOARD MEMBERS ABSENT:

Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 7	Vacant

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Turner.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from February 10, 2025 meeting.

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

Voting Yea: Commissioner Stone, Commissioner Knabe, Commissioner Leissner and Commissioner Wood.

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller opened the Public Hearing items at 6:01 P.M.

2. Conduct a public hearing on a zoning change from Industrial I-1 to Business B-2 for 1.426 acres of land described as A0029A R. BEEBE, TR 133, within the City of Sanger, and generally located east of I-35 and south of 5th St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5th St.

Commissioner Miller read the Public Hearing item at 6:01 P.M.

Director Hammonds presented the item. 13 notices were mailed with no responses returned by mail. Staff recommends approval.

Citizen asked questions. Director Hammonds responded.

3. Conduct a public hearing on a request for a Replat of Lot 13, Blk A of Corrida Estates, within the City of Sanger's ETJ, generally located on the east side of Corrida Lane, and approximately 1336 feet north of the intersection of Melton Rd and Corrida Ln.

Commissioner Miller read the Public Hearing item at 6:04 P.M.

Director Hammonds presented the item. 13 notices were mailed with no responses returned by mail. Staff recommends approval.

4. Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Commissioner Miller read the Public Hearing item at 6:06 P.M.

Director Hammonds presented the item. 70 notices were mailed with 6 opposed responses were returned.

Citizen Richard Payne asked questions. Director Hammonds and Commissioner Miller responded.

5. Conduct a public hearing on an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the Public Hearing item at 6:16 P.M.

Director Hammonds presented the item. 70 notices were mailed with no responses returned by mail.

Commissioner Knabe asked questions. Director Hammonds responded.

6. Conduct a public hearing on an amendment to the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed.

Commissioner Miller read the Public Hearing item at 6:20 P.M.

Director Hammonds presented the item.

Commissioner Miller, Commissioner Wood, and Commissioner Knabe asked questions. Director Hammonds responded.

Citizen Richard Payne asked questions. Director Hammonds responded.

Commissioner Miller closed the Public Hearing items at 6:23 P.M.

ACTION ITEMS

7. Consideration and possible action on a zoning change from Industrial I-1 to Business B-2 for 1.426 acres of land described as A0029A R. BEEBE, TR 133, within the City of Sanger, and generally located east of I-35 and south of 5th St. approximately 103 feet south of the intersection of N Stemmons Frwy and 5th St.

Director Hammonds presented the item. There were no public objections. Staff recommends approval.

Commissioner Miller makes a motion to approve the request for a rezoning from Industrial I-1 to Business B-2. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Knabe, and Commissioner Leissner.

The motion passes unanimously.

8. Consideration and possible action on a Final Plat of B & A Roberts Addition, being approximately 5.108 acres of land described as A0801A WM Mason, TR 24, within the City of Sanger's ETJ, generally located along Lois Road and approximately 1526 feet west of N Stemmons Frwy.

Director Ramie Hammonds presented the item. Item meets criteria. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Stone makes a motion to approve the Final Plat of B & A Roberts Addition, being approximately 5.108 acres of land described as A0801A WM Mason, TR 24, within the City of Sanger's ETJ, generally located along Lois Road and approximately 1526 feet west of N Stemmons Frwy, with the condition all comments are satisfied prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Miller, and Commissioner Knabe.

The motion passes unanimously.

9. Consideration and possible action on a request for a Replat of Lot 13, Blk A of Corrida Estates, within the City of Sanger's ETJ, generally located on the east side of Corrida Lane, and approximately 1336 feet north of the intersection of Melton Rd and Corrida Ln.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Miller makes a motion to approve the Replat of Lot 13, Blk A of Corrida Estates with the condition all comments are satisfied prior to City Council approval. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Wood, Commissioner Leissner, and Commissioner Knabe.

The motion passes unanimously.

10. Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Director Ramie Hammonds presented the item. Staff recommends approval.

The developer Drew Windus was present. Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Stone, Commissioner Leissner, and Commissioner Knabe.

The motion passes unanimously.

11. Consideration and possible action on a Preliminary Plat of Elada Addition, being approximately 306.356 acres of land described as 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Miller asked questions and made comments. The developer Drew Windus responded.

Commissioner Miller makes a motion to approve the Preliminary Plat of Elada Addition, being approximately 306.356 acres of land described as 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER with the condition all comments are satisfied prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Stone, and Commissioner Knabe.

The motion passes unanimously.

12. Consideration and possible action on a Minor Plat of Guay Addition, being approximately 2.855 acres of land described as A0029A R. BEBEE, TR 99 within the City of Sanger's ETJ, generally located on the west side of Marion Rd approximately 236 feet south of the intersection of Lois Road and Marion Road.

Director Ramie Hammonds presented the item. Item meets all requirements. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Stone makes a motion to approve the Minor Plat of Guay Addition, being approximately 2.855 acres of land described as A0029A R. BEBEE, TR 99 with the condition all comments are satisfied prior to City Council approval. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Miller, and Commissioner Leissner.

The motion passes unanimously.

13. Consideration and possible action on an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Director Ramie Hammonds presented the item. Staff recommends approval.

Commissioner Miller makes a motion to approve an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard

adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Stone, and Commissioner Knabe.

The motion passes unanimously.

14. Consideration and possible action on a Preliminary Plat of Lois Road Estates, being approximately 202.69 acres of land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

Commissioner Miller makes a motion to approve the Preliminary Plat of Lois Road Estates, being approximately 202.69 acres of land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd, with the condition all comments are satisfied prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Stone, and Commissioner Knabe.

The motion passes unanimously.

15. Consideration and possible action on a Minor Plat of Rising Star Corner Addition, being approximately 1.466 acres of land described as A1241A TIERWESTER, TR 71 within the City of Sanger, generally located on the north west corner of Duck Creek Rd and Rising Star Ln.

Director Ramie Hammonds presented the item. Staff recommends approval with the condition all comments are satisfied prior to City Council approval.

The lot owner was present and commented. Commissioner Miller asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve a Minor Plat of Rising Star Corner Addition, being approximately 1.466 acres of land described as A1241A TIERWESTER, TR 71 within the City of Sanger, generally located on the north west corner of Duck

Creek Rd and Rising Star Ln, with the condition all comments are satisfied prior to City Council approval. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Wood, Commissioner Leissner, and Commissioner Knabe.

The motion passes unanimously.

16. Consideration and possible action on an amendment to the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed.

Director Ramie Hammonds presented the item.

Commissioner Knabe makes a motion to amend the Noise Ordinance Chapter 8.5.b.10 Noise Nuisances concerning the construction hours, amending the time construction ends on weekdays from 8:00 pm to 7:00 pm and prohibiting construction on holidays listed. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Wood, Commissioner Miller, and Commissioner Leissner.

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:51 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: May 12, 2025

FROM: Shelley Warner, Administrative Assistant

AGENDA ITEM: Consideration and possible action of the minutes from April 11, 2025 meeting.

SUMMARY:
N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from April 11, 2025

PLANNING & ZONING COMMISSION

MEETING MINUTES

APRIL 11, 2025, 6:00 PM

PLANNING & ZONING COMMISSION REGULAR MEETING

DEVELOPMENT SERVICES BUILDING, 201 BOLIVAR STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 8:04 A.M.

BOARD MEMBERS PRESENT:

Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 7	Charles Wood

BOARD MEMBERS ABSENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Vacant

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

CALL THE JOINT WORK SESSION TO ORDER AND ESTABLISH A QUORUM

City council

Planning and Zoning Commission

DISCUSSION ITEMS

1. Discuss the Development Codes.

Michael Schmitz and Sean Norton of The Antero Group presented highlights of ordinance updates. Sign, subdivision, and zoning ordinances have already gone through draft stages and are ready for adoption. Zoning districts have been restructured to include uses.

Commissioner Knabe asked questions. Director Hammonds and Sean Norton responded.

A feedback session was held. Commissioner Knabe and Commissioner Wood asked questions. Director Hammonds and Sean Norton responded.

ADJOURN

There being no further items Commissioner Knabe adjourned the meeting at 10:00 A.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: May 12, 2025

FROM: Shelley Warner, Administrative Assistant

AGENDA ITEM: Consideration and possible action of the minutes from April 14, 2025 meeting.

SUMMARY:
N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from April 14, 2025

PLANNING & ZONING COMMISSION

MEETING MINUTES

APRIL 14, 2025, 6:00 PM

**PLANNING & ZONING COMMISSION REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:01 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 3	Jackie Turner
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Charles Wood

BOARD MEMBERS ABSENT:

Commissioner, Place 2	Jon Knabe
Commissioner, Place 7	Vacant

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Turner.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from March 10, 2025 meeting.

Item was deferred to the next meeting.

ACTION ITEMS

2. Consideration and possible action on a Final Plat of Blue Star Industrial Second Addition, being approximately 14.86 acres of land described as A0725A S.F. LYNCH, TR 14 and 14A(PT), within the City of Sanger, generally located along N Stemmons Frwy and approximately 774 feet north of the intersection of View Rd loop.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval with the condition all comments are met prior to City Council approval.

Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Turner, Commissioner Wood, and Commissioner Leissner.

The motion passes unanimously.

3. Consideration and possible action on a Preliminary Plat of Sanger Daycare Addition, being approximately 5.070 acres of land described as MARY H SHIRLEY BLK 14(S PT), 15, and A1241A TIERWESTER, TR 276, generally located on the east side of 2nd Street approximately 142 feet north of Jackilu Street.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval with the condition all comments are met prior to City Council approval.

Commissioner Skaggs, Commissioner Wood, and Commissioner Miller asked questions. Director Hammonds responded.

Commissioner Stone makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Skaggs, and Commissioner Leissner.

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

Director Hammonds advised the board that some commissioners will be terming out soon and encouraged others to apply. Commissioner Miller asked questions. Director Hammonds responded.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:11 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: May 12, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a Final Plat of Sanger South Subdivision being approximately 0.662 acres of land described as A0071A BURLESON, TR 8 and Sanger South, BLK 3, Lot 15 within the City of Sanger, generally on the west side of Cowling Road and across from the Cowling Road and Quail Crossing intersection.

SUMMARY:

- This Development is made up of an unplatted lot and a portion of a platted lot.
- Once platted, the lot will be 0.662 acres.
- The site has a church located on the lot facing Cowling.
- The remaining portion of the platted lot still meets all zoning requirements.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

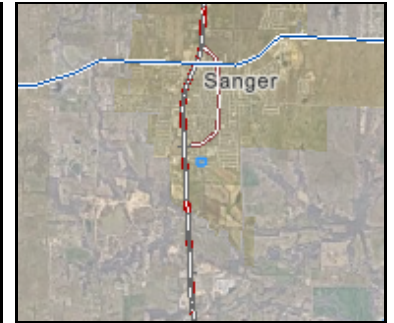
Staff recommends APPROVAL with the condition all comments are met before City Council approval.

ATTACHMENTS:

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

Denton County Landmark Map

Item 4.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - ▭ FEMA Floodway
 - ▭ Flood Grid
 - ▭ FEMA 100yr Flood Zone A
 - ▭ FEMA 100yr Flood Zone AE
 - ▭ FEMA 500yr Flood Zone
 - Levee Protected

Notes

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



0 100 200
ft

<https://gis.dentoncounty.gov>

5/5/2025 8:13:45 PM

This product is for informational purposes and may not have 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 property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time with notification to any user.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: May 12, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Lois Road Estates Phase 1, being approximately 66.486 acres of land described as A0029A R. BEEBE, TR 107, within the City of Sanger, generally on the south side Lois Road East and approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- This is Phase 1 of the Lois Road Estates Development.
- The final plat will dedicate the easements needed to develop the site.
- This phase has 271 residential lots and 10 HOA lots.
- The site will enter from Lois Road East.
- The site will be served by Sanger Water and Wastewater and CoServ Electric.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

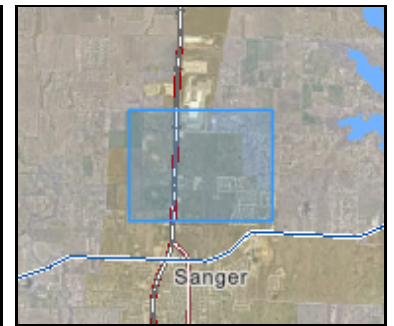
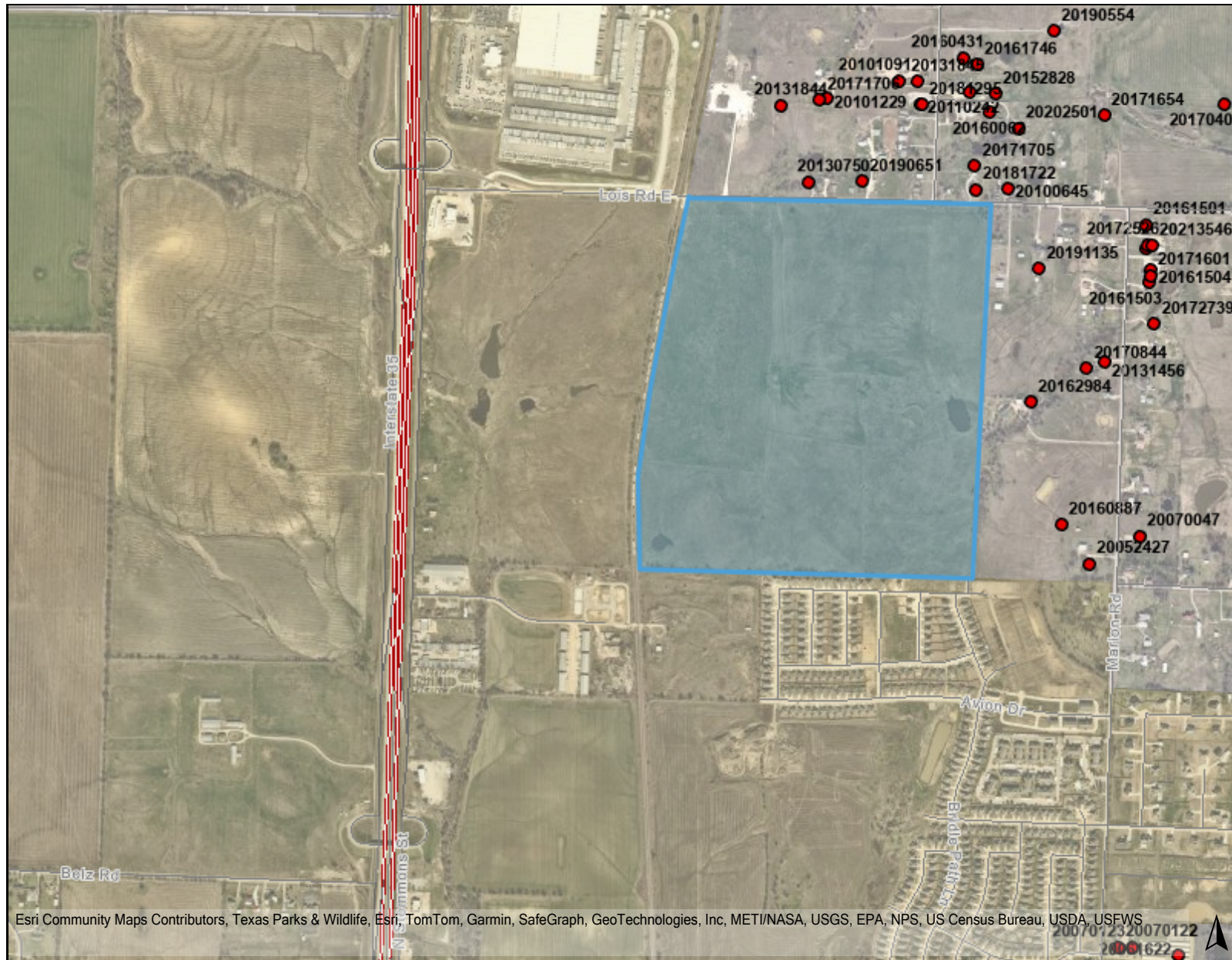
Staff recommends APPROVAL with the condition all comments are met before City Council approval.

ATTACHMENTS:

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

Denton County Landmark Map

Item 5.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - ▭ FEMA Floodway
 - ▭ Flood Grid
 - ▭ FEMA 100yr Flood Zone A
 - ▭ FEMA 100yr Flood Zone AE
 - ▭ FEMA 500yr Flood Zone
 - Levee Protected

Notes

Esri Community Maps Contributors, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USEWS



0 1500 3000
ft

<https://gis.dentoncounty.gov>

5/5/2025 5:07:08 PM

This product is for informational purposes and may not have 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 property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

BEING A 66.486 (2,896,104 square feet) ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING DESCRIBED IN A GENERAL WARRANTY DEED TO JST HOLDINGS 04 BUSINESS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE S 89°32'19" E, A DISTANCE OF 689.57 FEET, DEPARTING THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, TO A MAG NAIL SET FOR CORNER;

THENCE S 89°07'42" E, A DISTANCE OF 453.34, CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST TO A MAG NAIL SET FOR THE NORTHEASTERN CORNER OF SAID JST HOLDINGS TRACT OF LAND AND THE NORTHWESTERN CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NO. 2019-5766 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, FOR THE NORTHWESTERN COERN OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID JST HOLDINGS TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES:

1. N 89°07'42" W, A DISTANCE OF 453.04 TO A CALCULATED POINT;

2. N 89°22'38" W, A DISTANCE OF 712.00 TO A CALCULATED POINT;

3. S 01°11'27" W, A DISTANCE OF 1100.57 TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;

4. CURVE TO THE RIGHT, WITH A RADIUS OF 106.49 FEET, AN ARC LENGTH OF 198.49 FEET, AND A CHORD BEARING

AND CHORD LENGTH OF S 66°37'41" W, A DISTANCE OF 198.19 FEET TO A CALCULATED POINT;

5. N 88°48'48" W, A DISTANCE OF 122.48 TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;

6. WITH A CURVE TO THE RIGHT WITH A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, AND A CHORD

BEARING AND CHORD LENGTH OF S 21°20'15" W, A DISTANCE OF 252.21 FEET TO A CALCULATED POINT;

7. S 29°10'22" W, A DISTANCE OF 53.40 TO A CALCULATED POINT;
8. S 15°49'38" E, A DISTANCE OF 15.56 TO A CALCULATED POINT;
9. S 60°49'38" E, A DISTANCE OF 230.00 TO A CALCULATED POINT;
10. S 29°10'22" W, A DISTANCE OF 50.00 TO A CALCULATED POINT;
11. S 74°10'22" W, A DISTANCE OF 15.56 TO A CALCULATED POINT;
12. S 29°10'22" W, A DISTANCE OF 218.00 TO A CALCULATED POINT;
13. S 15°49'38" E, A DISTANCE OF 15.56 TO A CALCULATED POINT;
14. S 29°10'22" W, A DISTANCE OF 50.00 TO A CALCULATED POINT;
15. S 74°10'22" W, A DISTANCE OF 15.56 TO A CALCULATED POINT;
16. S 29°10'22" W, A DISTANCE OF 109.00 TO A CALCULATED POINT;
17. N 60°49'38" W, A DISTANCE OF 542.22 TO A CALCULATED POINT AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;

18. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 167.19 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 70°24'23" W, A DISTANCE OF 166.41 TO A CALCULATED POINT;
19. N 79°59'09" W, A DISTANCE OF 471.33 TO A CALCULATED POINT;
20. S 10°00'51" W, A DISTANCE OF 120.00 TO A CALCULATED POINT;
21. N 79°59'09" W, A DISTANCE OF 49.00 TO A CALCULATED POINT AND TO THE BEGINNING OF A CURVE TO THE RIGHT;
22. WITH A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 20.28 FEET, AND HAVING A CHORD BEARING AND CHORD LENGTH OF N 71°41'13" W, A DISTANCE OF 20.21 FEET TO A CALCULATED POINT AND A COMPOUND CURVE TO THE LEFT;
23. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 50.00 FEET, AND ARC LENGTH OF 104.90 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF S 56°30'37" W, A DISTANCE OF 86.69 FEET TO A CALCULATED POINT;
24. N 77°38'37" W, A DISTANCE OF 151.94 TO A CALCULATED POINT IN THE WESTERN LINE OF SAID JST HOLDINGS TRACT, ALSO BEING IN THE EASTERN LINE OF SAID SANTA FE RAILROAD, AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TO THE RIGHT AND HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 08°28'56"E, A DISTANCE OF 348.20 FEET TO A CALCULATED POINT ON THE EASTERN LINE OF SAID SANTA FE RAILROAD;

THENCE N 10°00'55" E, 1,548.59 FEET CONTINUING WITH THE EASTERN LINE OF SAID SANTA FE RAILROAD ALSO BEING THE WESTERN LINE OF SAID JST HOLDINGS TRACT TO THE POINT OF BEGINNING.

BENCHMARKS AND CONTROLS:

NO. 1 - AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 - AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	166307	3.82	OPEN SPACE, DRAINAGE, UTILITIES	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT B	34806	0.80	FUTURE DEVELOPMENT	JST HOLDINGS 04 BUSINESS LLC
TRACT C	7189	0.17	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT D	5879	0.13	OPEN SPACE, UTILITIES	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT E	60679	1.39	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT F	6254	0.14	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT G	5879	0.13	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT H	7079	0.16	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT I	4971	0.11	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT J	4679	0.11	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT K	6600	0.15	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT L	5879	0.13	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT M	16481	0.38	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT O	2940	0.07	OPEN SPACE, UTILITIES	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT Y	7719	0.18	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TRACT Z	2940	0.07	OPEN SPACE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA
TOTAL	1,200,103	27.55	OPEN SPACE, DRAINAGE	JST HOLDINGS 04 BUSINESS LLC/LOIS ROAD ESTATES HOA

VICINITY MAP
NTS

JST HOLDINGS 04 BUSINESS LLC
10268 W. CENTENNIAL RD. UNIT 200 F
LITTLETON, CO 80127
CONTACT: LEE EISENHEIM
PH: 303.324.1771
LEE.EISENHEIM@KALTERCAPITAL.COM

ATWELL, LLC
143 UNION BOULEVARD SUITE 700
LAKEWOOD, CO 80228
CONTACT: KEVIN BLUMHARDT
PH: 303.842.9191
KBLUMHARDT@ATWELL-GROUP.COM

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	OVERALL SITE
03	FINAL PLAT
04	FINAL PLAT
05	FINAL PLAT
06	FINAL PLAT
07	FINAL PLAT
08	FINAL PLAT

Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plot 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.

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:

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

[illegible]

WITNESS MY HAND this day of _____, 20_____.

_____, Owner

_____, Title and Company (if applicable)

"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 _____

"Approved and Accepted

Chairman, Planning & Zoning Commission
City of Sanger, TX

Mayor
City of Sanger, TX

Date

Attested by

City Secretary _____ Date _____
City of Sanger, TX"

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. 48121C0070G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
8. THE PURPOSE OF THIS PLAT IS NEW SUBDIVISION.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83)
10. UTILITIES SERVICE PROVIDED BY

PHASE 1 FINAL PLAT LOIS ROAD ESTATES SUBDIVISION 837 RESIDENTIAL LOTS - 39 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 66.486 ACRES - 16.313 ACRES ROW CITY OF SANGER, DENTON COUNTY TEXAS	OWNER/DEVELOPER/APPLICANT
	KALTER CAPITAL 10268 W. CENTENNIAL RD. UNIT 200 F LITTLETON, CO
	303 - 324 - 1771
	LEE EISENHEIM

LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- ✦ SECTION CORNER, AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE, AS NOTED
- - - RIGHT-OF-WAY LINE
- - - OFFSET / TIE LINE

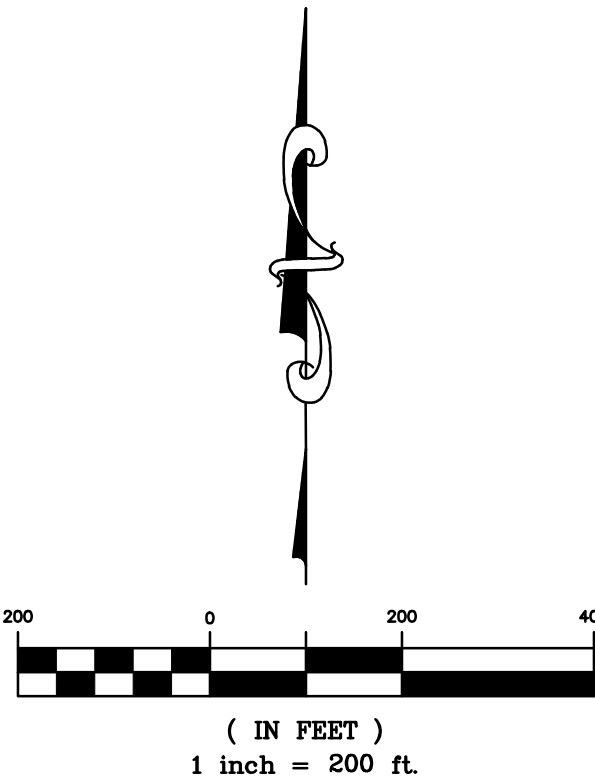


LINE TABLE		
LINE	LENGTH	BEARING
L1	20.44'	S44°18'34"E
L2	20.47'	N45°41'26"E
L3	15.56'	S43°48'48"E
L4	15.56'	N46°11'12"E
L5	15.56'	N43°48'48"W
L6	15.56'	S46°11'12"W
L7	15.60'	N35°08'43"W
L8	15.54'	S54°56'21"W
L9	15.56'	S46°11'12"W
L10	15.56'	N43°48'48"W
L11	15.56'	N43°48'48"W
L12	15.56'	S46°11'12"W
L13	15.56'	S43°48'48"E
L14	15.56'	S46°11'12"W
L15	15.56'	N43°48'48"W
L16	15.56'	N46°11'12"E
L17	15.56'	N43°48'48"W
L18	15.56'	N46°11'12"E
L19	15.56'	S46°11'12"W
L20	15.56'	N43°48'48"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	15.56'	S34°59'09"E
L22	15.56'	N55°00'51"E
L23	15.56'	S34°59'09"E
L24	15.56'	S55°00'51"W
L25	15.56'	S34°59'09"E
L26	15.56'	N55°00'51"E
L27	15.56'	N55°00'51"E
L28	15.56'	S34°59'09"E
L29	15.56'	N34°59'09"W
L30	15.56'	S55°00'51"W
L31	15.56'	S55°00'51"W
L32	15.27'	S33°55'37"E
L33	15.41'	N73°37'28"E
L34	15.56'	N15°49'38"W
L35	15.56'	S74°10'22"W
L36	15.56'	N16°25'38"W
L37	15.56'	S74°10'22"W
L38	15.56'	S15°49'38"E
L39	15.56'	N74°10'22"E
L40	15.56'	N15°49'38"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	15.56'	N15°49'38"W
L42	15.56'	N74°10'22"E
L43	15.56'	S15°49'38"E
L44	15.56'	N74°10'22"E
L45	15.56'	S15°49'38"E
L46	15.17'	N72°46'03"E
L47	15.56'	N55°00'51"E
L48	15.56'	S34°59'09"E
L49	15.56'	S34°59'08"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.26'	80.00'	15°56'33"	S9°09'29"W	22.19'
C2	10.81'	80.00'	7°44'22"	N79°06'51"E	10.80'
C3	21.47'	80.00'	15°22'30"	S80°33'30"E	21.40'
C4	22.26'	80.00'	15°56'33"	N6°47'04"W	22.19'
C5	34.85'	150.00'	13°18'42"	N86°38'30"W	34.77'
C6	11.74'	150.00'	4°29'03"	S88°56'41"W	11.74'
C7	22.26'	80.00'	15°56'33"	N17°59'08"E	22.19'
C8	22.26'	80.00'	15°56'33"	N87°57'25"W	22.19'



OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10208 SOUTH RIVINGTON
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PHASE 1 FINAL PLAT
LOIS ROAD ESTATES SUBDIVISION
837 REBEN BEBEE SURVEY, ABST. NO. 29
REUBEN BEBEE SURVEY, ABST. NO. 29
66.486 ACRES - 16.313 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

1st SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
2nd SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB

REVISIONS

DR. TN CH. AS

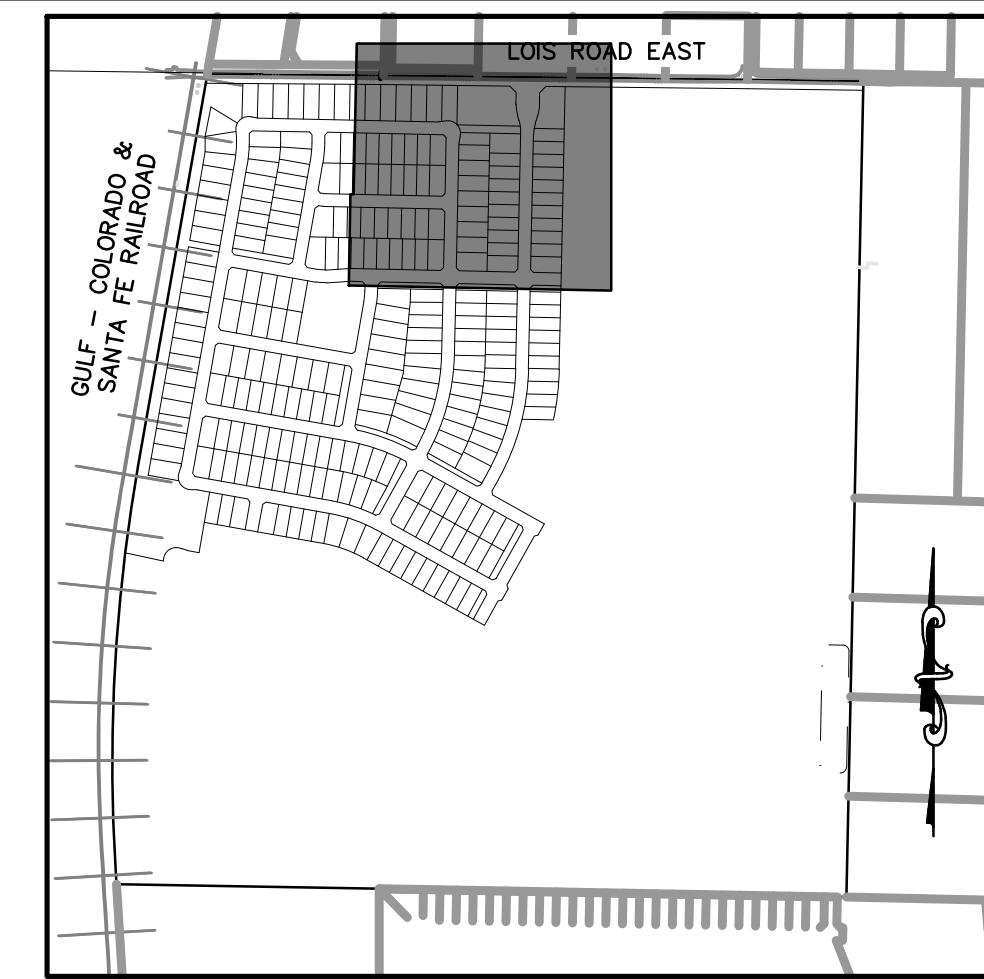
P.M. RG

JOB 24007256

SHEET 02 OF 08

LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP
1"=750'

- LEGEND
- FOUND MONUMENT, AS NOTED
 - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
 - ▲ MAG NAIL FOUND
 - △ MAG NAIL SET
 - ◆ SECTION CORNER, AS NOTED
 - 1 LOT NUMBER
 - ⑪ BLOCK NUMBER
 - TMB TEMPORARY BENCH MARK
 - SUBJECT PARCEL BOUNDARY LINE
 - - - SECTION LINE
 - - - SUBDIVISION LOT LINE
 - - - LOT SETBACK
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT LINE, AS NOTED
 - - - RIGHT-OF-WAY LINE
 - - - OFFSET / TIE LINE



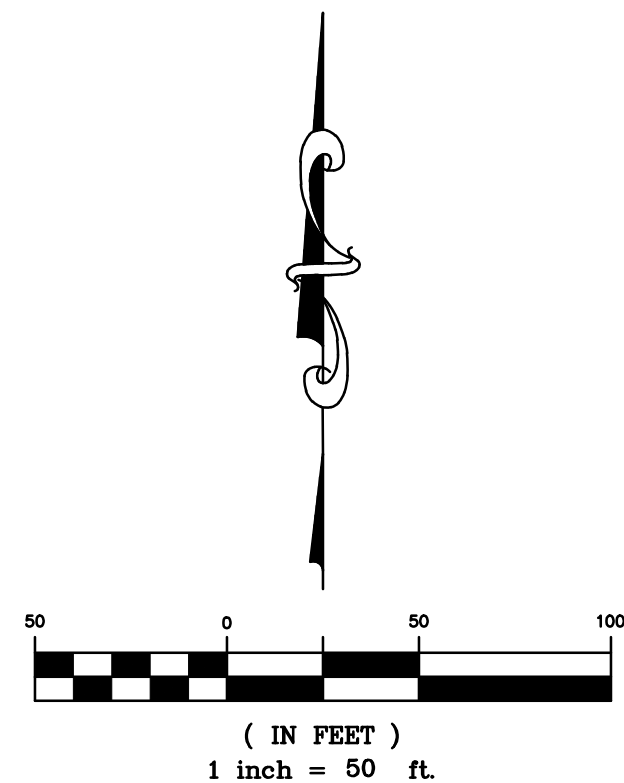
OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL PARTNERS, L.P. 10208 W. 20th Ave. LITTLETON, CO
OWNER/DEVELOPER/APPLICANT	LEE EISENHEIM

PHASE 1 FINAL PLAT	LOIS ROAD ESTATES SUBDIVISION 837 RESIDENTIAL LOTS - 39 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 66.486 ACRES - 16.313 ACRES ROW CITY OF SANGER, DENTON COUNTY TEXAS
--------------------	--

DATE	02/28/2025
1st SUBMITTAL TO CITY OF SANGER	02/28/2025 - KB
2nd SUBMITTAL TO CITY OF SANGER	XX/XX/2025 - KB

REVISIONS	
-----------	--

DR.	TN	CH.	AS
P.M.	RG		
JOB	24007256		
SHEET	03	OF	08



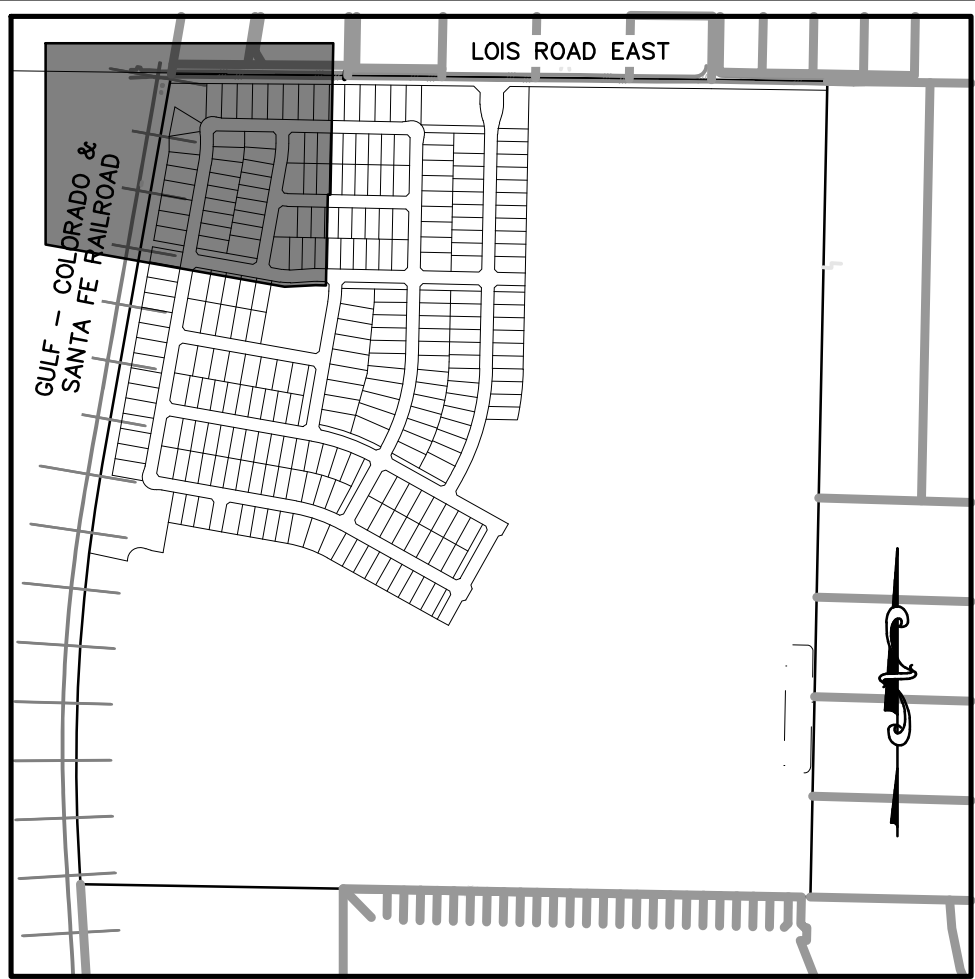
LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L20	167.41'	N39°48'12"W
L21	4.31'	N00°40'28"E
L22	15.00'	N89°32'19"W
L23	9.79'	S00°40'28"W
L24	173.18'	S39°48'12"E

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C20	15.06'	50.00'	171°5'21"	N49°18'24"E	15.00'



KEYMAP
1"=750'

- LEGEND
- FOUND MONUMENT, AS NOTED
 - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
 - ▲ MAG NAIL FOUND
 - △ MAG NAIL SET
 - ◆ SECTION CORNER, AS NOTED
 - 1 LOT NUMBER
 - ⑪ BLOCK NUMBER
 - TMB TEMPORARY BENCH MARK
 - SUBJECT PARCEL BOUNDARY LINE
 - - - SECTION LINE
 - - - SUBDIVISION LOT LINE
 - - - LOT SETBACK
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT LINE, AS NOTED
 - - - RIGHT-OF-WAY LINE
 - - - OFFSET / TIE LINE

ATWELL
866.850.4200 www.atwell.com

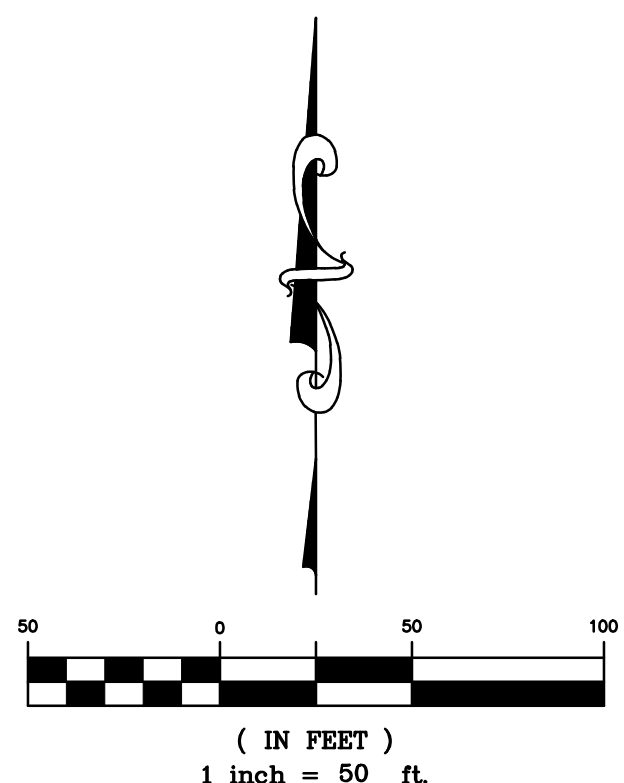
OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
1026 S. CENTRAL
SUITE 200
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PHASE 1 FINAL PLAT
LOIS ROAD ESTATES SUBDIVISION
837 RESIDENTIAL LOTS - 39 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
66.486 ACRES - 16.313 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025

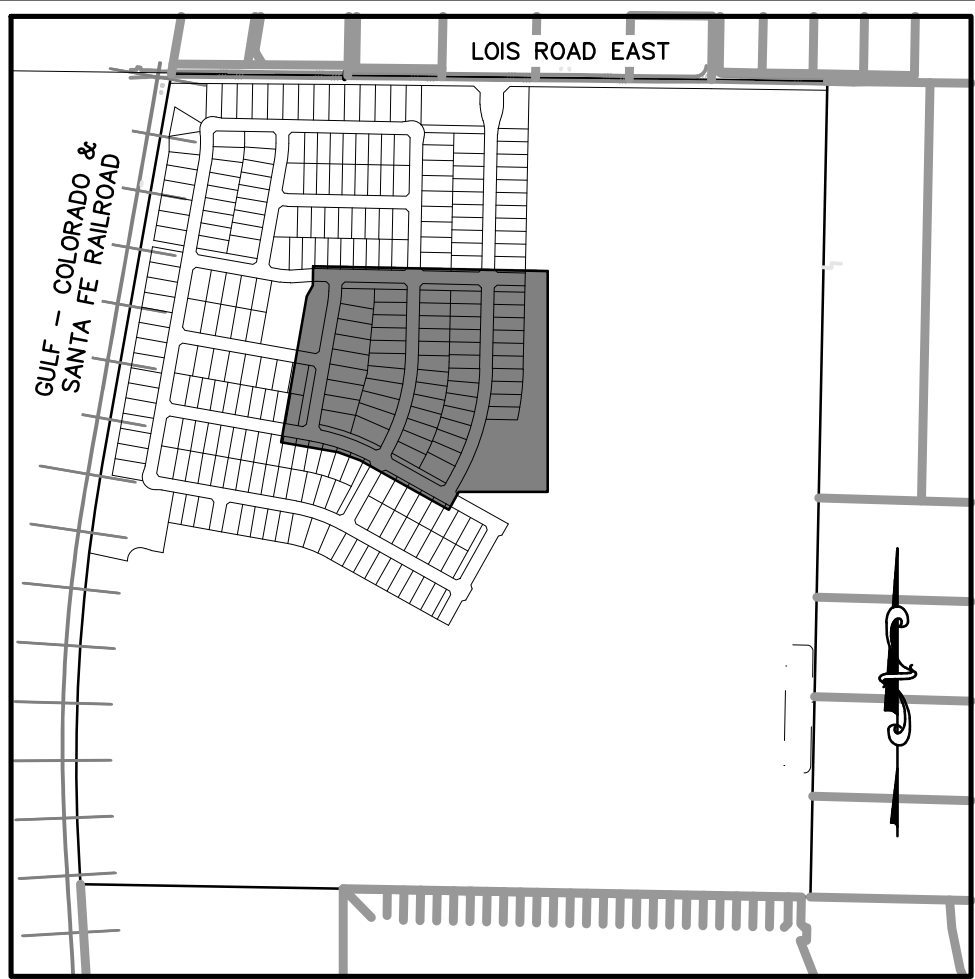
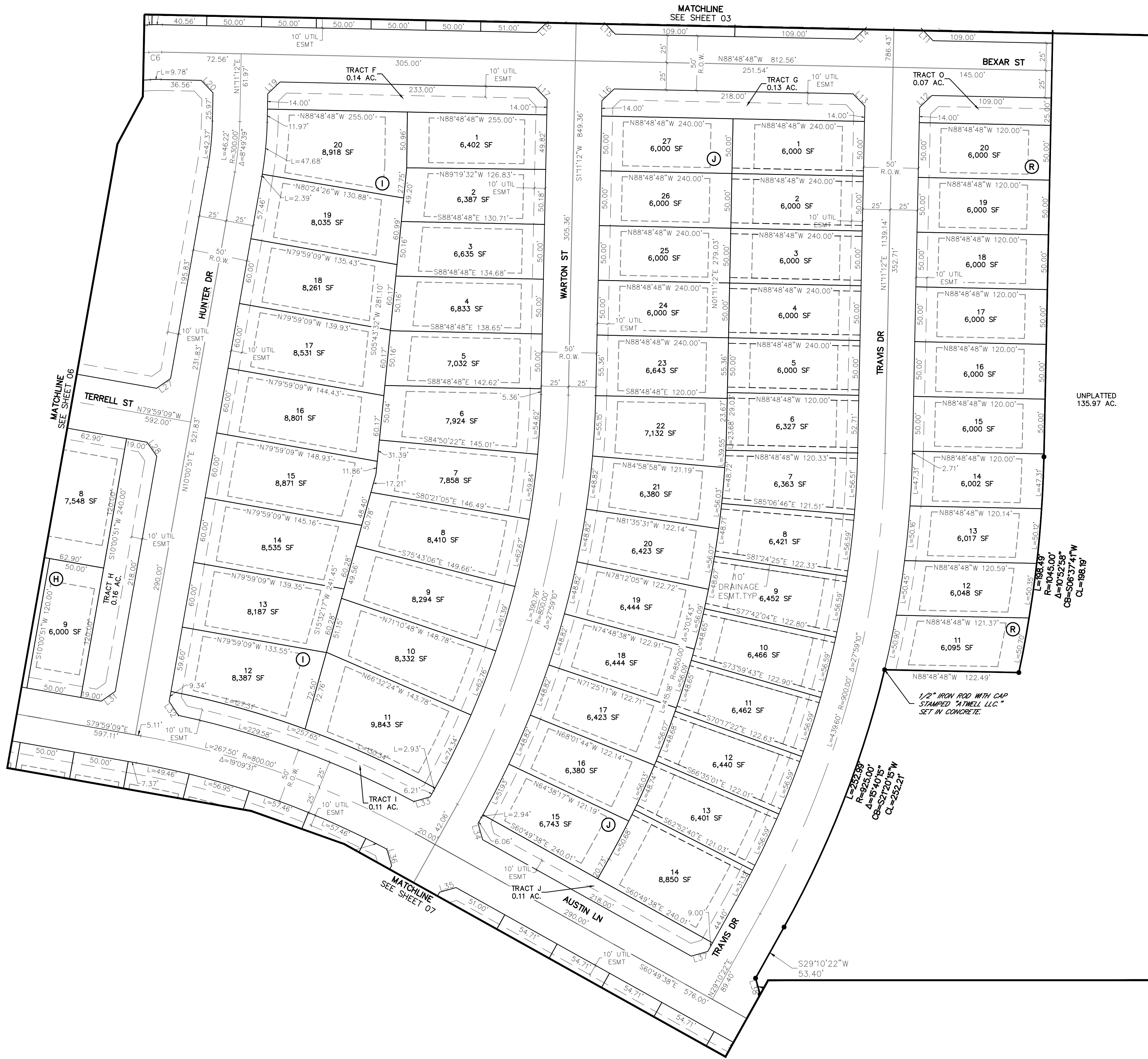
REVISIONS

DR. TN CH. AS
P.M. RG
JOB 24007256
SHEET 04 OF 08



LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP
1"=750'

LEGEND	
○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
⑪	BLOCK NUMBER
TMB	TEMPORARY BENCH MARK
---	SUBJECT PARCEL BOUNDARY LINE
---	SECTION LINE
---	SUBDIVISION LOT LINE
---	LOT SETBACK
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE, AS NOTED
---	RIGHT-OF-WAY LINE
---	OFFSET / TIE LINE

JST HOLDINGS 04
BUSINESS LLC
DOCUMENT NO.
2024-74411
O.R.D.C.T.



OWNER/DEVELOPER/APPLICANT	
KALTER CAPITAL 10208 W. 10TH AVE. LITTLETON, CO	LEE EISENHEIM

PHASE 1 FINAL PLAT	
LOIS ROAD ESTATES SUBDIVISION 837 RESIDENTIAL LOTS - 39 HOA LOTS REUBEN BEBEE SURVEY, ABST. NO. 29 66.486 ACRES - 16.313 ACRES ROW CITY OF SANGER, DENTON COUNTY TEXAS	

DATE	
02/28/2025	

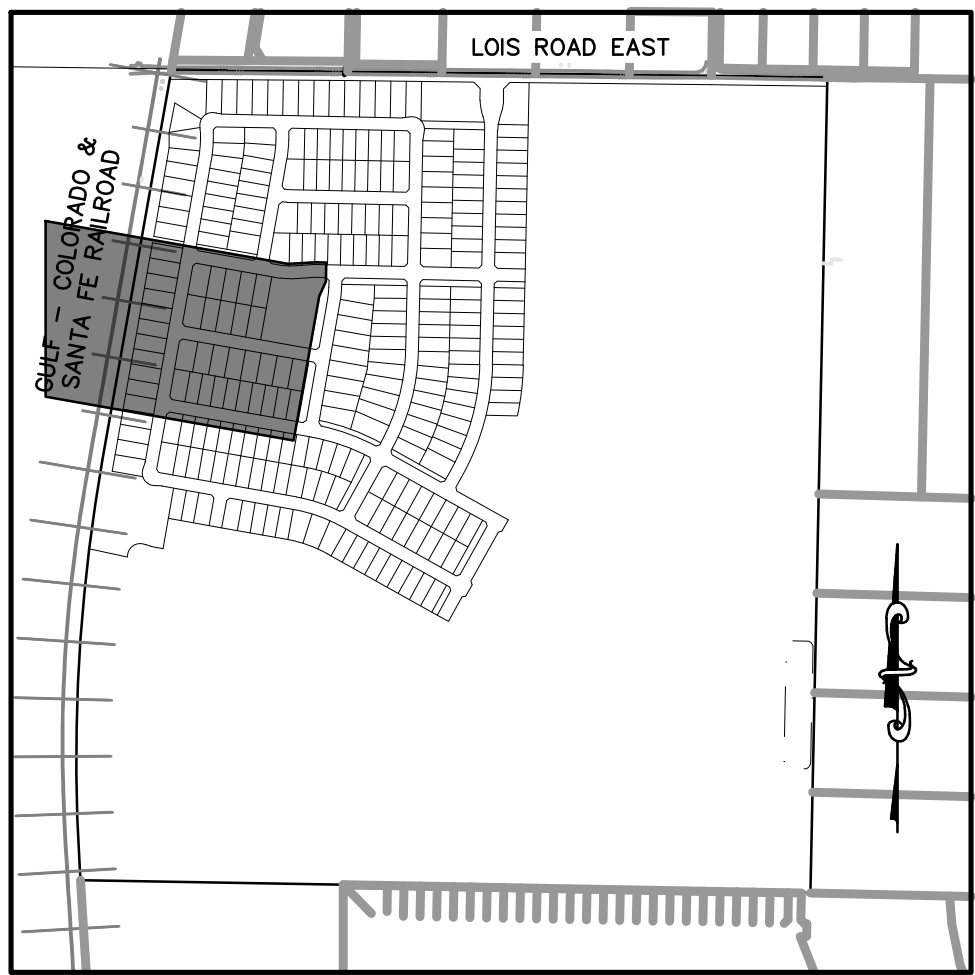
REVISIONS	
1	1st SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
2	2nd SUBMITTAL TO CITY OF SANGER 03/11/2025 12:27 PM - KB

DR.	
TN	CH.
P.M.	RG
JOB 24007256	
SHEET 05 OF 08	



LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP
1"=750'



- LEGEND**
- FOUND MONUMENT, AS NOTED
 - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
 - ▲ MAG NAIL FOUND
 - △ MAG NAIL SET
 - ✦ SECTION CORNER, AS NOTED
 - 1 LOT NUMBER
 - ⑪ BLOCK NUMBER
 - TMB TEMPORARY BENCH MARK
 - SUBJECT PARCEL BOUNDARY LINE
 - - - SECTION LINE
 - - - SUBDIVISION LOT LINE
 - - - LOT SETBACK
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT LINE, AS NOTED
 - - - RIGHT-OF-WAY LINE
 - - - OFFSET / TIE LINE



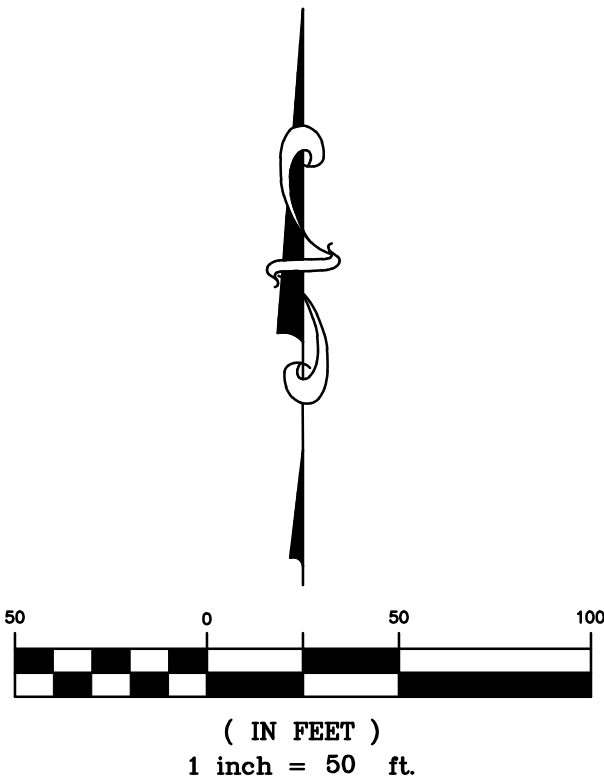
OWNER/DEVELOPER/APPLICANT
KALTER CAPITAL
10208 N. CENTRAL
RD., UNIT 200
LITTLETON, CO
303-324-1771
LEE EISENHEIM

PHASE 1 FINAL PLAT
LOIS ROAD ESTATES SUBDIVISION
837 RESIDENTIAL LOTS - 99 HOA LOTS
REUBEN BEBEE SURVEY, ABST. NO. 29
66.486 ACRES - 16.313 ACRES ROW
CITY OF SANGER, DENTON COUNTY TEXAS

DATE 02/28/2025
1ST SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
2ND SUBMITTAL TO CITY OF SANGER XX/XX/2025 - KB

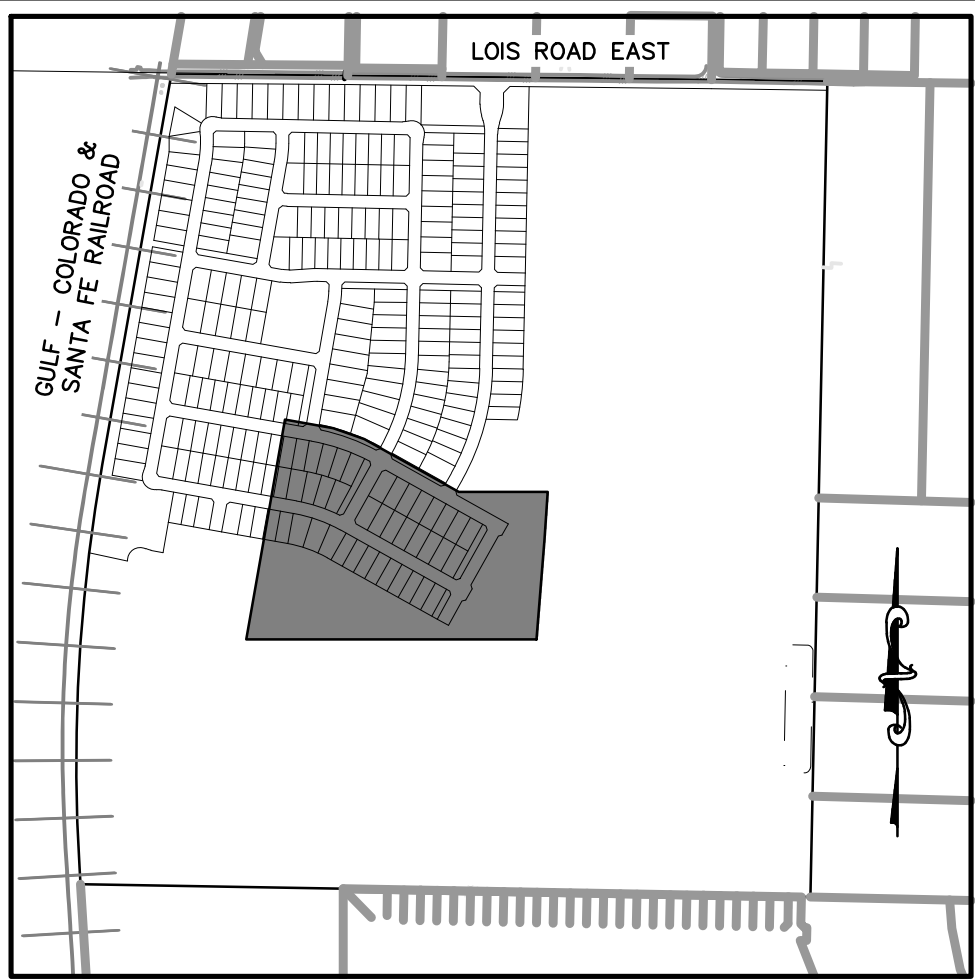
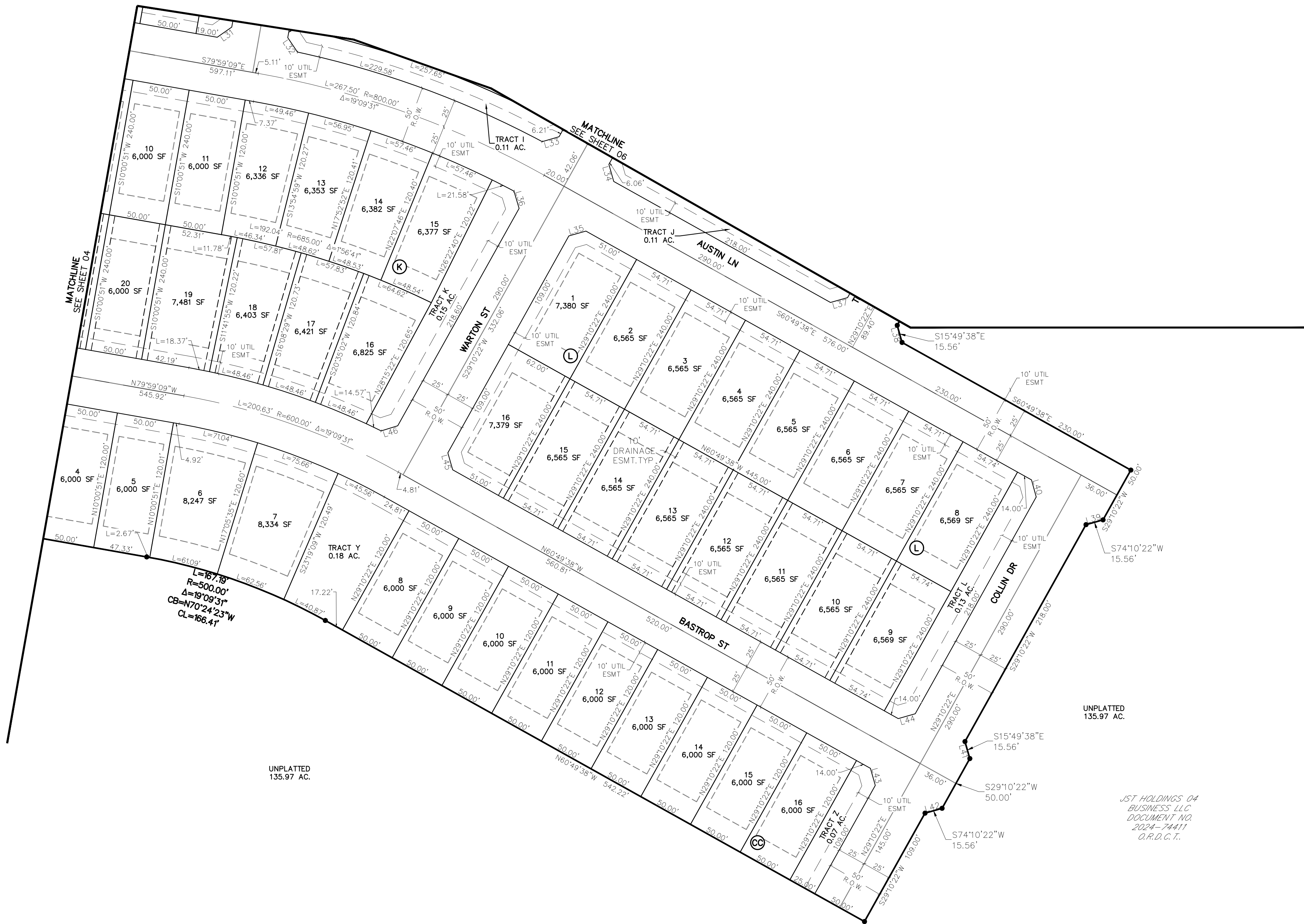
REVISIONS

DR. TN CH. AS
P.M. RG
JOB 24007256
SHEET 06 OF 08



LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP
1"=750'

LEGEND	
○	FOUND MONUMENT, AS NOTED
●	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
1	LOT NUMBER
Ⓚ	BLOCK NUMBER
TMB	TEMPORARY BENCH MARK
---	SUBJECT PARCEL BOUNDARY LINE
---	SECTION LINE
---	SUBDIVISION LOT LINE
---	LOT SETBACK
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE, AS NOTED
---	RIGHT-OF-WAY LINE
---	OFFSET / TIE LINE



OWNER/DEVELOPER/APPLICANT	
KALTER CAPITAL PARTNERS, L.P.	10208 UNIT 200
LITTLETON, CO	303-324-1771
LEE EISENHEIM	

PHASE 1 FINAL PLAT	
LOIS ROAD ESTATES SUBDIVISION	
837 RESIDENTIAL LOTS - 39 HOA LOTS	
REUBEN BEBEE SURVEY, ABST. NO. 29	
66.486 ACRES - 16.313 ACRES ROW	
CITY OF SANGER, DENTON COUNTY TEXAS	

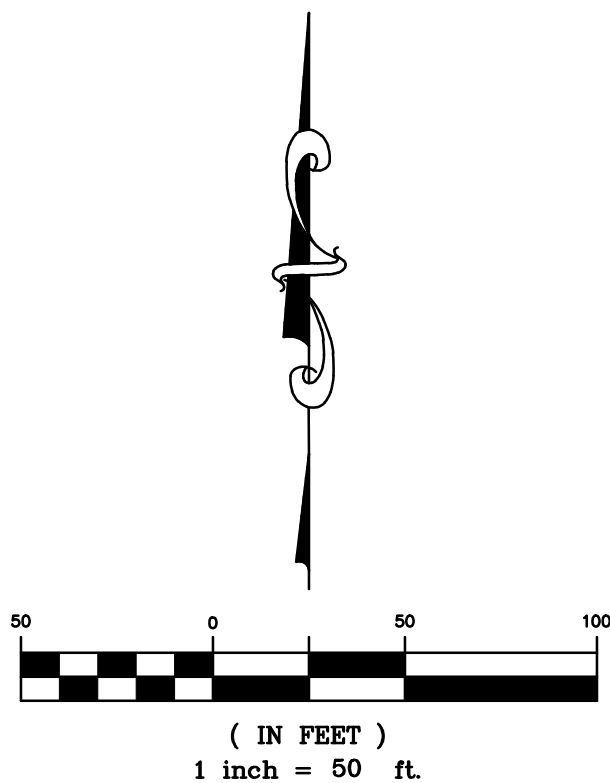
DATE	
02/28/2025	

1st SUBMITTAL TO CITY OF SANGER	
02/28/2025 - KB	
2nd SUBMITTAL TO CITY OF SANGER	
XX/XX/2025 - KB	

REVISIONS

DR.	TN	CH.	AS
P.M. RG			
JOB 24007256			

SHEET 07 OF 08

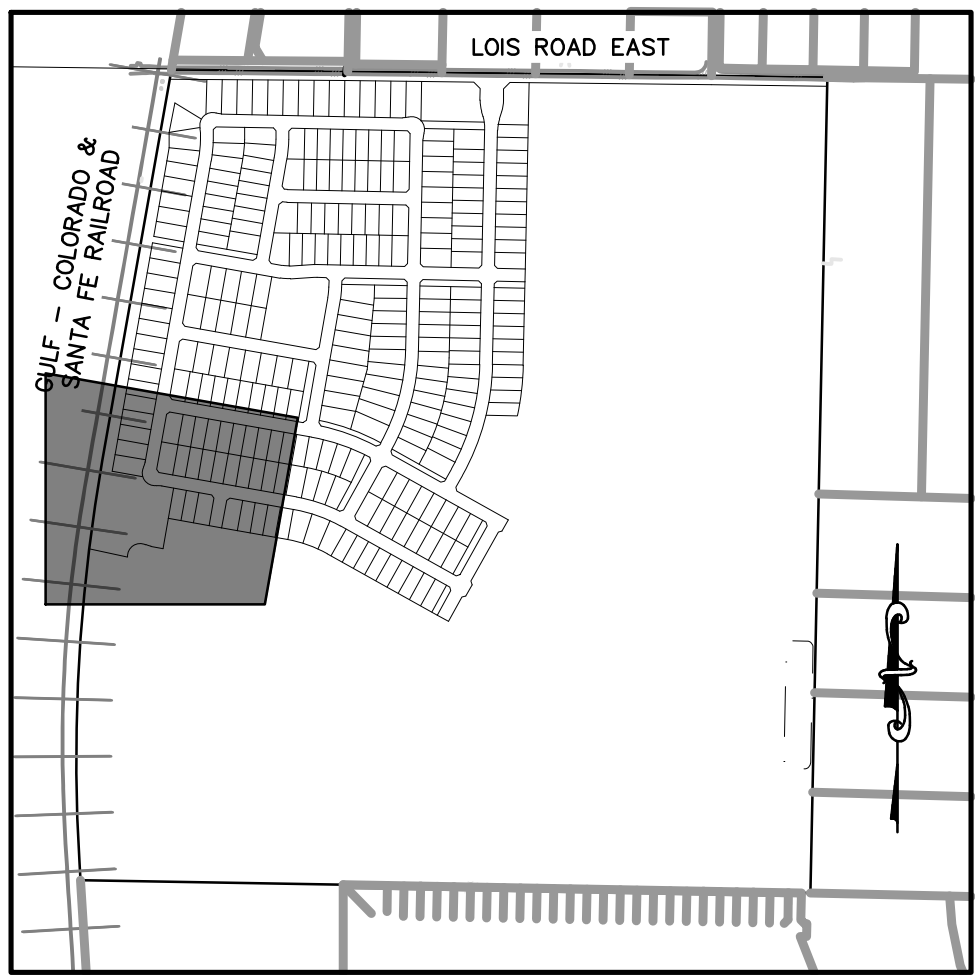


JST HOLDINGS 04
BUSINESS LLC
DOCUMENT NO.
2024-14411
O.R.D.C.T.

\\s00005\projects\24007256\LOIS ROAD ESTATES PHASE 1\DWG\LOIS ROAD ESTATES PHASE 1 FILING PLAT.dwg 7/17/2025 12:27 PM GRC - G00000000

LOIS ROAD ESTATES SUBDIVISION PHASE 1 FILING PLAT

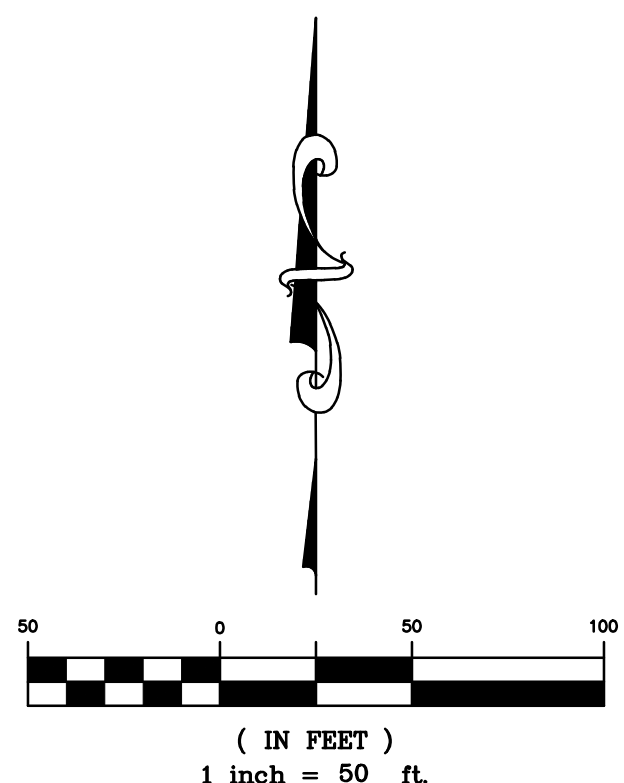
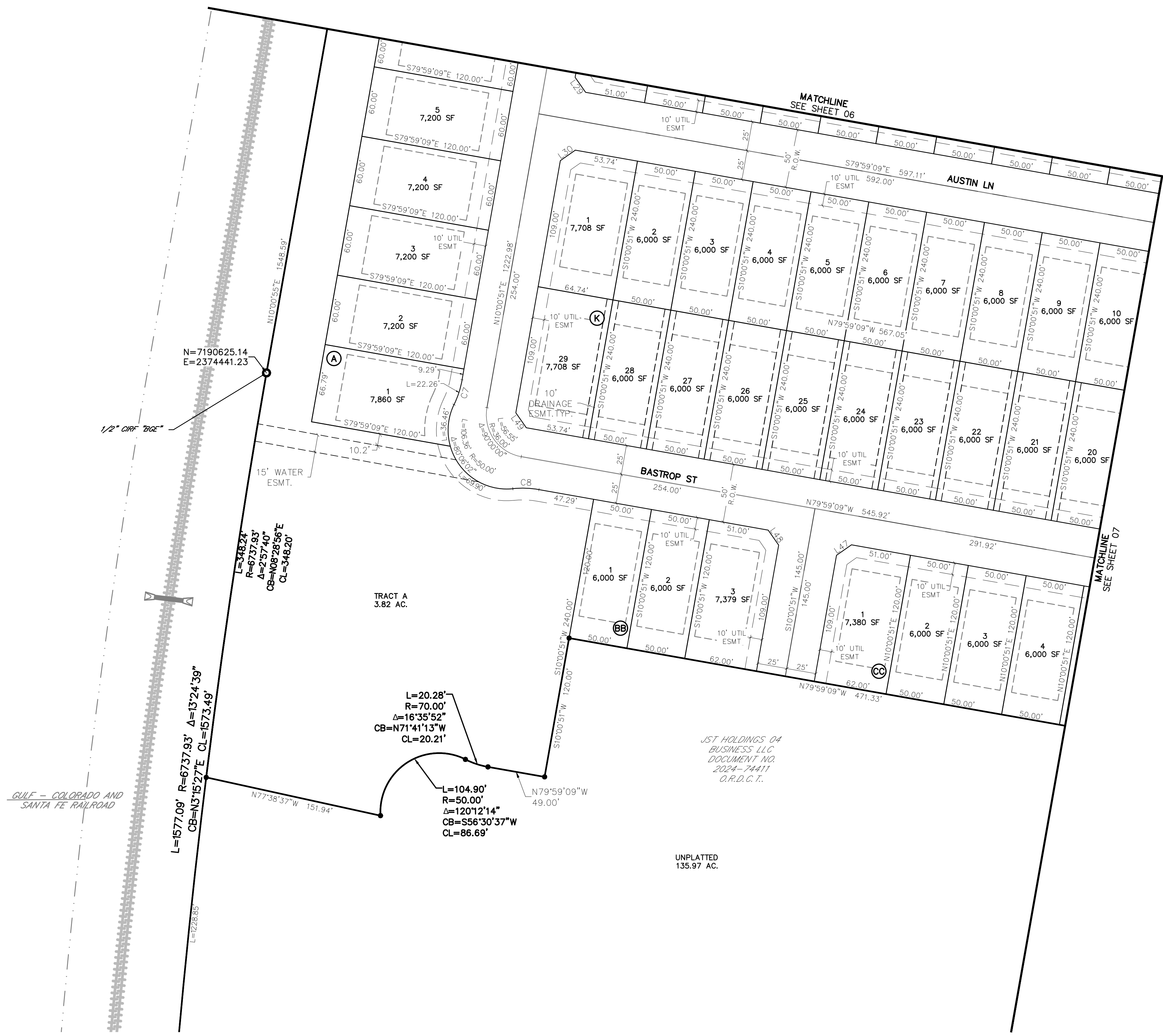
BEING 66.486 ACRES OF LAND
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP
1"=750'

LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- ✦ SECTION CORNER, AS NOTED
- 1 LOT NUMBER
- ⑪ BLOCK NUMBER
- TMB TEMPORARY BENCH MARK
- SUBJECT PARCEL BOUNDARY LINE
- SECTION LINE
- SUBDIVISION LOT LINE
- LOT SETBACK
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- RIGHT-OF-WAY LINE
- OFFSET / TIE LINE



ATWELL
866.850.4200 www.atwell.com

OWNER/DEVELOPER/APPLICANT	KALTER CAPITAL PARTNERS, L.P.
	10208 W. UNIT 200 LITTLETON, CO 80120
PHASE 1 FINAL PLAT	LOIS ROAD ESTATES SUBDIVISION
	837 RESIDENTIAL LOTS - 39 HOA LOTS
DATE	02/28/2025
	1st SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
REVISIONS	2nd SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
	3rd SUBMITTAL TO CITY OF SANGER 02/28/2025 - KB
DR.	TN
CH.	AS
P.M.	RG
JOB	24007256
SHEET 08 OF 08	



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) 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: LEE EISENHEIM	Name:
Company: KALTER CAPITAL	Company:
Address: 5690 DTC BLVD. STE. 290W	Address
City, State, Zip: GREENWOOD VILLAGE, CO 80111	City, State, Zip:
Phone (303) 324-1771	Phone:
Fax:	Fax:
Email: Lee.Eisenheim@kaltercapital.com	Email:

Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: / /)
<input type="checkbox"/>	Application Form (Signed by Owner and Applicant)
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): Final Plat, Final Engineering Plans

R Number(s): _____

Owner's Signature

Date

4-9-25

Applicant's Signature

Date

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 10/15/2024

5960 DTC BLVD, STE 290W
Greenwood Village, CO 80111
www.kaltercapital.com

Lois Rd Estates
4/15/2025
Letter of Intent

Dear Ms. Hammonds,

In compliance with the City of Sanger's Development Services requirements, Kalter Capital is pleased to submit the Lois Rd Estates Phase 1 Final Plat and Final Construction Drawings Application. Included here is the Letter of Intent, which describes the Final Plat Submittal details. In addition to this Letter of Intent, the following documents are included in the Final Plat Submittal.

- Application Form, signed by Kalter Capital
- Phase I Final Plat
- Phase I Construction Plans

Site Description and Location

The subject property (The Site) is approximately 66 acres in size and is located in the City of Sanger, Denton County, State of Texas. The Site is bound by Lois Road to the north, residential properties to the east, and unplatted land to the south. The site is comprised of a single parcel identified as Property ID: 59829 in Denton County. A legal description is included with this letter, for reference.

The existing condition of The Site consists of native vegetation and a dirt road. There is only one vehicular access to The Site along Lois Road. There is no significant development or existing structures on the Site, as its historical use has been for agricultural purposes. There are multiple lengths of fence surrounding and within The Sites boundary, with three natural ponds that collect stormwater runoff. The Site's existing topography consists of a high point near the center of the property, with slopes ranging from 1 percent to 5 percent to the east and west.

Submittal Overview

The applicant is requesting approval on the Phase I Final Plat and Final Construction Drawings, subject to the Approved "PD"- Planned Development District that was approved on 1/14/2025, along with the Overall Preliminary Plat that was approved on 4/7/2025. The Final Plat and Construction Documents serve to establish the lot dimensions, right-of-way dedication, setbacks and Public Infrastructure design necessary to serve the site. The Final Plat is consistent with the design standards, lot dimensions (mix of 50' wide and 60' wide lots) and lot count

approved with the Planned Development Zoning as well as the Design Standards established by the City of Sanger. This submittal also stays consistent with the setbacks recently submitted with the PD Amendment, proposing a 5' side setback and 20' rear setback for the 50' wide and 60' Lots. The Final Construction Plans include all design details as required by the City of Sanger, including the General Notes and Plans, Overall Utility Plans, Over Lot Grading Plans, Street Plans and Profiles, Sanitary Sewer Plan and Profiles, Storm Sewer Plan and Profiles, Pond Plans and Details, and Construction Details.

Legal Description

BEING A 66.486 (2,896,104 square feet) ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING DESCRIBED IN A GENERAL WARRANTY DEED TO JST HOLDINGS 04 BUSINESS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID JST HOLDINGS TRACT OF LAND, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EAST RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, A 100' RIGHT-OF-WAY; FOR THE NORTHWESTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 89°32'19" E, A DISTANCE OF 689.57 FEET, DEPARTING THE EASTERN RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, TO A MAG NAIL SET FOR CORNER;

THENCE S 89°22'38" E, A DISTANCE OF 1,420.42 CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST TO A MAG NAIL SET FOR CORNER FOR THE SOUTHWESTERN CORNER OF A CALLED 1.798 ACRE TRACT CONVEYED TO JODY ROBERT RECORDED IN DOCUMENT NO. 2006-17710 OFFICIAL RECORDS DOCUMENTS OF DENTON COUNTY, TEXAS, ALSO BEING IN THE WESTERN RIGHT-OF-WAY OF MELTON ROAD, 30' RIGHT-OF-WAY;

THENCE S 89°07'42" E, A DISTANCE OF 453.34, CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST TO A MAG NAIL SET FOR THE NORTHEASTERN CORNER OF SAID JST HOLDINGS TRACT OF LAND AND THE NORTHWESTERN CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NO. 2019-5766 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, FOR THE NORTHWESTERN COERN OF THE HEREIN DESCRIBED TRACT;

THENCE S 01°11'12" W, A DISTANCE OF 40.00 FEET, WITH THE EASTERN LINE OF SAID JST

HOLDINGS TRACT, ALSO BEING THE WESTERN LINE OF SAID 15 ACRE TRACT TO A CALCULATED POINT;

THENCE OVER AND ACROSS SAID JST HOLDINGS TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES:

1. N 89°07'42" W, A DISTANCE OF 453.04 TO A CALCULATED POINT;
2. N 89°22'38" W, A DISTANCE OF 712.00 TO A CALCULATED POINT;
3. S 01°11'12" W, A DISTANCE OF 1100.57 TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
4. WITH A CURVE TO THE RIGHT WITH A RADIUS OF 1045.00, AN ARC LENGTH OF 198.49 FEET, AND A CHORD BEARING AND CHORD LENGTH OF S 06°37'41" W, A DISTANCE OF 198.19 FEET TO A CALCULATED POINT;
5. N 88°48'48" W, A DISTANCE OF 122.48 TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
6. WITH A CURVE TO THE RIGHT WITH A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 252.99 FEET, AND A CHORD BEARING AND CHORD LENGTH OF S 21°20'15" W, A DISTANCE OF 252.21 FEET TO A CALCULATED POINT;
7. S 29°10'22" W, A DISTANCE OF 53.40 TO A CALCULATED POINT;
8. S 15°49'38" E, A DISTANCE OF 15.56 TO A CALCULATED POINT;
9. S 60°49'38" E, A DISTANCE OF 230.00 TO A CALCULATED POINT;
10. S 29°10'22" W, A DISTANCE OF 50.00 TO A CALCULATED POINT;
11. S 74°10'22" W, A DISTANCE OF 15.56 TO A CALCULATED POINT;
12. S 29°10'22" W, A DISTANCE OF 218.00 TO A CALCULATED POINT;
13. S 15°49'38" E, A DISTANCE OF 15.56 TO A CALCULATED POINT;
14. S 29°10'22" W, A DISTANCE OF 50.00 TO A CALCULATED POINT;
15. S 74°10'22" W, A DISTANCE OF 15.56 TO A CALCULATED POINT;
16. S 29°10'22" W, A DISTANCE OF 109.00 TO A CALCULATED POINT;
17. N 60°49'38" W, A DISTANCE OF 542.22 TO A CALCULATED POINT AND FOR THE POINT OF BEGINNING TO A CURVE TO THE LEFT;
18. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 500.00 FEET, A ARC LENGTH OF 167.19 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 70°24'23" W, A DISTANCE OF 166.41 TO A CALCULATED POINT;
19. N 79°59'09" W, A DISTANCE OF 471.33 TO A CALCULATED POINT;
20. S 10°00'51" W, A DISTANCE OF 120.00 TO A CALCULATED POINT;
21. N 79°59'09" W, A DISTANCE OF 49.00 TO A CALCULATED POINT AND TO THE BEGINNING OF A CURVE TO THE RIGHT;
22. WITH A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 20.28 FEET, AND HAVING A CHORD BEARING AND CHORD LENGTH OF N 71°41'13" W, A DISTANCE OF 20.21 FEET TO A CALCULATED POINT AND A COMPOUND CURVE TO THE LEFT;
23. WITH A CURVE TO THE LEFT AND HAVING A RADIUS OF 50.00 FEET, AND ARC LENGTH OF 104.90 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF S 56°30'37" W, A DISTANCE OF 86.69 FEET TO A CALCULATED POINT;

24. N 77°38'37" W, A DISTANCE OF 151.94 TO A CALCULATED POINT IN THE WESTERN LINE OF SAID JST HOLDINGS TRACT, ALSO BEING IN THE EASTERN LINE OF SAID SANTA FE RAILROAD, AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TO THE RIGHT AND HAVING A RADIUS OF 6737.93 FEET, AN ARC LENGTH OF 348.24 FEET, AND A CHORD BEARING AND CHORD DISTANCE OF N 08°28'56" E, A DISTANCE OF 348.20 FEET TO A CALCULATED POINT ON THE EASTERN LINE OF SAID SANTA FE RAILROAD;

THENCE N 10°00'55" E, 1,548.59 FEET CONTINUING WITH THE EASTERN LINE OF SAID SANTA FE RAILROAD ALSO BEING THE WESTERN LINE OF SAID JST HOLDINGS TRACT TO THE POINT OF BEGINNING.

Containing 66.486 acres or 2,896,104 square feet, more or less.



DATE: 5/1/25

1st REVIEW COMMENTS – Final Plat – Lois Road Estates Phase 1

The request is for a Final Plat of Lois Road Estates Ph 1, being approximately 66.486 acres in the A0029A R. BEBEE, TR 107, prepared by Atwell, submitted on 4/16/25. 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. Property owner information doesn't match Denton Central Appraisal District. Provide proof of ownership.
2. Utility easements should be a minimum of 15'.
3. Name and addresses of the owner, subdivider, engineer, and surveyor.
4. Provide a 3x3 recording box at the lower right hand corner.
5. In title block show total number of lots for this phase.
6. In title block show total number of 50' lots, and total number of 60' lots, and the total number of HOA lots for this phase.
7. 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.
8. A development with more than 30 single-family lots needs two points of access. There appears to be only one point of access.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, May 12, 2025, and the City Council meeting on Monday, June 2, 2025.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: May 12, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Sanger 91 Addition being approximately 90.367 acres of land with 1.996 in Denton County and Sanger ETJ described as A0367C F FITZGERALD, TR 2, within the City of Sanger, generally on the east side I-35 North and approximately 2335 feet north of the intersection of Chisam Rd and I-35 Frontage Rd North.

SUMMARY:

- This Development is mostly within Cooke County.
- 1.996 acres are located in Denton County and the City of Sanger's ETJ.
- The final plat has been approved by Cooke County.
- The intent of the project is to construct an 8" Bolivar water main from Chisam Road to E Lone Oak Road on the eastern portion of I-35.
- Platting is a requirement by the Bolivar Water Supply Company.
- The final plat is for one lot.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

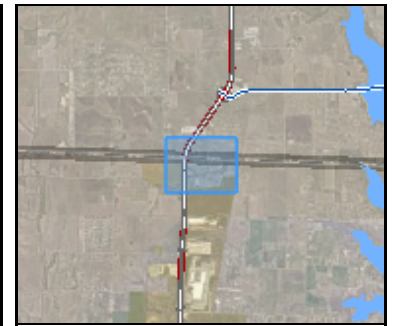
RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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

Item 6.



- 911 Addresses
- Development Permits
- Parcels

Floodplain

- Cross Section Location
- Base Flood Elevation
- FEMA Floodway
- Flood Grid
- FEMA 100yr Flood Zone A
- FEMA 100yr Flood Zone AE
- FEMA 500yr Flood Zone
- Levee Protected

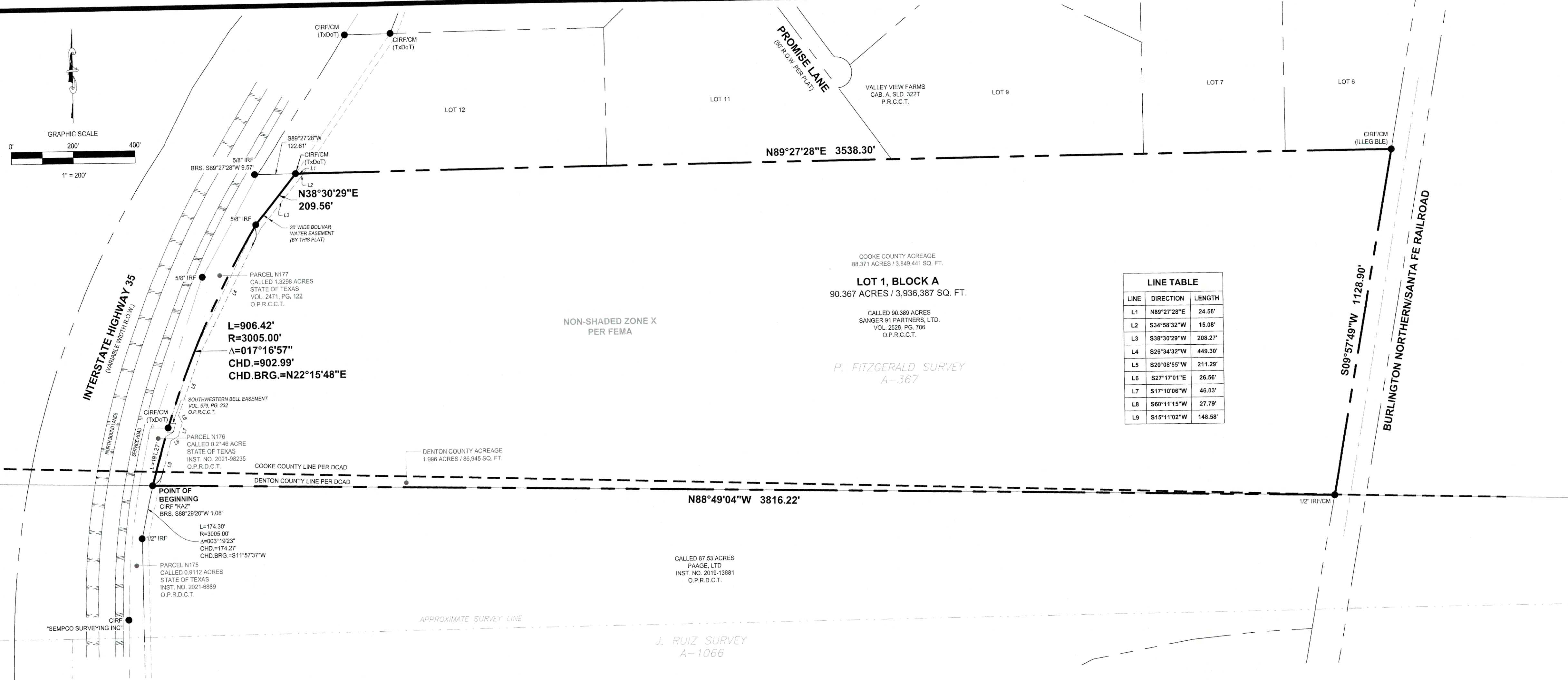
Esri Community Maps Contributors: Texas Parks & Wildlife, © OpenStreetMap contributors, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



<https://gis.dentoncounty.gov>

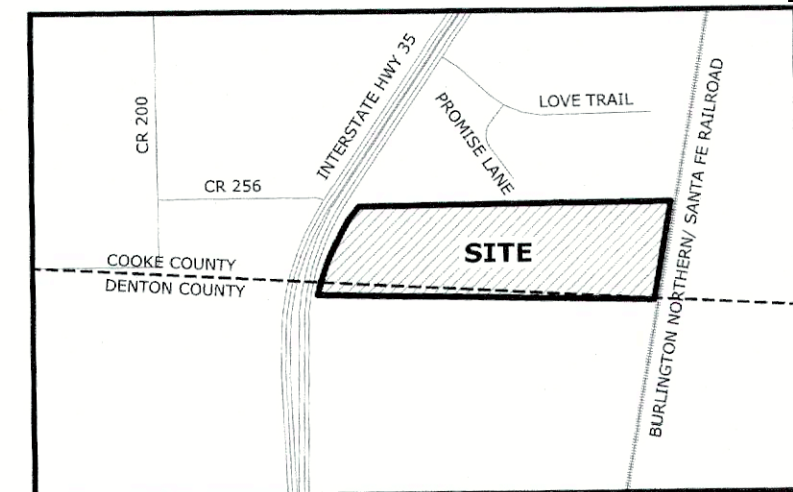
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



LEGEND / ABBREVIATIONS

	DEED/TRACT LINE
	BOUNDARY LINE
	ABSTRACT LINE
	EASEMENT
	MONUMENT FOUND
	OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
	PLAT RECORDS, COOKE COUNTY, TEXAS
	IRON ROD FOUND
	CAPPED IRON ROD FOUND

VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS SANGER 91 PARTNERS, LTD., is the rightful owner of that certain tract of land situated in the P. Fitzgerald Survey, Abstract No. 367, in Denton County and Cooke County, Texas, and being all of called 90.367 acre tract of land described in the deed to Sanger 91 Partners, LTD, recorded in Volume 2529, Page 705, Official Public Records of Cooke County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of said 90.367 acre tract, from which a 1/2-inch capped iron rod stamped "KAZ" found in the easterly right-of-way line of Interstate Highway 35, at the northeast corner of a called 0.9112 acre tract described as Parcel N175, in deed to the State of Texas, recorded in Instrument No. 2021-6889, Official Public Records of Denton County, Texas, common to the northwest corner of a called 87.53 acre tract of land described in the deed to Paige, LTD, recorded in Instrument No. 2019-13881, Official Public Records of Denton County, Texas, at the beginning of a curve to the right;

Then said curve to the right and the west line of said 90.367 acre tract, having a radius of 3005.00 feet, a central angle of 17° 16' 57", an arc length of 966.42 feet, a chord that bears North 22° 15' 48" East, a distance of 902.99 feet to a 5/8-inch iron rod found at the end of said curve;

THENCE North 38° 30' 29" East, continuing with the west line of said 90.367 acre tract, a distance of 209.56 feet to an iron rod with a cap stamped "1xdo" found at the northwest corner of said 90.367 acre tract and the southwest corner of Valley View Farms Subdivision, recorded in Cabinet A, Slide 322T, Plat Records of Cooke County, Texas;

THENCE North 89° 27' 28" East, with the north line of said 90.367 acre tract and the south line of said Valley View Farms Subdivision, a distance of 3538.30 feet to capped iron rod found at the northeast corner of said 90.367 acre tract and at the southeast corner of Valley View Farms Subdivision, in the west right-of-way line of Burlington Northern Santa Fe Railroad;

THENCE South 09° 57' 49" West, with the east line of said 90.367 acre tract and the west right-of-way line of Burlington Northern Santa Fe Railroad, a distance of 1128.90 feet to a 1/2-inch iron rod found at the southeast corner of said 90.367 acre tract and at the northeast corner of said 87.53 acre tract;

THENCE North 88° 49' 04" West, with the south line of said 90.367 acre tract and the north line of said 87.53 acre tract, a distance of 3816.22 feet to the POINT OF BEGINNING and enclosing 90.367 acres (3,936,387 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT SANGER 91 PARTNERS, DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SANGER 91 ADDITION, LOT 1, BLOCK A, AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF SANGER, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SANGER 91 PARTNERS

BY:
AUTHORIZED SIGNATURE

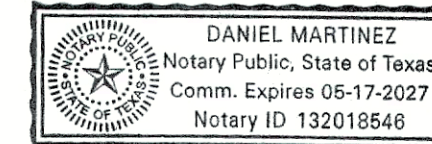
DATE: 2/25/2025

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR COLLIN COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED Daniel Martinez KNOWN TO ME TO BE THE PERSON AND OR OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS AN AUTHORIZED SIGNATORY AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25TH DAY OF FEBRUARY, 2025.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS



CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

I, MICHAEL R. KERSTEN, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE ORDINANCES OF THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND THE EXTRATERRITORIAL JURISDICTION OF COOKE COUNTY, TEXAS.

DATE OF PLAT: AUGUST 21ST, 2024.

REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 6677

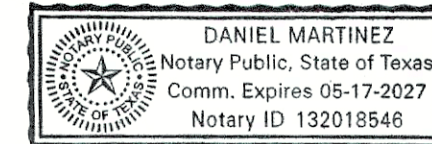
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL R. KERSTEN KNOWN TO ME TO BE THE PERSON AND OR OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS RPLS AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

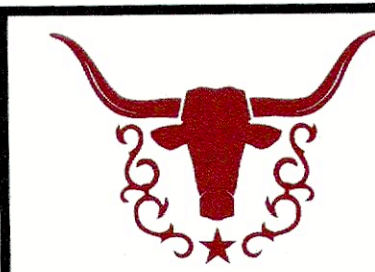
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19TH DAY OF FEBRUARY, 2025.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES:

FINAL PLAT
SANGER 91 ADDITION
LOT 1, BLOCK A

BEING A 90.367 ACRES IN THE
P. FITZGERALD SURVEY ABSTRACT NO. 367,
IN THE EXTRA TERRITORIAL JURISDICTIONS OF THE
CITY OF SANGER, DENTON COUNTY, TEXAS
AND COOKE COUNTY, TEXAS



**CHISHOLM TRAIL
LAND SURVEYING**

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTL-S-LLC.COM
940.367.7168

SCALE: 1"=200' DATE: 01/24/2025 SHEET: 1 OF 1



**KFM
ENGINEERING & DESIGN**
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBP# F-20821

OWNER
Sanger 91 Partners, LTD
6010 W. Spring Creek Pkwy, Suite 208,
Plano, TX, 75093

ENGINEER
KFM Engineering & Design
3501 Olympus Boulevard, Ste 100
Dallas, TX 75019

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, TX 76210



NOTES

- BEARING AND COORDINATES BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS AND NGS OPUS SOLUTIONS.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF RECORD OUT OF A TRACT OF LAND DESCRIBED IN A DEED
- ALL CIRS ARE A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "RPLS 6677" UNLESS DENOTED OTHERWISE.
- WATER SERVICE TO BE PROVIDED BY: BOLIVAR WATER 4151 FM 455 WEST, SANGER, TX 76266 (940) 458-3931
- ELECTRIC SERVICE TO BE PROVIDED BY ONCOR.
- SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE COOKE COUNTY RURAL SUBDIVISION AND SEPTIC DEPARTMENT.
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- COOKE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS FOR THE CONTROL OF EROSION.
- COOKE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- COOKE COUNTY WILL NOT BE RESPONSIBLE FOR THE AVAILABILITY OR DELIVERY OF ANY PRIVATE WELL WATER IN A SUBDIVISION.
- NO ROAD, STREET, OR PUBLIC IMPROVEMENT DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY COOKE COUNTY IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT. ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF COOKE COUNTY, SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET, OR PUBLIC IMPROVEMENT AND SPECIFICALLY ACCEPTING SUCH FOR COUNTY MAINTENANCE.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATION.
- COOKE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM COOKE COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

20. I, John O. Roane, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS, OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

FLOOD STATEMENT

THIS SITE IS SITUATED IN NON-SHADED ZONE "X", COOKE COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48097C0550C, DATED JANUARY 1ST, 2008, HOWEVER BASED ON SAID FEMA NFHLV, THE LOCATION OF THIS SITE APPEARS TO BE UNDESIGNED OR INTENTIONALLY LEFT UNDESIGNED BY FEMA. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Approved and Accepted	
Chairman, Planning & Zoning Commission of City of Sanger, TX	Date
Mayor City of Sanger, TX	Date
Attested by	
City Secretary City of Sanger, TX	Date

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

APPROVAL FOR FILING BY COUNTY JUDGE

I, John O. Roane, COUNTY JUDGE, COOKE COUNTY, TEXAS, DO

HEREBY APPROVE THE FINAL PLAT OF SANGER 91 ADDITION FOR THE FILING IN THE PLAT RECORDS OF COOKE COUNTY, TEXAS.

SIGNED THIS 24th DAY OF March, 2025

COUNTY JUDGE, COOKE COUNTY, TEXAS

APPROVAL OF PLAT BY COMMISSIONERS COURT

THE COOKE COUNTY COMMISSIONERS COURT HAS THIS DATE APPROVED THE SANGER 91 ADDITION, SUBDIVISION PLAT.

SIGNED THIS 24th DAY OF March, 2025

COMMISSIONER, PRECINCT #1

COMMISSIONER, PRECINCT #2

COMMISSIONER, PRECINCT #3

COMMISSIONER, PRECINCT #4

COMMISSIONER, PRECINCT #5

COMMISSIONER, PRECINCT #6

COMMISSIONER, PRECINCT #7

COMMISSIONER, PRECINCT #8

COMMISSIONER, PRECINCT #9

COMMISSIONER, PRECINCT #10

COMMISSIONER, PRECINCT #11

COMMISSIONER, PRECINCT #12



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) 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: Hannah Waldecker	Name: Richard Kincheloe
Company: KFM Engineering and Design	Company: Sanger 91, LTD
Address: 3501 Olympus Blvd. Suite 100	Address 6010 W Spring Creek Pkwy, Suite 208
City, State, Zip: Dallas, TX 75019	City, State, Zip: Plano, TX 75024
Phone (512)992-8128	Phone: (214)725-7150
Fax:	Fax:
Email: hwaldecker@kfm-llc.com	Email: rkincheloe@gclandtx.com

Submittal Checklist

	Pre-Application Conference (Date: / /)
x	Application Form (Signed by Owner and Applicant)
x	Letter of Intent
	Non-Refundable Application Fee (Check Payable to City of Sanger)
x	Applicable Plat Checklist (Completed)
N/A	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): Letter of Intent

R Number(s): _____

<u>Richard P. Kincheloe V</u>	<u>4-17-2025</u>
Owner's Signature	Date
<u>Hannah Waldecker</u>	<u>04/17/2025</u>
Applicant's Signature	Date

MEMO

Date: April 17, 2025

To: Ramie Hammonds
Director/Building Official
City of Sanger Development Services

From: Hannah Waldecker

Re: **Sanger 91 – Final Plat Letter of Intent**

The intent of the project is to design and construct an 8" Bolivar Water Main from Chaisam Road to E Lone Oak Road on the Eastern Portion of I-35. We are working on finalizing a Non-Standard Service Agreement (NSA) between the property owner and Bolivar Water Supply Corporation, stating that the developer has requested Bolivar to provide water service to the property by extending an existing water main through the Sanger 91 property. To finalize this agreement, Bolivar requires the property to be platted, and utility easements be dedicated by plat. The Final Plat for this submittal proposes one lot.

There are currently no plans for future projects on the property. Any proposed future development on the property will go through the appropriate permitting channels and will adhere to the applicable Subdivision Design requirements.



DATE: 5/1/25

1st REVIEW COMMENTS – Final Plat – Sanger 91 Addition

The request is for a Final Plat of Sanger 91 Addition, being approximately 90.367 acres in the A0367C F FITZGERALD, TR 2(TR DRAWN IN A 1066), prepared by Chisholm Trail Land Surveying, submitted on 4/16/25. 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. 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 to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
2. The 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.
3. Standard notations to be added to the plat:
 - a. “All lots comply with the minimum size requirements of the zoning district.”
 - b. “This property may be subject to charges related to impact fees and the applicant should contact the City regrading any applicable fees.”
 - c. “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.”
 - d. “Notice – selling a portion of the addition by metes and bound is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.”
 - e. “This plat does not alter or remove existing deed restrictions, if any, on this property.”
 - f. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.”
 - g. 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.”
 - h. The purpose of this plat is _____[state the purpose]_____.”



- i. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83')
4. 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.

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, May 12, 2025, and the City Council meeting on Monday, June 2, 2025.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: May 12, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Sanger South Subdivision being approximately 0.662 acres of land described as A0071A BURLESON, TR 8 and Sanger South, BLK 3, Lot 15 within the City of Sanger, generally on the west side of Cowling Road and across from the Cowling Road and Quail Crossing intersection.

SUMMARY:

- This Development is made up of an unplatted lot and a portion of a platted lot.
- Once platted, the lot will be 0.662 acres.
- The site has a church located on the lot facing Cowling.
- The remaining portion of the platted lot still meets all zoning requirements.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

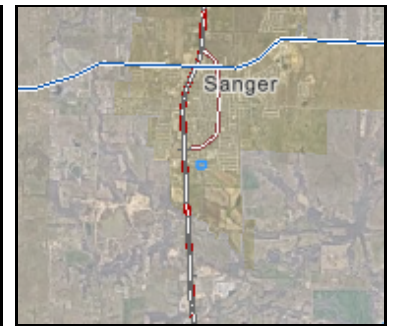
Staff recommends APPROVAL with the condition all comments are met before City Council approval.

ATTACHMENTS:

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

Denton County Landmark Map

Item 7.



Legend

- 911 Addresses
- Development Permits
- Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - FEMA Floodway
 - Flood Grid
 - FEMA 100yr Flood Zone A
 - FEMA 100yr Flood Zone AE
 - FEMA 500yr Flood Zone
 - Levee Protected

Notes

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



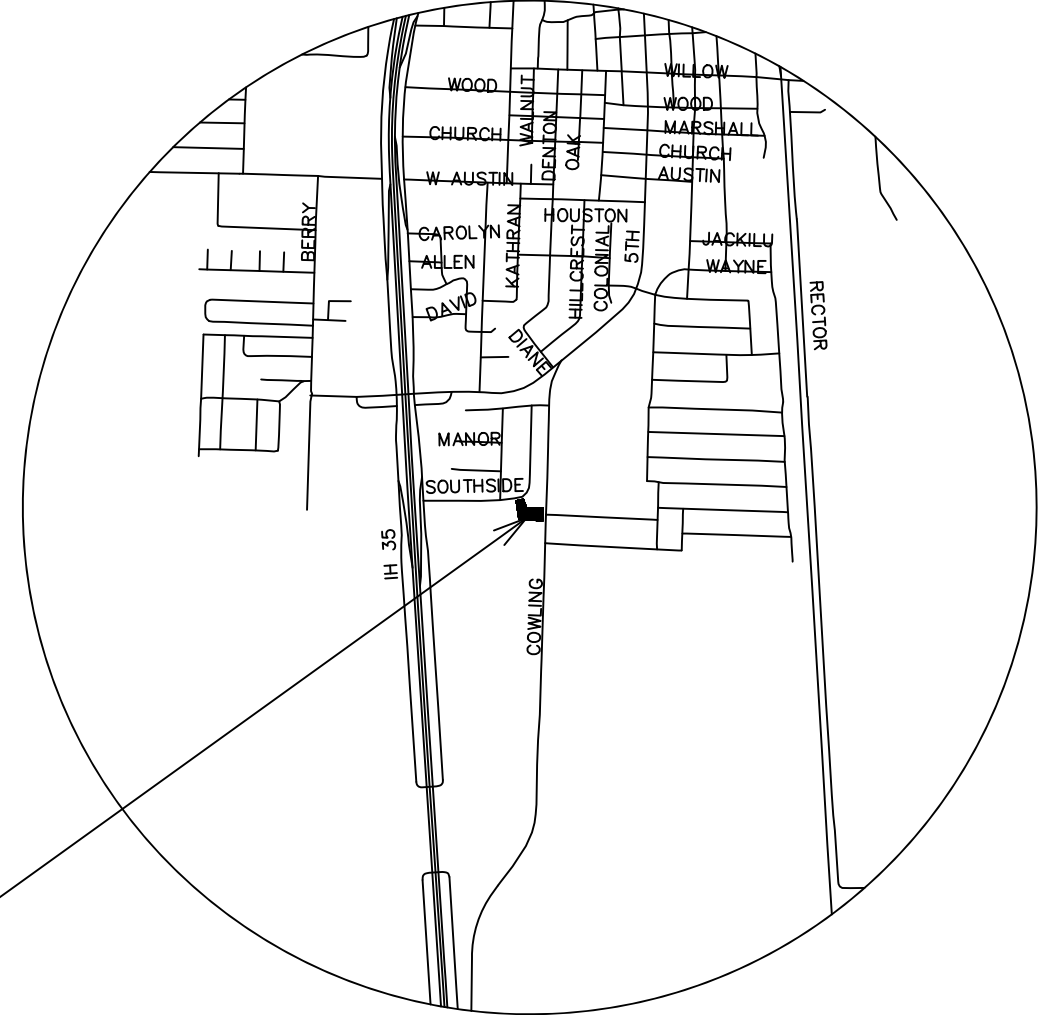
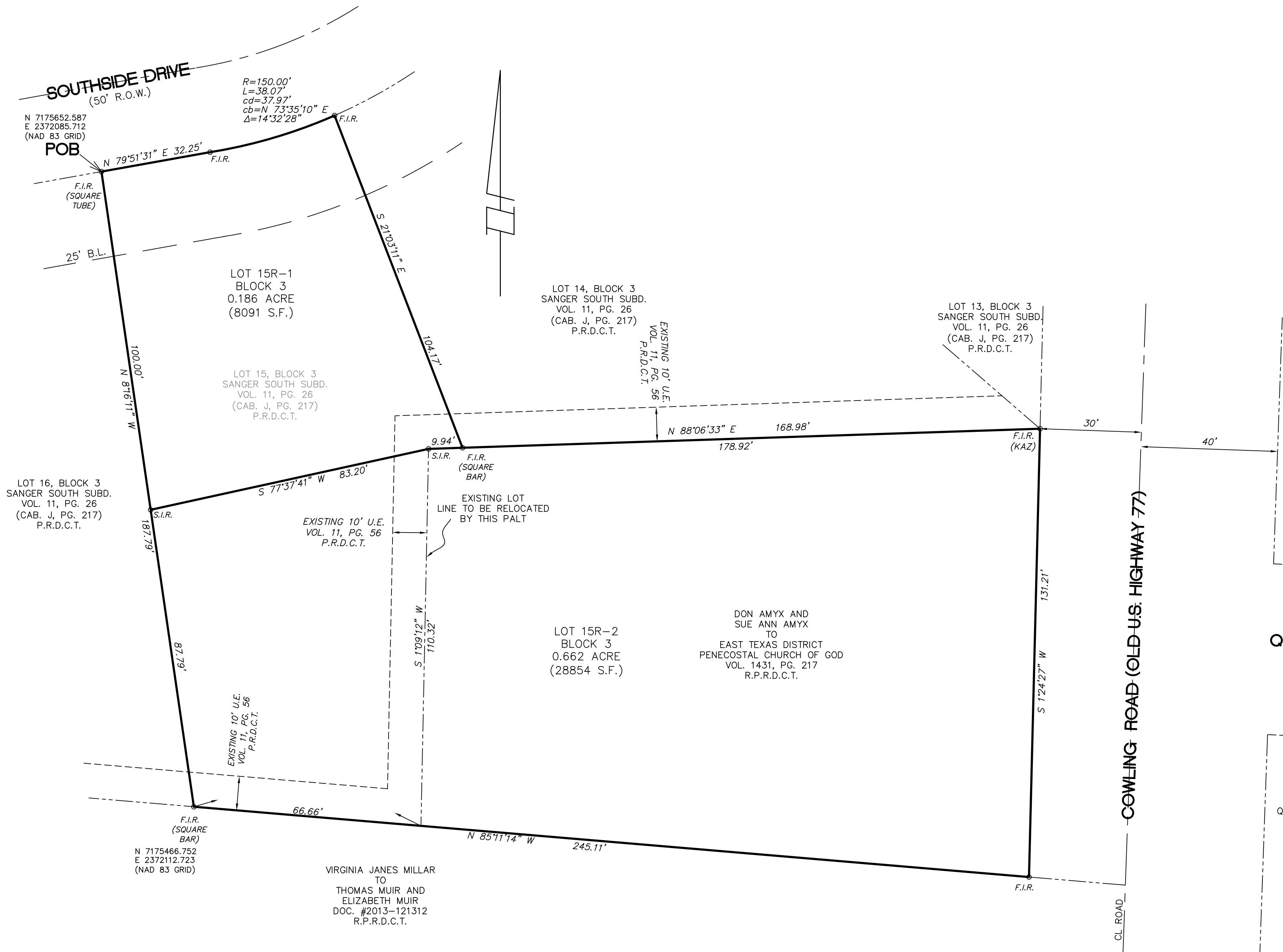
0 100 200
ft

<https://gis.dentoncounty.gov>

5/5/2025 8:13:45 PM

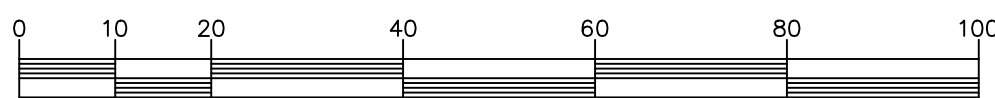
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time with notification to any user.



VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE 1"=20'



NOTES:

1. The purpose of this plat is to replat a platted lot together with a previously unplatted tract of land by relocating the dividing line between the two tracts.
2. All lots comply with the minimum size requirements of the zoning district.
3. No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0205G, dated April 18, 2011. (Subject property lies in Zone X.)
4. Subject property lies within the City Limits of the City of Sanger.
5. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
6. 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.
7. This plat does not alter or remove existing deed restrictions, if any, on this property.
8. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
9. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the roadway is prohibited.
10. Water, Sewer, and Electric service is provided by the City of Sanger, 201 Bolivar Street, Sanger, Texas. TEL. 940-458-7930
11. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

APPROVED AND ACCEPTED

Chairman, Planning and Zoning Commission, City of Sanger, Texas Date

Mayor, City of Sanger, Texas Date

ATTESTED BY

City Secretary, City of Sanger, Texas

CERTIFICATE OF SURVEYOR

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

Jerald D. Yensan Date
Registered Professional Land Surveyor No. 4561

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WE, the undersigned owners, of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, tract, or parcel of land situated in the M. Burleson Survey Abstract Number 71 in the City of Sanger Denton County, Texas, being all that certain tract of land conveyed by deed from Don Amyx and Sue Ann Amyx to East Texas District Pentecostal Church of God recorded in Volume 1431, Page 217 Real Property Records, Denton County, Texas, and being all of Lot 15, Block 3 of Sanger South Subdivision, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded in Volume 11, Page 26 (now held in Cabinet J, Page 217), Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a square tube found for corner in south line of Southside Drive, a public roadway having a right-of-way of 50.0 feet, said point being the northeast corner of Lot 16 in said Block 3 of said Sanger South Subdivision;

THENCE N 79° 51' 31" E, 32.25 feet with said south line of said Southside Drive to an iron rod found for corner;

THENCE along the arc of a curve to the left having a central angle of 14° 32' 28", a radius of 150.00 feet, an arc length of 38.07 feet, whose chord bears N 73° 35' 10" E, 37.97 feet with said south line of said Southside Drive to an iron rod found for corner, said point being the northwest corner of Lot 14 in said Block 3 of said Sanger South Subdivision;

THENCE S 21° 03' 11" E, 104.17 feet with the west line of said Lot 14 to a square tube found for corner, said point being the southwest corner of said Lot 14;

THENCE N 88° 06' 33" E, 168.98 feet with the south line of said Lot 14 to a capped iron rod marked KAZ found for corner in the west line of Cowling Road, a public roadway having a right-of-way of 70.0 feet;

THENCE S 01° 24' 27" W, 131.21 feet with said west line of said Cowling Road to an iron rod found for corner, said point being the northeast corner of that certain tract of land conveyed by deed from Virginia Janes Millar to Thomas Muir and Elizabeth Muir recorded under Document Number 2013-121312, Real Property Records, Denton County, Texas;

THENCE N 85° 11' 14" W, 245.11 feet with the north line of said Muir tract to a square tube found for corner, said point being the southeast corner of said Lot 16 in said Block 3 of said Sanger South Subdivision;

THENCE N 08° 16' 11" W, 187.79 feet with the east line of said Lot 16 to the **PLACE OF BEGINNING** and containing 0.848 acre of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE Jose Lopez and East Texas District Pentecostal Church of God, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **LOTS 15R-1and 15R-2, Block 3, SANGER SOUTH SUBDIVISION, being a replat of Lot 15 Block 3 of Sanger South Subdivision and 0.500 acre of previously unplatted land**, 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 always maintain all easements and facilities in a state of good repair and functional condition in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this ____ day of _____, 2025.

Jose Lopez

STATE OF TEXAS
COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Jose Lopez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated.

Given under my hand and seal of office this ____ day of _____, 2025.

NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this ____ day of _____, 2025.

Wes Ridge, authorized representative, East Texas District Pentecostal Church of God.

STATE OF TEXAS
COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Wes Ridge, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated.

Given under my hand and seal of office this ____ day of _____, 2025.

NOTARY PUBLIC
STATE OF TEXAS

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
POB = PLACE OF BEGINNING
R.O.W. = RIGHT OF WAY
C.F. = CLERK'S FILE
R = RADIUS
L = LENGTH
CD = CHORD DISTANCE
CB = CHORD BEARING
Δ = DELTA
CL = CENTERLINE OF ROAD
____ = PROPERTY LINE
____ = CENTER LINE OF ROAD
____ = EASEMENT LINE
____ = TRACT LINE

FINAL REPLAT
LOTS 15R-1 AND 15R-2, BLOCK 3 OF
SANGER SOUTH SUBDIVISION
BEING A REPLAT OF LOT 15, BLOCK 3 OF
SANGER SOUTH SUBDIVISION AND 0.500 ACRE
OF PREVIOUSLY UNPLATTED LAND
BEING 0.848 ACRE IN THE M. BURLESON SURVEY A-71
CITY OF SANGER, DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=20' DATE: 03 APRIL, 2025 JOB NO: 257853

OWNER/DEVELOPER
EAST TEXAS DISTRICT
PENTECOSTAL CHURCH
OF GOD
WES RIDGE
1199 COWLING RD
SANGER, TX 76266

OWNER/DEVELOPER
JOSE LOPEZ
2505 BERNARD STREET
DENTON, TX 76205
(940) 300-8554

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



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) 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: JERALD YENSAN	Name: WES RIDGE
Company: LANDMARK SURVEYORS	Company: EAST TEXAS DISTRICT PENTECOSTAL CHURCH OF GOD
Address: 4238 I35 NORTH	Address PO BOX 488
City, State, Zip: DENTON, TEXAS 76207	City, State, Zip: SANGER, TX 76266
Phone 940-382-4016	Phone: 940-305-8224
Fax: 940-387-9784	Fax:
Email: LANDMARK SURVEYORS	Email: PASTORWES@THEGATHERINGPCG.ORG

Submittal Checklist

	Pre-Application Conference (Date: / /)
X	Application Form (Signed by Owner and Applicant)
X	Letter of Intent
X	Non-Refundable Application Fee (Check Payable to City of Sanger)
X	Applicable Plat Checklist (Completed)
X	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided):

R Number(s): R58749 R59612

Wes Ridge

Owner's Signature

4-7-2025

Date

Jerald Yensan

Applicant's Signature

4-4-2025

Date

City of Sanger, Texas
Ramie Hammonds
Director of Development Services

April 4, 2025

Ramie,

Please see attached application for a replat submittal.

We are moving the dividing line between a platted lot and an unplatted lot. The Pentecostal Church is purchasing a portion of the neighboring platted lot. We start out with two tracts and we end up with two lots but the result is that both lots become legally platted.

Sincerely,

A handwritten signature in black ink that reads "Jerald Yensan". The script is cursive and fluid, with the first letter 'J' being particularly large and stylized.

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



DATE: 5/1/25

1st REVIEW COMMENTS – Final Plat – Sanger South Subdivision - Replat

The request is for a Replat of Sanger South Subdivision, being approximately 0.848 acres in the Sanger South Blk 3 Lot 15 and 0.500 described as A0071A BURLESON, TR 8, prepared by Landmark Surveyors, LLC, submitted on 4/16/25. 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. Property owner information does not match Denton County, provide documentation showing ownership.
2. Add a north arrow.
3. Add the total gross acreage to the title block.
4. Add ROW acreage if dedicated.
5. Standard notations to be added to the plat:
 - a. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.”
6. 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.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, May 12, 2025, and the City Council meeting on Monday, June 2, 2025.