

# CITY COUNCIL

## MEETING AGENDA

AUGUST 15, 2022, 7:00 PM

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

### SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

*Mayoral proclamations, presentations of awards and certificates, and other acknowledgments of significant accomplishments or service to the community.*

1. Proclamation for the United Way of Denton County declaring the month of September 2022: LIVE UNITED
2. Proclamation for Denton County MHMR Center proclaiming September 2022 as Suicide Prevention Awareness Month.
3. Presentation of Life Saving Commendation for Officer Justin Stamps.

### REPORTS

*Staff Reports are for discussion only. No action may be taken on items listed under this portion of the agenda.*

4. Construction update from DEC Engineering (Dannenbaum) regarding the IH-35 / FM 455 Expansion Project.

### CONSENT AGENDA

*All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Councilmember to remove the item(s) for additional*

*discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.*

- [5.](#) Consideration and possible action on the minutes from the August 1, 2022, meeting.

## **PUBLIC HEARING ITEMS**

- [6.](#) Conduct a public hearing on Ordinance No. 08-21-22 amending Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings to allow Quick Service Food and Beverage by right in the Business District 2 (B-2) without the requirement of a Specific Use Permit (SUP) and adding Section 32.7 Vehicle Stacking Requirements.
- [7.](#) Conduct a public hearing on a Replat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

## **ACTION ITEMS**

- [8.](#) Consideration and possible action on Ordinance No. 08-21-22 amending Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings to allow Quick Service Food and Beverage by right in the Business District 2 (B-2) without the requirement of a Specific Use Permit (SUP) and adding Section 32.7 Vehicle Stacking Requirements.
- [9.](#) Consideration and possible action on Resolution 2022-10, Appointing an Alternate Member to the Parks and Recreation / Keep Sanger Beautiful Board.
- [10.](#) Consideration and possible action on Resolution No.2022-11 to take a record vote specifying the proposed tax rate; establishing the date, time and place for public hearings on the proposed 2022-23 budget and tax rate; and providing for the publication as provided by the Texas Property Tax Code.
- [11.](#) Consideration and possible action to select Maguire Iron, LLC for full-service water storage maintenance and asset maintenance plan for .100MG ground storage tank and .300MG ground storage tank located at Cherry Street, a .500MG elevated storage tank located at Acker Street, and a .100MG ground storage tank located at Utility Road, and authorize the City Manager to negotiate a contract.
- [12.](#) Consideration and possible action on a Replat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

## **FUTURE AGENDA ITEMS**

*The purpose of this item is to allow the Mayor and Councilmembers to bring forward items they wish to discuss at a future meeting, A Councilmember may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject*

*on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Council or at the call of the Mayor.*

## **INFORMATIONAL ITEMS**

*Information Items are for informational purposes only. No action may be taken on items listed under this portion of the agenda.*

[13.](#) Atmos - Rider GCR Rate - Filing under Docket No. 10170 - July 26, 2022

[14.](#) Animal Control Monthly Report

## **EXECUTIVE SESSION**

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

Section 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

- City Manager

## **RECONVENE INTO REGULAR SESSION**

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

## **ADJOURN**

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

## **CERTIFICATION**

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall is readily accessible to the general public at all times and posted on the City of Sanger website on August 10, 2022, at 3:00 PM.

**/s/Kelly Edwards**  
Kelly Edwards, City Secretary

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



# PROCLAMATION

## United Way of Denton County

**WHEREAS**, United Way of Denton County has been identifying Denton County's needs and responding to them for over 69 years; and

**WHEREAS**, United Way of Denton County is unparalleled in the power to assemble partners, providers, and resources to address the needs of neighbors in crisis; and

**WHEREAS**, United Way of Denton County United Way of Denton County leads the effort to provide greater opportunity for every person in Denton County and works with a network of nonprofits, governments, and businesses across the County to respond to our community's immediate needs and seek out better solutions for larger community-wide issues; and

**NOW, THEREFORE**, I, Thomas E. Muir, Mayor of the City of Sanger, on behalf of the entire City Council hereby declare the month of **September 2022 to:**

## LIVE UNITED

and ask you to join United Way of Denton County in calling on all residents of the City of Sanger to LIVE UNITED, to Give, Advocate, and Volunteer as we LIVE UNITED to build a Healthier Denton County for all of us.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Official Seal of the City of Sanger to be affixed this 15th day of August 2022.

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**Thomas E. Muir, Mayor**





## Proclamation: Suicide Prevention Awareness Month in the City of Sanger 2022

WHEREAS addressing the prevention of suicide needs of children, youth, and adults today is fundamental to the future of the City of Sanger; and

WHEREAS the citizens of the City of Sanger value their overall health and life and that of their families and fellow citizens and are proud to support observances such as Suicide Prevention Awareness Month; and

WHEREAS suicide is the 3<sup>rd</sup> leading cause of death for ages 10-19, the 2<sup>nd</sup> leading cause of death for ages 20-34 and the 4<sup>th</sup> leading cause of death for ages 35-44 and 1/3 of all suicide deaths were ages 55 and older; and

WHEREAS 10% of adults experience suicidal thoughts in the US and there is an average of 130 suicide deaths per day in the US; and

WHEREAS nearly 1 and 5 Texas high school students reported seriously thinking about suicide and 15% making a plan and 10% making an attempt; and

WHEREAS the need for comprehensive, coordinated mental health and suicide prevention services for individuals and families places upon our community is a critical responsibility; and

WHEREAS there is a strong body of research that supports specific tools that all Americans can use, to better handle challenges, and protect their overall health and well-being; and

WHEREAS each citizen, local business, school, government agency, healthcare provider, and faith-based organization shares the weight of suicide concerns and has a responsibility to promote mental wellness, recovery, and support prevention efforts; and

WHEREAS the Denton County Behavioral Health Leadership Team, Denton County MHMR Center, Denton County Zero Suicide Task Force, and Denton County Suicide Prevention Coalition are effectively addressing the mental health and suicide prevention needs of children, youth, adults, and families in our community; and

WHEREAS it is appropriate that a month should be set apart each year for the direction of our thoughts toward suicide prevention education and the support of treatment and recovery; and

**THEREFORE, BE IT RESOLVED** that I, Thomas Muir, Mayor of the City of Sanger, on behalf of the entire City Council do hereby proclaim:

September 2022 as ***Suicide Prevention Awareness Month*** and I call upon our citizens and all agencies and organizations interested in helping to prevent suicide to unite this month in the observance of such exercises as will commit the people of Denton to increasing awareness and understanding of suicide, the steps our citizens can take to help prevent suicide, and the need for appropriate and accessible services for all people experiencing suicidal thoughts.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Official Seal of the City of Sanger to be affixed this 15th day of August, 2022.

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Thomas E. Muir, Mayor



## POLICE DEPARTMENT

To: Chief Of Police W. Rhodes

From: Sgt. C. Thompson

Date: 07/17/2022

Ref: Recommendation for Commendation Award

Chief,

On June 14, 2022, at approximately 0402 hours, Sanger Police Officer Justin Stamps, badge number 774 was dispatched to the 1524 blk of N. Stemmons Fwy. This location is where Belz Rd. goes over Interstate I-35. Officer Stamps was dispatched to a welfare concern for a male who identified himself as John Wilson. Denton County Dispatch advised that the male was on the bridge crying and saying he was going to make a decision. At 0406 hours Officer Stamps located Mr. Wilson on the bridge visibly upset and crying while standing at the edge of the bridge. Officer Stamp's initial contact with Mr. Wilson was calm and professional. Officer Stamps approached Mr. Wilson and was able to get him to walk away from the edge of the bridge and engage with in conversation. Officer Stamps used outstanding active listening skills during his encounter with Mr. Wilson, allowing Mr. Wilson to "vent" while Officer Stamps guided the conversation in a safe direction and away from the thoughts of self-harm. Officer Stamps used his own personal experiences in life to relate to what Mr. Wilson was going through. Officer Stamps continued to provide positive solutions for Mr. Wilson to keep his mind moving away from suicidal ideations. Officer Stamps went as far as to provide Mr. Wilson with his phone number in the event Mr. Wilson wanted to ever reach out. Officer Stamps was able to talk to Mr. Wilson about the consequences of suicide without Mr. Wilson feeling like Officer Stamps was talking down to him. Mr. Wilson was reluctant to go to MHMR for evaluation at first. Officer Stamps was honest and up front with Mr. Wilson about his options and kept Mr. Wilson calm and talked him into making the decision to voluntarily go to MHMR for an evaluation. Officer Stamps then took it upon himself to see personally that Mr. Wilson received the help he needed by transporting him to MHMR himself. While transporting Mr. Wilson Officer Stamps stayed engaged in conversation keeping Mr. Wilson calm. Officer Stamps then went into MHMR with Mr. Wilson and ensured he was checked in and was seen by professionals.

It is my opinion after watching the body camera video and reading the call notes for EVENT # 220159340 that Officer Stamps used his mental health peace officer training





## POLICE DEPARTMENT

Item 3.

by remaining calm in a stressful situation and talking to Mr. Wilson as a friend instead of an authoritative figure. Officer Stamps educated Mr. Wilson and provided positive reinforcement when Mr. Wilson began to doubt himself. I believe that Officer Stamps acted in a way that brings great credit upon the Sanger Police Department, and showed how compassionate police officers can be. Officer Stamps continues to lead by example during his short time with the Sanger Police Department and shows he genuinely cares about the community that he is a part of. I would like to recommend Officer Justin Stamps badge # 774 for a commendation award for his efforts and compassion while assisting Mr. Wilson who was clearly in a mental health crisis. Officer Stamp's dedication to the City of Sanger is motivation to not only myself but other officers within the department to be more than the guy who takes people to jail. Officer Stamps has shown a side of police work that is often overlooked and not recognized by others outside the department in which he works. As Officer Stamps first line supervisor I have had the privilege to watch Officer Stamps interact with several members of the community as well as officers within the Department. Officer Stamps is always willing to help out and the incident with Mr. Wilson in proof that Officer Stamps is willing to do whatever it takes to ensure someone in need of help is taken care of to the best of his abilities. I am proud to call Officer Stamps a member of the Sanger Police Department.

A handwritten signature in black ink, appearing to read "C. Thompson", with the number "# 712" written next to it.

Sgt. C. Thompson  
Patrol Supervisor  
Sanger Police Department



## CITY COUNCIL COMMUNICATION

**DATE:** August 15, 2022

**FROM:** Kelly Edwards, City Secretary

**AGENDA ITEM:** Consideration and possible action on the minutes from the August 1, 2022, meeting.

**SUMMARY:**

N/A

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

N/A

**RECOMMENDED MOTION OR ACTION:**

Approve the August 1, 2022, meeting minutes as presented.

**ATTACHMENTS:**

08-01-2022 City Council Minutes

# CITY COUNCIL

## MEETING MINUTES

**AUGUST 01, 2022, 6:00 PM**



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

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

Mayor Muir called the work session to order at 6:01 p.m.

### **COUNCILMEMBERS PRESENT**

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

### **COUNCILMEMBERS ABSENT**

None

### **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Parks & Recreation Superintendent Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton, Director of Economic Development Shani Bradshaw, Marketing and Civic Engagement Director Donna Green, and Chief of Police Waylan Rhodes.

### **DISCUSSION ITEMS**

1. Presentation and discussion regarding Human Resources and the Compensation Plan.

Director Staton provided a handout presentation with an overview of the proposed pay plan, including step plans for the Fire and Police departments.

Discussion ensued regarding the top performance pay, staying competitive with surrounding communities, how the pay bands were calculated, the proposed TMRS contribution, step plans providing for career paths and succession planning, and the total compensation cost as proposed in the 2022-2023 Fiscal Year budget.



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

No discussion.

## **ADJOURN THE WORK SESSION**

There being no further business, Mayor Muir adjourned the work session at 6:56 p.m.

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

Mayor Muir called the regular meeting to order at 7:08 p.m.

## **COUNCILMEMBERS PRESENT**

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

## **COUNCILMEMBERS ABSENT**

None

## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Parks & Recreation Superintendent Ryan Nolting, Jeriana Staton Director of Human Resources and Special Projects, Director of Economic Development Shani Bradshaw, Marketing and Civic Engagement Director Donna Green, Chief of Police Waylan Rhodes, Fire Chief David Pennington, Electric Superintendent Mike Prater, and Director of Public Works Jim Bolz.

## **INVOCATION AND PLEDGE**

Councilmember Chick gave the invocation, the Pledge of Allegiance was led by Councilmember Gann.

## **CITIZENS COMMENTS**

No one addressed the Council.

## REPORTS

2. Presentation and overview of Marketing & Civic Engagement.

Director Green provided a presentation and overview of the department, including goals and future events.

Discussion ensued regarding citizen responses to the Sanger Sentinel Magazine and Freedom Fest celebration event.

## CONSENT AGENDA

3. Consideration and possible action on the minutes from the July 18, 2022, meeting.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Dillon to approve the minutes with a revision made to page 2 as discussed.

Voting Yea: Councilmember Barrett, Councilmember Bilyeu, and Councilmember Gann. Motion passed unanimously.

## PUBLIC HEARING ITEMS

4. Conduct a Public Hearing on Ordinance No. 08-17-22 regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.

Mayor Muir opened the public hearing at 7:33 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:34 p.m.

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

Mayor Muir opened the public hearing at 7:35 p.m.

Director Hammonds provided an overview of the item stating this would be two Single Family residential lots.

Mayor Muir closed the public hearing at 7:36 p.m.

## ACTION ITEMS

6. Consideration and possible action on Ordinance No. 08-17-22 regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.

Director Hammonds provided an overview of the item, stating that the Planning and Zoning Commission recommended approval.

Discussion ensued regarding the zoning of the surrounding properties.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Gann.  
Voting Yea: Councilmember Barrett, Councilmember Chick, and Councilmember Gann.  
Motion passed unanimously.

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

Director Hammonds provided an overview of the item stating the replat met regulations, the property is currently zoned SF-10, and property access.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Gann.  
Voting Yea: Councilmember Barrett, Councilmember Bilyeu, and Councilmember Dillon.  
Motion passed unanimously.

8. Consideration and possible action on a Preliminary Plat of Lots 1-30, Block A of Lonesome Dove Addition, being 55.5 acres, located in the City of Sanger's ETJ, and generally located on the south west corner of Metz Road and Hoehn Road.

Director Hammonds provided an overview of the item stating the developer is requesting variances to the road/block length, open ditches, and the size of the cul-de-sac.

Keith Smith, Land & Roots, addressed Council questions regarding the proposed residential development.

Motion to approve made by Councilmember Barrett, Seconded by Councilmember Dillon.

Voting Yea: Councilmember Bilyeu, and Councilmember Gann.

Voting Nay: Councilmember Chick.

Motion passed 4-1-0.



9. Consideration and possible action on Ordinance No. 08-20-22 creating a construction work zone and temporarily reducing the rate of speed to 45 miles per hour for vehicles Farm to Market Highway 455, within the corporate limits of the City of Sanger, as set out in this ordinance; and, temporarily amending Chapter 12 Traffic and Vehicles, Article 12.500 Speed Limits, Section 12.505 Special Speed Zones, concurring with the Texas Department of Transportation to reduce the speed limit in two construction zones.

Director Hammonds provided an overview of the item stating that TxDOT made the request to lower the speed limit in the construction zone.

Discussion ensued regarding the responsibility and placement of signage.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Bilyeu. Voting Yea: Councilmember Barrett, Councilmember Dillon, and Councilmember Gann. Motion passed unanimously.

10. Consideration and possible action on Change Order No. 6 in the amount of \$20,348.00 with Quality Excavation, LLC for the FM 455 Project for the installation of a new 6" sewer main and services for 1600 & 1604 West Chapman Road to replace and relocate the existing 4" sewer line; and, authorize the City Manager to execute said Change Order No. 6.

Assistant City Manager Ciocan provided an overview of the item stating the necessity to relocate and upsize the sewer line.

Motion to approve made by Councilmember Barrett, Seconded by Councilmember Gann. Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Dillon. Motion passed unanimously.

## **INFORMATIONAL ITEMS**

11. Financial Statement - May 2022
12. Financial Statement - June 2022
13. Disbursement Report - June 2022
14. CIP Report - July 20, 2022

## **EXECUTIVE SESSION**

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

## Section 551.072. DELIBERATION REGARDING REAL PROPERTY

Deliberate and discuss the purchase, lease or value of real property when deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person, specifically, Green Tree Farm, L.C., a Texas Limited Liability Company, and those individuals with ownership interests in Green Tree Farm, L.C. as follows: Byron Neil Harris, John Carlton Harris, Karen Lynn Harris, Mary Margaret Harris, Leann Harris Solomon, Martha Gravely Carter, Carol Carter Utkov, Gary S. Utkov, Mollie Carter Newman, William Marion Newman, and any appropriate action.

Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. This chapter does not require a governmental body to conduct an open meeting:

Deliberate and discuss commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect to wit: the proposed Riley Ranch Development, and any appropriate action.

Council convened into executive session at 8:05 p.m.

## RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 9:12 p.m.

Motion made by Councilmember Bilyeu, Seconded by Councilmember Barrett to amend the agreement with Green Tree Farm, L.C., as discussed during executive session.  
Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.  
Motion passed unanimously

## FUTURE AGENDA ITEMS

None.

## ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 9:13 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary



## CITY COUNCIL COMMUNICATION

**DATE:** August 15, 2022

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

**AGENDA ITEM:**

Conduct a public hearing on Ordinance No. 08-21-22 amending Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings to allow Quick Service Food and Beverage by right in the Business District 2 (B-2) without the requirement of a Specific Use Permit (SUP) and adding Section 32.7 Vehicle Stacking Requirements.

**SUMMARY:**

- Currently the zoning ordinance requires a SUP for all Quick Services Food and Beverage Shops in zoning districts B-1, B-2 and B-3.
- The Business District 2 (B-2) is the most intensive Business District and is located along the major thoroughfares.
- The B-2 District is where most Quick Service Food and Beverage Shops will be located.
- This use should be allowed without the burden of obtaining a SUP.
- There are currently five Quick Service Food and Beverage Shops already in place in these areas.
- There has been other Quick Service Food and Beverage Shops show interest in coming into these areas. For this reason, we would like to simplify the process.
- Planning & Zoning recommended APPROVAL on 8-8-22.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Ordinance No 08-21-22

**CITY OF SANGER, TEXAS**

**ORDINANCE 08-21-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE CITY OF SANGER CODE OF ORDINANCE, CHAPTER 14 PLANNING AND ZONING, SECTION 30 USE OF LAND AND BUILDINGS, SECTION 30.2 LEGEND FOR INTERPRETING SCHEDULE OF USES, TO ALLOW QUICK SERVICE FOOD AND BEVERAGE BY RIGHT IN THE B-2 ZONING DISTRICT WITHOUT THE REQUIREMENT OF A SUP AND ADDING SECTION 32.7 VEHICLE STACKING REQUIREMENTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Planning and Zoning Commission on August 8, 2022, duly covered and conducted public hearing for the purpose of assessing a request for an amendment to the Zoning Ordinance, recommending approval for the hereinafter described property; and

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

**WHEREAS**, the following provision of proper legal notice requirements, were made in the time and manner prescribed by law; and

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

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

**SECTION 1.** That an amendment to Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings, Section 30.2 Legend for Interpreting Schedule of Uses, removing the SUP requirement for Quick Service Food and Beverage Shop in Business District 2 (B-2) and adding Section 32.7 Vehicle Stacking Requirements as described in **Exhibit A** is hereby granted.

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

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

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

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

**PASSED AND APPROVED** by the City Council of the City of Sanger, Texas, on this 15th day of August, 2022.

**APPROVED:**

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

**ATTEST:**

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

**APPROVED TO FORM:**

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

## Exhibit A

### 32.7 Vehicle Stacking Requirements For Drive Through Services

1. Generally. Stacking spaces are used to measure the capacity of a drive-through lane to hold cars while transactions are taking place at drive-through stations. Stacking spaces measure eight feet six inches wide by 20 feet long and provide direct access to a service window. The position in front of a drive-through station (service window, ATM, or station at a drive-through bank) is counted as a stacking space.

2. Requirements. Uses that include drive-through service shall provide not less than the following numbers of stacking spaces:

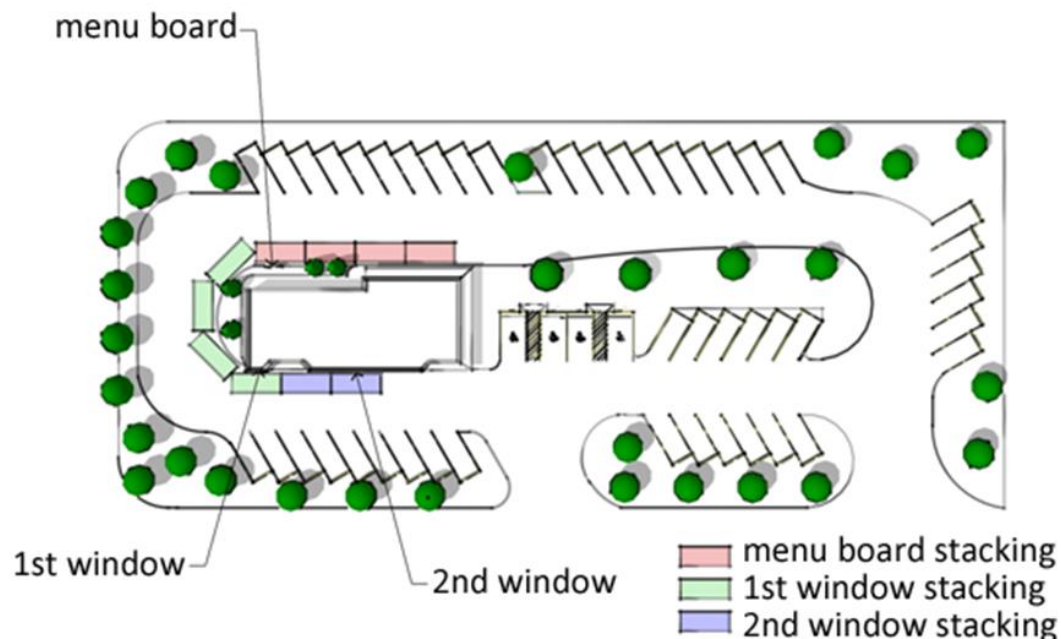
a. Financial institutions, drive-through convenience retail, or pharmacies: Three stacking spaces per drive-through station.

b. Drive-through restaurants if two service windows are provided (one for payments and one for pick up): a minimum of nine (9) stacking spaces shall be provided designed as follows

(1) Four stacking spaces to the menu board

(2) Three stacking spaces between the menu board and the first window (including position at the first window); and

(3) Two spaces between the first window and the second window (including the position at the second window).



c. If one service window is provided (for both payments and pick up):

- (1) Six stacking spaces to the menu board;
- (2) Three stacking spaces between the menu board and the service window.

d. Dry Cleaners: Three stacking spaces, including the position at the window.

e. Vehicle Wash:

- (1) Three stacking spaces for each bay in self-service vehicle wash facility (including wash area);
- (2) Five stacking spaces for each in-bay or conveyor vehicle wash facility; and
- (3) If the facility provides detailing, manual drying or polishing, and/or vacuuming, sufficient area to provide those services without creating additional demand for stacking at the vehicle wash entrance.

f. Stacking spaces for other uses are determined by the Development Service Director.

### 3. Design

a. Stacking lanes shall be clearly marked, and shall not interfere with on-site or traffic circulation, whether on or off-site.

b. Stacking areas shall not be located between the façade of a building and the public street upon which the building fronts unless there is a grade change of at least five feet between the centerline of the street and the stacking area or alternatively, there is a buffer yard installed.

c. Stacking lanes shall be designed with an abutting nine-foot-wide bypass lane.

d. Stacking begins at first stopping point.



## CITY COUNCIL COMMUNICATION

**DATE:** August 15, 2022

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

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

**SUMMARY:**

- The applicant is proposing to create 1 lot of 1.75 acres from a partially platted tract of land.
- The lot currently has access from N Stemmons (I-35 service road) and will have approximately 546 feet of frontage on the public ROW.
- The property will be the site of the Quik Trip Convenience Store
- ROW was previously dedicated with the road expansions.
- The property meets City of Sanger Subdivision Regulations.
- The Planning and Zoning Commission recommended APPROVAL on 8-8-22.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

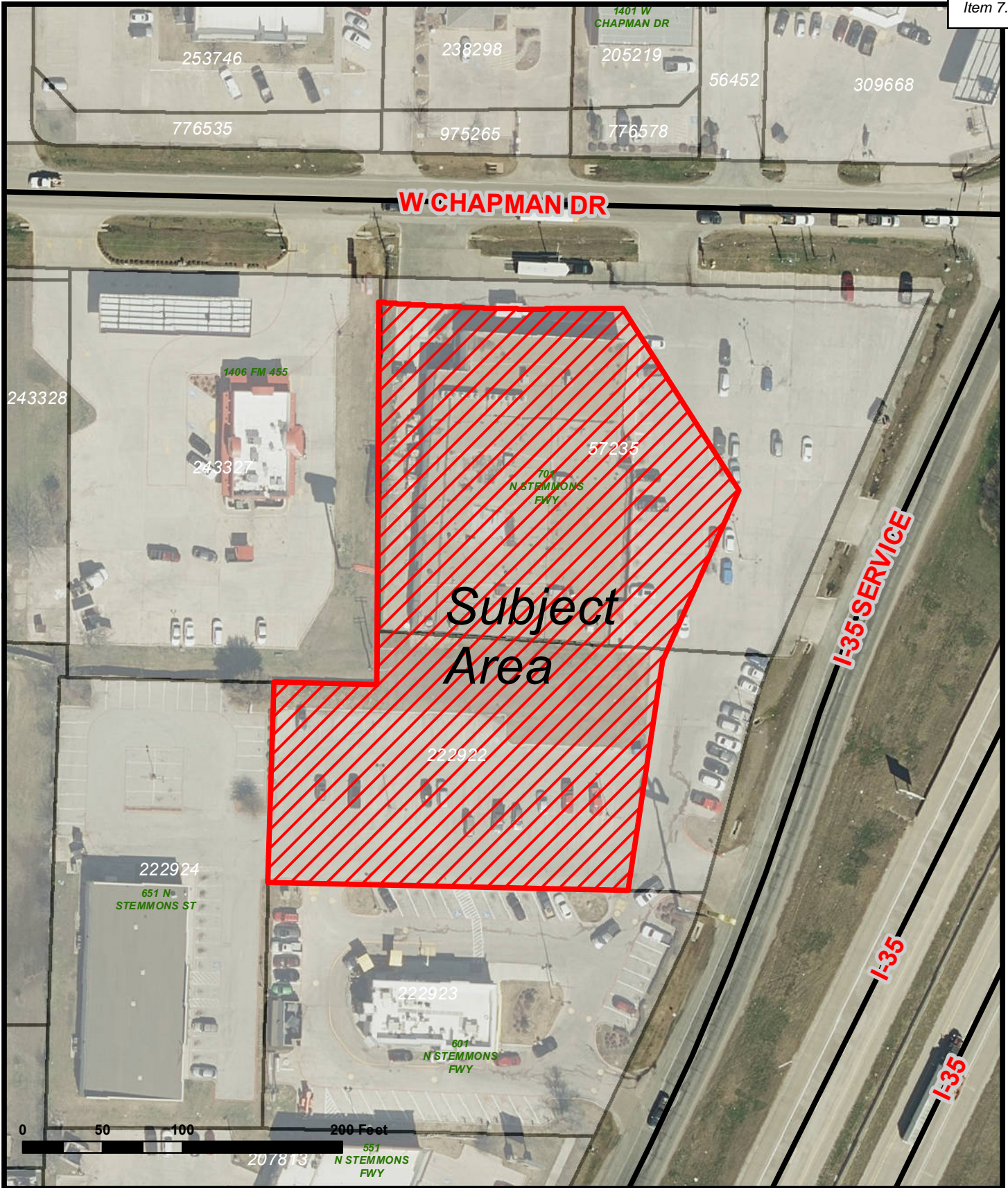
**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map





**SANGER**  
TEXAS

Project Name: Quik Trip  
Project: 22SANZON-0041

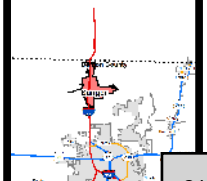


City Limits



Exhibits

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





## CITY COUNCIL COMMUNICATION

**DATE:** August 15, 2022

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

**AGENDA ITEM:**

Consideration and possible action on Ordinance No. 08-21-22 amending Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings to allow Quick Service Food and Beverage by right in the Business District 2 (B-2) without the requirement of a Specific Use Permit (SUP) and adding Section 32.7 Vehicle Stacking Requirements.

**SUMMARY:**

- Currently the zoning ordinance requires a SUP for all Quick Services Food and Beverage Shops in zoning districts B-1, B-2 and B-3.
- The Business District 2 (B-2) is the most intensive Business District and is located along the major thoroughfares.
- The B-2 District is where most Quick Service Food and Beverage Shops will be located.
- This use should be allowed without the burden of obtaining a SUP.
- There are currently five Quick Service Food and Beverage Shops already in place in these areas.
- There has been other Quick Service Food and Beverage Shops show interest in coming into these areas. For this reason, we would like to simplify the process.
- Planning & Zoning recommended APPROVAL on 8-8-22.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Ordinance No 08-21-22

**CITY OF SANGER, TEXAS**

**ORDINANCE 08-21-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE CITY OF SANGER CODE OF ORDINANCE, CHAPTER 14 PLANNING AND ZONING, SECTION 30 USE OF LAND AND BUILDINGS, SECTION 30.2 LEGEND FOR INTERPRETING SCHEDULE OF USES, TO ALLOW QUICK SERVICE FOOD AND BEVERAGE BY RIGHT IN THE B-2 ZONING DISTRICT WITHOUT THE REQUIREMENT OF A SUP AND ADDING SECTION 32.7 VEHICLE STACKING REQUIREMENTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Planning and Zoning Commission on August 8, 2022, duly covered and conducted public hearing for the purpose of assessing a request for an amendment to the Zoning Ordinance, recommending approval for the hereinafter described property; and

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

**WHEREAS**, the following provision of proper legal notice requirements, were made in the time and manner prescribed by law; and

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

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

**SECTION 1.** That an amendment to Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings, Section 30.2 Legend for Interpreting Schedule of Uses, removing the SUP requirement for Quick Service Food and Beverage Shop in Business District 2 (B-2) and adding Section 32.7 Vehicle Stacking Requirements as described in **Exhibit A** is hereby granted.

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

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

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

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

**PASSED AND APPROVED** by the City Council of the City of Sanger, Texas, on this 15th day of August, 2022.

**APPROVED:**

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

**ATTEST:**

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

**APPROVED TO FORM:**

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



## Exhibit A

### 32.7 Vehicle Stacking Requirements For Drive Through Services

1. Generally. Stacking spaces are used to measure the capacity of a drive-through lane to hold cars while transactions are taking place at drive-through stations. Stacking spaces measure eight feet six inches wide by 20 feet long and provide direct access to a service window. The position in front of a drive-through station (service window, ATM, or station at a drive-through bank) is counted as a stacking space.

2. Requirements. Uses that include drive-through service shall provide not less than the following numbers of stacking spaces:

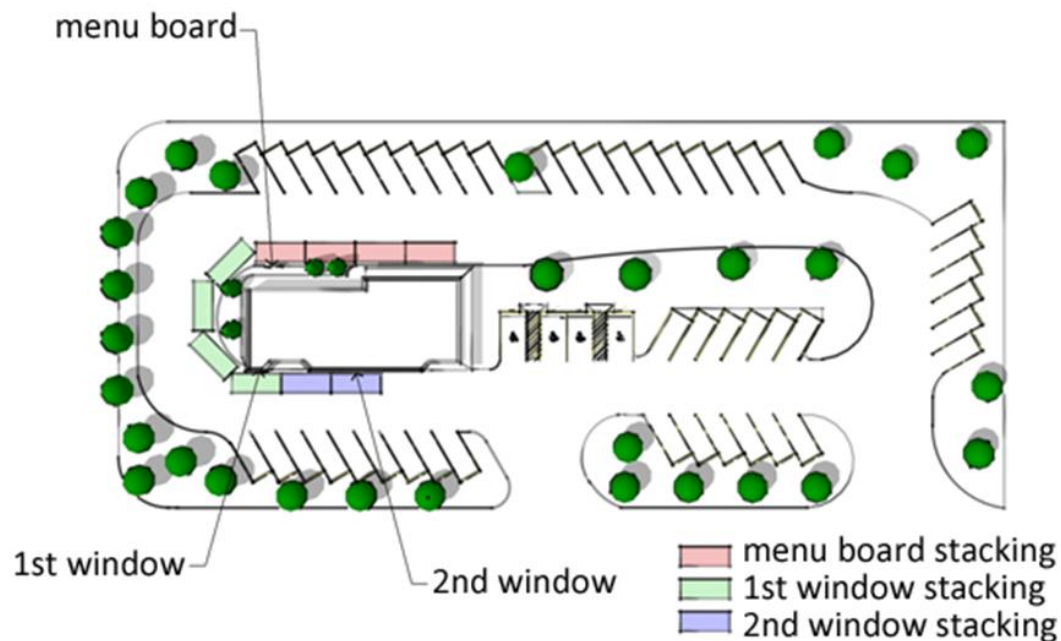
a. Financial institutions, drive-through convenience retail, or pharmacies: Three stacking spaces per drive-through station.

b. Drive-through restaurants if two service windows are provided (one for payments and one for pick up): a minimum of nine (9) stacking spaces shall be provided designed as follows

(1) Four stacking spaces to the menu board

(2) Three stacking spaces between the menu board and the first window (including position at the first window); and

(3) Two spaces between the first window and the second window (including the position at the second window).



c. If one service window is provided (for both payments and pick up):

- (1) Six stacking spaces to the menu board;
- (2) Three stacking spaces between the menu board and the service window.

d. Dry Cleaners: Three stacking spaces, including the position at the window.

e. Vehicle Wash:

- (1) Three stacking spaces for each bay in self-service vehicle wash facility (including wash area);
- (2) Five stacking spaces for each in-bay or conveyor vehicle wash facility; and
- (3) If the facility provides detailing, manual drying or polishing, and/or vacuuming, sufficient area to provide those services without creating additional demand for stacking at the vehicle wash entrance.

f. Stacking spaces for other uses are determined by the Development Service Director.

### 3. Design

a. Stacking lanes shall be clearly marked, and shall not interfere with on-site or traffic circulation, whether on or off-site.

b. Stacking areas shall not be located between the façade of a building and the public street upon which the building fronts unless there is a grade change of at least five feet between the centerline of the street and the stacking area or alternatively, there is a buffer yard installed.

c. Stacking lanes shall be designed with an abutting nine-foot-wide bypass lane.

d. Stacking begins at first stopping point.



## CITY COUNCIL COMMUNICATION

**DATE:** August 15, 2022

**FROM:** Kelly Edwards, City Secretary

**AGENDA ITEM:** Consideration and possible action on Resolution 2022-10, Appointing an Alternate Member to the Parks and Recreation / Keep Sanger Beautiful Board.

**SUMMARY:**

- In the Charter, Article X. Boards, Commission and Committees, establishes the City Council's authority to create and establish boards and commissions.
- In April and May, Staff advertised that the city was accepting applications for all boards. The notice was published in the Sanger News newspaper, the city's website, and on social media.
- In Charter, Article III, The City Council, Section 3.01, C.4., the Mayor shall recommend appointments to boards & commissions.
- The Alternate Member position on the Parks And Recreation / Keep Sanger Beautiful Board remained vacant after the annual appointments were made on July 18, 2022.
- Staff reached out to Mr. Rizer regarding his interest in other boards listed on the application.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

N/A

**RECOMMENDED MOTION OR ACTION:**

Mayor Muir recommends the following appointments:

PARKS AND RECREATION / KEEP SANGER BEAUTIFUL BOARD

Dustin Rizer, Alternate Board Member position

**ATTACHMENTS:**

Application

Resolution 2022-10

NAME: <b>Dustin Rizer</b>		DATE: <b>05/09/2022</b>	
ADDRESS: <b>1010 Porter Place Sanger, TX</b>			
HOME PHONE:		BUSINESS PHONE:	
CELL PHONE: [REDACTED]		EMAIL: [REDACTED]	
OCCUPATION (IF RETIRED, DESCRIBE FORMER OCCUPATION OR PROFESSION): <b>Product Option Analyst - Peterbilt Motors Company</b>			
PRIOR SERVICE ON A CITY BOARD/COMMISSION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
IF YES, PLEASE DESCRIBE:			
DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON THE BOARD(S) AND/OR COMMISSION YOU SELECTED: I want to be apart of the offers that come in for the developement of Sanger, and what would be the most beneficial that allow the town to grow while trying maintain the "small town" aspect that citizens desire.			
PLEASE NUMBER EACH BOARD/COMMISSION YOU ARE INTERESTED IN SERVING ON WITH "1" FOR FIRST PREFERENCE, "2" FOR SECOND PREFERENCE, ETC. LEAVE BLANK ANY BOARD/COMMISSION YOU WOULD NOT LIKE TO BE CONSIDERED FOR.			
<b>3</b>	PLANNING AND ZONING AND COMMISSION BOARD OF ADJUSTMENT	<b>2</b>	4A BOARD – INDUSTRIAL DEVELOPMENT BOARD
<b>4</b>	PARKS AND RECREATION / KEEP SANGER BEAUTIFUL BOARD	<b>1</b>	4B BOARD – DEVELOPMENT CORPORATION
<b>5</b>	LIBRARY BOARD		OTHER
LIST ANY TRAINING, SKILLS, PROFESSIONAL KNOWLEDGE OR OTHER QUALIFICATIONS THAT MAY BE RELEVANT OR HELPFUL IN CONSIDERING YOUR APPLICATION FOR THIS POSITION: Working in data analytics, I am familiar with the use of information that comes in and how to utilize it while also simplifying information for easy to read. Planning and timing are major parts of what I do for a career in sales and marketing. Bachelors Degree in Manufacturing and Industrial Management from Tarleton State University			
ARE YOU, OR A MEMBER OF YOUR FAMILY INVOLVED IN ANY BUSINESS TRANSACTION WITH THE CITY OF SANGER?			
ARE YOU A QUALIFIED VOTER? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
DO YOU UNDERSTAND THAT ATTENDANCE AND ACTIVE SUPPORT IS REQUIRED, IF APPOINTED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
SIGNATURE: <b>Dustin Rizer</b>		DATE: <b>05/09/2022</b>	
RETURN COMPLETED APPLICATION TO CITY SECRETARY AT CITY HALL OR EMAIL - <a href="mailto:citysecretary@sangertexas.org">citysecretary@sangertexas.org</a>			



**CITY OF SANGER, TEXAS**

**RESOLUTION NO. 2022-10**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, APPOINTING AN ALTERNATE MEMBER TO THE PARKS AND RECREATION / KEEP SANGER BEAUTIFUL BOARD; AUTHORIZING ITS EXECUTION, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sanger Charter, Article X. Boards, Commission and Committees establishes the City Council's authority to create and establish boards and commissions; and

**WHEREAS**, the Council shall annually publish, during the months of April or May, the opportunity for the citizens of Sanger to serve on boards or commissions; and

**WHEREAS**, the City of Sanger Charter, Article X. Boards, Commission and Committees, section 10.02 provides Board and Commission Member qualifications; and

**WHEREAS**, the City of Sanger Charter, Article III, The City Council, Section 3.01, C.4., the Mayor shall recommend appointments to boards & commissions; and

**WHEREAS**, the City Council made annual appointments and reappointments on July 18, 2022, by Resolution 2022-09; and

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

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

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

**SECTION 2.** That the City Council of Sanger, Texas, hereby appointed or reappointed to the Parks and Recreation / Keep Sanger Beautiful Board:

Place 1	Thomas Ford	2021-2023
Place 2	Tyler Sievent	2022-2024
Place 3	Eugene Stallings	2021-2023
Place 4	David Cale Trail	2022-2024
Place 5	Steven Gage	2021-2023
<b>Alternate</b>	<b>Dustin Rizer</b>	<b>2022-2024</b>

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

**PASSED AND APPROVED THIS THE 15th DAY OF AUGUST 2022.**

**APPROVED:**

---

Thomas E. Muir, Mayor

**ATTEST:**

---

Kelly Edwards, City Secretary



## CITY COUNCIL COMMUNICATION

**DATE:** September 5, 2022

**FROM:** Clayton Gray, Finance Director

**AGENDA ITEM:** Consideration and possible action on Resolution No.2022-11 to take a record vote specifying the proposed tax rate; establishing the date, time and place for public hearings on the proposed 2022-23 budget and tax rate; and providing for the publication as provided by the Texas Property Tax Code.

### **SUMMARY:**

- The City has received tax rate calculations from the Denton County Tax Assessor/Collector's office for the coming year and must set a proposed property tax rate for the upcoming year.
- The no-new-revenue rate (\$0.542505/\$100) evaluates the relationship between current year taxes and proposed taxes for next year if applied to the same properties in both years.
- The voter-approval tax rate (\$0.561763/\$100) provides the same amount of tax revenue as last year plus a 3.5% increase for maintenance and operations.
- The de minimis tax rate (\$0.589497/\$100) allows some relief to entities with a population less than 30,000 from the 3.5% voter-approval rate. It adds an amount that would equal \$500,000 in tax revenue to the voter-approval rate.
- In accordance with Texas law, the City is required to vote to place a proposal for adoption of the budget and tax rate, publish notices, and conduct public hearings. Public hearings on the 2022-23 budget and tax rate will be scheduled for September 5, 2022, at 7:00 pm, which is a regular meeting date of the City Council.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

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

Staff recommends the City set the tax rate at \$0.589497/\$100, which is the de minimis rate.

Recommended Motion: I move to place a proposal to adopt an FY 2022-2023 tax rate of \$0.589497/\$100 of valuation on the September 6, 2022, City Council agenda. (City Secretary call for Record Vote)

### **ATTACHMENTS:**

- Resolution 2022-11
- Tax Rate Calculation

## RESOLUTION #2022-11

**A RESOLUTION OF THE CITY OF SANGER TEXAS, TO TAKE A RECORD VOTE SPECIFYING THE PROPOSED TAX RATE; ESTABLISHING THE DATE, TIME AND PLACE FOR THE PUBLIC HEARINGS ON THE PROPOSED FY 2022-23 BUDGET AND TAX RATE; AND PROVIDING FOR THE PUBLICATION AS PROVIDED BY THE TEXAS PROPERTY TAX CODE.**

**WHEREAS**, the City of Sanger has received the calculated effective tax rate information as presented by the Denton County Tax Assessor/Collector's Office; and

**WHEREAS**, the proposed tax rate of \$0.589497/\$100 exceeds the no-new-revenue rate of \$0.542505/\$100 and voter-approval tax rate of \$0.561763/\$100 and does not exceed the de minimis rate of \$0.589497/\$100; and

**WHEREAS**, a public hearing on the proposed budget and tax rate prior to its adoption is required by Section 102.065 of the Texas Local Government Code and Section 9.04 of the City of Sanger Charter; and

**WHEREAS**, any taxpayer of the City of Sanger may attend and participate in all such hearings; and

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

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

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

**SECTION 2.** That a Public Hearing on the Proposed Budget for FY 2022-23 and Tax Rate is hereby set to be held on Tuesday, September 6, 2021 at 7:00 P.M. in the historic church building located at 403 N 7<sup>th</sup> Street, Sanger, Texas 76266.

**SECTION 3.** That the City Secretary is directed to post and publish notice of the public hearing on the budget as required by law.

**SECTION 4.** That the meeting at which this resolution was passed, was in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

**SECTION 5.** That this resolution shall become effective from and after its date of passage.

**DULY PASSED, APPROVED AND ADOPTED** by the City Council of the City of Sanger, Texas, on this 15<sup>th</sup> day of August, 2022.

**APPROVED:**

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

**ATTEST:**

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

## 2022 Tax Rate Calculation Notice

Taxing Unit Name: \_\_\_\_\_

Attached are the following documents:

No New Revenue and Voter Approval Tax Rate Worksheets  
 Notice of Tax Rates (required to be posted on taxing unit website)

Approving Rates: Section 8 on worksheet shows the following rates

No New Revenue Rate  
 Voter Approval Rate  
 Di Minimis Rate (if applicable)

Please review these documents carefully and notify our office of any changes that need to be made. If any changes are made, our office will send out new documents including the revisions. Once you are satisfied that the calculation is correct, please sign this document stating that you approve the calculation worksheet that is attached to this document.

Proposed M&O \_\_\_\_\_ (Maintenance & Operation Rate)

Proposed I&S \_\_\_\_\_ (Interest & Sinking or Debt Rate)  
**(proposed I&S rate must match line 48 on worksheet)**

Proposed Total Rate \_\_\_\_\_

As a representative of \_\_\_\_\_, I approve the Tax Rate Calculation and have provided the proposed tax rate for the taxing entity listed above.

\_\_\_\_\_  
 Printed name

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

# 2022 Tax Rate Calculation Worksheet

## Taxing Units Other Than School Districts or Water Districts

Form 50 Item 10.

CITY OF SANGER

Taxing Unit Name

Phone (area code and number)

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

### SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	<b>2021 total taxable value.</b> Enter the amount of 2021 taxable value on the 2021 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). <sup>1</sup>	\$ 898,898,382
2.	<b>2021 tax ceilings.</b> Counties, cities and junior college districts. Enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$ 0
3.	<b>Preliminary 2021 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$ 898,898,382
4.	<b>2021 total adopted tax rate.</b>	\$ 0.633711 /\$100
5.	<b>2021 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.</b>	
	A. Original 2021 ARB values: .....	\$ 0
	B. 2021 values resulting from final court decisions: .....	-\$ 0
	C. 2021 value loss. Subtract B from A. <sup>3</sup>	\$ 0
6.	<b>2021 taxable value subject to an appeal under Chapter 42, as of July 25.</b>	
	A. 2021 ARB certified value: .....	\$ 0
	B. 2021 disputed value: .....	-\$ 0
	C. 2021 undisputed value. Subtract B from A. <sup>4</sup>	\$ 0
7.	<b>2021 Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.	\$ 0

<sup>1</sup> Tex. Tax Code § 26.012(14)

<sup>2</sup> Tex. Tax Code § 26.012(14)

<sup>3</sup> Tex. Tax Code § 26.012(13)

<sup>4</sup> Tex. Tax Code § 26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount
8.	<b>2021 taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.	\$ 898,898,382
9.	<b>2021 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2021.</b> Enter the 2021 value of property in deannexed territory. <sup>5</sup>	\$ 0
10.	<b>2021 taxable value lost because property first qualified for an exemption in 2022.</b> If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2022 does not create a new exemption or reduce taxable value. <b>A. Absolute exemptions.</b> Use 2021 market value: ..... \$ 812,068 <b>B. Partial exemptions.</b> 2022 exemption amount or 2022 percentage exemption times 2021 value: ..... + \$ 1,167,000 <b>C. Value loss.</b> Add A and B. <sup>6</sup>	\$ 1,979,068
11.	<b>2021 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2022.</b> Use only properties that qualified in 2022 for the first time; do not use properties that qualified in 2021. <b>A. 2021 market value:</b> ..... \$ 0 <b>B. 2022 productivity or special appraised value:</b> ..... - \$ 0 <b>C. Value loss.</b> Subtract B from A. <sup>7</sup>	\$ 0
12.	<b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.	\$ 1,979,068
13.	<b>2021 captured value of property in a TIF.</b> Enter the total value of 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2021 taxes were deposited into the tax increment fund. <sup>8</sup> If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	<b>2021 total value.</b> Subtract Line 12 and Line 13 from Line 8.	\$ 896,919,314
15.	<b>Adjusted 2021 total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.	\$ 5,683,876
16.	<b>Taxes refunded for years preceding tax year 2021.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2021. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. <sup>9</sup>	\$ 4,361
17.	<b>Adjusted 2021 levy with refunds and TIF adjustment.</b> Add Lines 15 and 16. <sup>10</sup>	\$ 5,688,237
18.	<b>Total 2022 taxable value on the 2022 certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. <sup>11</sup> <b>A. Certified values:</b> ..... \$ 949,561,959 <b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: ..... + \$ ..... <b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: ..... - \$ 0 <b>D. Tax increment financing:</b> Deduct the 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2022 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. <sup>12</sup> ..... - \$ 0 <b>E. Total 2022 value.</b> Add A and B, then subtract C and D.	\$ 949,561,959

<sup>5</sup> Tex. Tax Code § 26.012(15)<sup>6</sup> Tex. Tax Code § 26.012(15)<sup>7</sup> Tex. Tax Code § 26.012(15)<sup>8</sup> Tex. Tax Code § 26.03(c)<sup>9</sup> Tex. Tax Code § 26.012(13)<sup>10</sup> Tex. Tax Code § 26.012(13)<sup>11</sup> Tex. Tax Code § 26.012, 26.04(c-2)<sup>12</sup> Tex. Tax Code § 26.03(c)



Line	No-New-Revenue Tax Rate Worksheet	Amount
19.	<b>Total value of properties under protest or not included on certified appraisal roll.</b> <sup>13</sup>	
	<b>A. 2022 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. <sup>14</sup> ..... \$ <u>131,582,870</u>	
	<b>B. 2022 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. <sup>15</sup> ..... + \$ <u>0</u>	
	<b>C. Total value under protest or not certified.</b> Add A and B.	\$ <u>131,582,870</u>
20.	<b>2022 tax ceilings.</b> Counties, cities and junior colleges enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>16</sup>	\$ <u>0</u>
21.	<b>2022 total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20. <sup>17</sup>	\$ <u>1,081,144,829</u>
22.	<b>Total 2022 taxable value of properties in territory annexed after Jan. 1, 2021.</b> Include both real and personal property. Enter the 2022 value of property in territory annexed. <sup>18</sup>	\$ <u>0</u>
23.	<b>Total 2022 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2021. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to exist-ing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2021 and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for 2022. <sup>19</sup>	\$ <u>32,633,369</u>
24.	<b>Total adjustments to the 2022 taxable value.</b> Add Lines 22 and 23.	\$ <u>32,633,369</u>
25.	<b>Adjusted 2022 taxable value.</b> Subtract Line 24 from Line 21.	\$ <u>1,048,511,460</u>
26.	<b>2022 NNR tax rate.</b> Divide Line 17 by Line 25 and multiply by \$100. <sup>20</sup>	\$ <u>0.542505</u> /\$100
27.	<b>COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the 2022 county NNR tax rate. <sup>21</sup>	\$ _____/\$100

## SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	<b>2021 M&amp;O tax rate.</b> Enter the 2021 M&O tax rate.	\$ <u>0.616576</u> /\$100
29.	<b>2021 taxable value, adjusted for actual and potential court-ordered adjustments.</b> Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>898,898,382</u>

<sup>13</sup> Tex. Tax Code § 26.01(c) and (d)

<sup>14</sup> Tex. Tax Code § 26.01(c)

<sup>15</sup> Tex. Tax Code § 26.01(d)

<sup>16</sup> Tex. Tax Code § 26.012(6)(B)

<sup>17</sup> Tex. Tax Code § 26.012(6)

<sup>18</sup> Tex. Tax Code § 26.012(17)

<sup>19</sup> Tex. Tax Code § 26.012(17)

<sup>20</sup> Tex. Tax Code § 26.04(c)

<sup>21</sup> Tex. Tax Code § 26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount
30.	<b>Total 2021 M&amp;O levy.</b> Multiply Line 28 by Line 29 and divide by \$100	\$ 5,542,391
31.	<b>Adjusted 2021 levy for calculating NNR M&amp;O rate.</b> <b>A. M&amp;O taxes refunded for years preceding tax year 2021.</b> Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. .... + \$ 3,832 <b>B. 2021 taxes in TIF.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2022 captured appraised value in Line 18D, enter 0. .... - \$ 0 <b>C. 2021 transferred function.</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. .... +/- \$ 0 <b>D. 2021 M&amp;O levy adjustments.</b> Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. .... \$ 3,832 <b>E. Add Line 30 to 31D.</b>	\$ 5,546,223
32.	<b>Adjusted 2022 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,048,511,460
33.	<b>2022 NNR M&amp;O rate (unadjusted).</b> Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.528961 /\$100
34.	<b>Rate adjustment for state criminal justice mandate.</b> <sup>23</sup> <b>A. 2022 state criminal justice mandate.</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 <b>B. 2021 state criminal justice mandate.</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. .... - \$ 0 <b>C. Subtract B from A and divide by Line 32 and multiply by \$100.</b> .... \$ 0/\$100 <b>D. Enter the rate calculated in C. If not applicable, enter 0.</b>	\$ 0/\$100
35.	<b>Rate adjustment for indigent health care expenditures.</b> <sup>24</sup> <b>A. 2022 indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. .... \$ 0 <b>B. 2021 indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose. .... - \$ 0 <b>C. Subtract B from A and divide by Line 32 and multiply by \$100.</b> .... \$ 0/\$100 <b>D. Enter the rate calculated in C. If not applicable, enter 0.</b>	\$ 0/\$100

<sup>22</sup> [Reserved for expansion]<sup>23</sup> Tex. Tax Code § 26.044<sup>24</sup> Tex. Tax Code § 26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount
<b>36.</b>	<b>Rate adjustment for county indigent defense compensation.</b> <sup>25</sup>	
	<b>A. 2022 indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose . . . . .	\$ 0
	<b>B. 2021 indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose. . . . .	\$ 0
	<b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100. . . . .	\$ 0/\$100
	<b>D.</b> Multiply B by 0.05 and divide by Line 32 and multiply by \$100. . . . .	\$ 0/\$100
	<b>E.</b> Enter the lesser of C and D. If not applicable, enter 0.	\$ 0/\$100
<b>37.</b>	<b>Rate adjustment for county hospital expenditures.</b> <sup>26</sup>	
	<b>A. 2022 eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. . . . .	\$ 0
	<b>B. 2021 eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021. . . . .	\$ 0
	<b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100. . . . .	\$ 0/\$100
	<b>D.</b> Multiply B by 0.08 and divide by Line 32 and multiply by \$100. . . . .	\$ 0/\$100
	<b>E.</b> Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0/\$100
<b>38.</b>	<b>Rate adjustment for defunding municipality.</b> This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.	
	<b>A. Amount appropriated for public safety in 2021.</b> Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year . . . . .	\$ 0
	<b>B. Expenditures for public safety in 2021.</b> Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. . . . .	\$ 0
	<b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100 . . . . .	\$ 0/\$100
	<b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.	\$ 0/\$100
<b>39.</b>	<b>Adjusted 2022 NNR M&amp;O rate.</b> Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.528961/\$100
<b>40.</b>	<b>Adjustment for 2021 sales tax specifically to reduce property values.</b> Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2021 should complete this line. These entities will deduct the sales tax gain rate for 2022 in Section 3. Other taxing units, enter zero.	
	<b>A.</b> Enter the amount of additional sales tax collected and spent on M&O expenses in 2021, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . .	\$ 0
	<b>B.</b> Divide Line 40A by Line 32 and multiply by \$100 . . . . .	\$ 0/\$100
	<b>C.</b> Add Line 40B to Line 39.	\$ 0.528961/\$100
<b>41.</b>	<b>2022 voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below. <b>Special Taxing Unit.</b> If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - <b>Other Taxing Unit.</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.547474/\$100

<sup>25</sup> Tex. Tax Code § 26.0442<sup>26</sup> Tex. Tax Code § 26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount
<b>D41.</b>	<b>Disaster Line 41 (D41): 2022 voter-approval M&amp;O rate for taxing unit affected by disaster declaration.</b> If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred  If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. <sup>27</sup> If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ _____ 0 /\$100
<b>42.</b>	<b>Total 2022 debt to be paid with property taxes and additional sales tax revenue.</b> Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.  <b>A. Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. <sup>28</sup>  Enter debt amount ..... \$ 388,089 <b>B. Subtract unencumbered fund amount</b> used to reduce total debt. .... - \$ 10,000 <b>C. Subtract certified amount spent from sales tax to reduce debt</b> (enter zero if none) ..... - \$ 0 <b>D. Subtract amount paid</b> from other resources ..... - \$ 212,500 <b>E. Adjusted debt.</b> Subtract B, C and D from A.	\$ 165,589
<b>43.</b>	<b>Certified 2021 excess debt collections.</b> Enter the amount certified by the collector. <sup>29</sup>	\$ 11,104
<b>44.</b>	<b>Adjusted 2022 debt.</b> Subtract Line 43 from Line 42E.	\$ 154,485
<b>45.</b>	<b>2022 anticipated collection rate.</b> <b>A.</b> Enter the 2022 anticipated collection rate certified by the collector. <sup>30</sup> ..... 100.00 % <b>B.</b> Enter the 2021 actual collection rate. .... 100.27 % <b>C.</b> Enter the 2020 actual collection rate. .... 97.90 % <b>D.</b> Enter the 2019 actual collection rate. .... 99.86 % <b>E.</b> If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. <sup>31</sup>	100.00 %
<b>46.</b>	<b>2022 debt adjusted for collections.</b> Divide Line 44 by Line 45E.	\$ 154,485
<b>47.</b>	<b>2022 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,081,144,829
<b>48.</b>	<b>2022 debt rate.</b> Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.014289 /\$100
<b>49.</b>	<b>2022 voter-approval tax rate.</b> Add Lines 41 and 48.	\$ 0.561763 /\$100
<b>D49.</b>	<b>Disaster Line 49 (D49): 2022 voter-approval tax rate for taxing unit affected by disaster declaration.</b> Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ _____ /\$100

<sup>27</sup> Tex. Tax Code § 26.042(a)<sup>28</sup> Tex. Tax Code § 26.012(7)<sup>29</sup> Tex. Tax Code § 26.012(10) and 26.04(b)<sup>30</sup> Tex. Tax Code § 26.04(b)<sup>31</sup> Tex. Tax Code §§ 26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount	Item 10.
50.	<b>COUNTIES ONLY.</b> Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2022 county voter-approval tax rate.	\$ _____	0 /\$100

### SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	<b>Taxable Sales.</b> For taxing units that adopted the sales tax in November 2021 or May 2022, enter the Comptroller's estimate of taxable sales for the previous four quarters. <sup>32</sup> Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2021, enter 0.	\$ _____ 0
52.	<b>Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>33</sup>  <b>Taxing units that adopted the sales tax in November 2021 or in May 2022.</b> Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>34</sup> <b>- or -</b> <b>Taxing units that adopted the sales tax before November 2021.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ _____ 0
53.	<b>2022 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,081,144,829
54.	<b>Sales tax adjustment rate.</b> Divide Line 52 by Line 53 and multiply by \$100.	\$ _____ 0 /\$100
55.	<b>2022 NNR tax rate, unadjusted for sales tax.</b> <sup>35</sup> Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.542505 /\$100
56.	<b>2022 NNR tax rate, adjusted for sales tax.</b> <b>Taxing units that adopted the sales tax in November 2021 or in May 2022.</b> Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2021.	\$ 0.542505 /\$100
57.	<b>2022 voter-approval tax rate, unadjusted for sales tax.</b> <sup>36</sup> Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.561763 /\$100
58.	<b>2022 voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 54 from Line 57.	\$ 0.561763 /\$100

### SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	<b>Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ. <sup>37</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>38</sup>	\$ _____ 0
60.	<b>2022 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,081,144,829
61.	<b>Additional rate for pollution control.</b> Divide Line 59 by Line 60 and multiply by \$100.	\$ _____ 0 /\$100
62.	<b>2022 voter-approval tax rate, adjusted for pollution control.</b> Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.561763 /\$100

<sup>32</sup> Tex. Tax Code § 26.041(d)

<sup>33</sup> Tex. Tax Code § 26.041(i)

<sup>34</sup> Tex. Tax Code § 26.041(d)

<sup>35</sup> Tex. Tax Code § 26.04(c)

<sup>36</sup> Tex. Tax Code § 26.04(c)

<sup>37</sup> Tex. Tax Code § 26.045(d)

<sup>38</sup> Tex. Tax Code § 26.045(i)

**SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate**

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.<sup>39</sup> In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;<sup>40</sup>
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);<sup>41</sup> or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.<sup>42</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>43</sup>

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	<b>2021 unused increment rate.</b> Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate. If the number is less than zero, enter zero.	\$ _____ 0/\$100
64.	<b>2020 unused increment rate.</b> Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero.	\$ _____ 0/\$100
65.	<b>2019 unused increment rate.</b> Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$ _____ 0/\$100
66.	<b>2022 unused increment rate.</b> Add Lines 63, 64 and 65.	\$ _____ 0/\$100
67.	<b>2022 voter-approval tax rate, adjusted for unused increment rate.</b> Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ _____ 0.561763/\$100

**SECTION 6: De Minimis Rate**

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>44</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>45</sup>

Line	De Minimis Rate Worksheet	Amount/Rate
68.	<b>Adjusted 2022 NNR M&amp;O tax rate.</b> Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ _____ 0.528961/\$100
69.	<b>2022 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ 1,081,144,829
70.	<b>Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 69 and multiply by \$100.	\$ _____ 0.046247/\$100
71.	<b>2022 debt rate.</b> Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ _____ 0.014289/\$100
72.	<b>De minimis rate.</b> Add Lines 68, 70 and 71.	\$ _____ 0.589497/\$100

**SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate**

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.<sup>46</sup>

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.<sup>47</sup>

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

<sup>39</sup> Tex. Tax Code § 26.013(a)

<sup>40</sup> Tex. Tax Code § 26.013(c)

<sup>41</sup> Tex. Tax Code §§ 26.0501(a) and (c)

<sup>42</sup> Tex. Local Gov't Code § 120.007(d), effective Jan. 1, 2022

<sup>43</sup> Tex. Tax Code § 26.063(a)(1)

<sup>44</sup> Tex. Tax Code § 26.012(8-a)

<sup>45</sup> Tex. Tax Code § 26.063(a)(1)

<sup>46</sup> Tex. Tax Code § 26.042(b)

<sup>47</sup> Tex. Tax Code § 26.042(f)



This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	<b>2021 adopted tax rate.</b> Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.633711 / \$100
74.	<b>Adjusted 2021 voter-approval tax rate.</b> Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line.  If a disaster occurred in 2021 and the taxing unit calculated its 2021 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2021 worksheet due to a disaster, enter the 2021 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. <b>- or -</b> If a disaster occurred prior to 2021 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2021, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2021 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. <sup>48</sup> Enter the final adjusted 2021 voter-approval tax rate from the worksheet. <b>- or -</b> If the taxing unit adopted a tax rate above the 2021 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0 / \$100
75.	<b>Increase in 2021 tax rate due to disaster.</b> Subtract Line 74 from Line 73.	\$ 0.633711 / \$100
76.	<b>Adjusted 2021 taxable value.</b> Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 896,919,314
77.	<b>Emergency revenue.</b> Multiply Line 75 by Line 76 and divide by \$100.	\$ 5,683,876
78.	<b>Adjusted 2022 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,048,511,460
79.	<b>Emergency revenue rate.</b> Divide Line 77 by Line 78 and multiply by \$100. <sup>49</sup>	\$ 0 / \$100
80.	<b>2022 voter-approval tax rate, adjusted for emergency revenue.</b> Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ 0.561763 / \$100

## SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

<b>No-new-revenue tax rate.</b> ..... As applicable, enter the 2022 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). Indicate the line number used: <u>26</u>	\$ 0.542505 / \$100
<b>Voter-approval tax rate.</b> ..... As applicable, enter the 2022 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). Indicate the line number used: <u>50</u>	\$ 0.561763 / \$100
<b>De minimis rate.</b> ..... If applicable, enter the 2022 de minimis rate from Line 72.	\$ 0.589497 / \$100

## SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code. <sup>50</sup>

print  
here

Printed Name of Taxing Unit Representative

sign  
here

Taxing Unit Representative

Date

<sup>48</sup> Tex. Tax Code §26.042(c)

<sup>49</sup> Tex. Tax Code §26.042(b)

<sup>50</sup> Tex. Tax Code §§ 26.04(c-2) and (d-2)

## Notice about 2022 Tax Rates

Property tax rates in CITY OF SANGER.

This notice concerns the 2022 property tax rates for CITY OF SANGER. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

<b>This year's no-new-revenue tax rate</b>	\$0.542505/\$100
<b>This year's voter-approval tax rate</b>	\$0.561763/\$100

To see the full calculations, please visit 1505 E. McKinney Street  
Denton, TX 76209 for a copy of the Tax Rate Calculation Worksheet.

### Unencumbered Fund Balances

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
GENERAL FUND	9,882,383
DEBT SERVICE FUND	459,998

### Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues *(or additional sales tax revenues, if applicable)*.

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
2007 CERTIFICATES OF OBLIGATION	37,400	8,826	0	46,226
2013 CERTIFICATES OF OBLIGATION	24,000	720	0	24,720
2019 GO REFUNDING BONDS	220,000	32,100	0	252,100
2021 GO REFUNDING BONDS	6,600	5,158	0	11,758
GOVERNMENT CAPITAL STREET EQUIPMENT BOND	48,252	3,283	0	51,535
ADMINISTRATION FEES	0	0	1,750	1,750
	0			
	0			

Total required for 2022 debt service	\$388,089
- Amount (if any) paid from funds listed in unencumbered funds	\$10,000
- Amount (if any) paid from other resources	\$212,500
- Excess collections last year	\$11,104
= Total to be paid from taxes in 2022	\$154,485
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2022	\$0
= Total debt levy	\$154,485

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Michelle French, Denton County Tax Assessor/Collector on 07/29/2022 .

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to



limit the rate of growth of property taxes in the state.

*Item 10.*



## CITY COUNCIL COMMUNICATION

**DATE:** August 15, 2022

**FROM:** Jim Bolz, Director of Public Works

**AGENDA ITEM:** Consideration and possible action to select Maguire Iron, LLC for full-service water storage maintenance and asset maintenance plan for .100MG ground storage tank and .300MG ground storage tank located at Cherry Street, a .500MG elevated storage tank located at Acker Street, and a .100MG ground storage tank located at Utility Road, and authorize the City Manager to negotiate a contract.

**SUMMARY:**

- The City has identified four additional water storage containers that need additional maintenance, above and beyond, normal inspection procedures.
- The City currently has a professional service contract for water storage and asset management that includes several storage tanks and has proved to be very beneficial
- The City wishes to obtain an additional service contract to include storage tanks that were not part of the original full-service contract
- The City issued an RFQ for full-service water storage maintenance and asset maintenance plan, receiving 3 responses.
  - A review was done on all 3 submittals and ranked based on qualification.
  - Maguire Iron, INC was deemed the most qualified of the three respondents.

**FISCAL INFORMATION:**

Budgeted: YES

Amount: N/A

GL Account: Enterprise Capital Project Fund

**RECOMMENDED MOTION OR ACTION:**

Staff recommends that the City Manager negotiate a contract with Maguire Iron, INC for full-service water storage maintenance and asset maintenance plan.

**ATTACHMENTS:**

- Bid Tabulation

**RFQ TABULATION SHEET**

**PROJECT TITLE:** Professional Services for Full-Service Water Storage Maintenance & Asset Management Plan

**DATE:** Wednesday, July 20, 2022

Respondent	Reviewer #1 Score	Reviewer #2 Score	Total Score
Maguire Iron	447	430	877
Veolia	405	338	743
Viking Painting	207	85	292



## CITY COUNCIL COMMUNICATION

**DATE:** August 15, 2022

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

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

**SUMMARY:**

- The applicant is proposing to create 1 lot of 1.75 acres from a partially platted tract of land.
- The lot currently has access from N Stemmons (I-35 service road) and will have approximately 546 feet of frontage on the public ROW.
- The property will be the site of the Quik Trip Convenience Store
- ROW was previously dedicated with the road expansions.
- The property meets City of Sanger Subdivision Regulations.
- The Planning and Zoning Commission recommended APPROVAL on 8-8-22.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

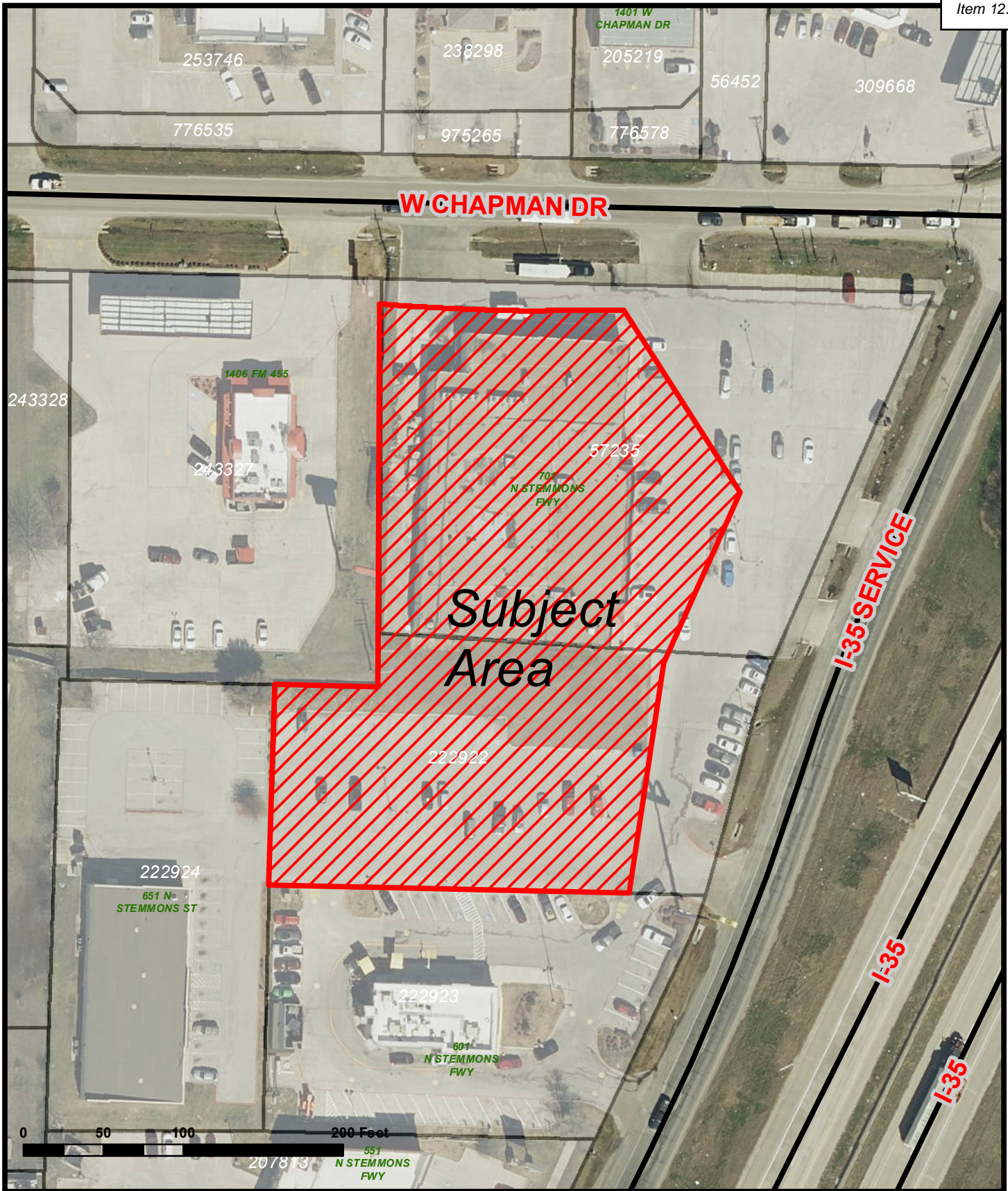
**ATTACHMENTS:**

Location Map

Replat

Application

Letter of Intent



**SANGER**  
TEXAS

Project Name: Quik Trip  
Project: 22SANZON-0041

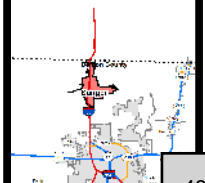


City Limits

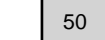


Exhibits

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









OWNER'S DEDICATION

State of Texas  
County of Denton

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

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

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

THENCE NORTH 88 degrees 08 minutes 09 seconds WEST, 225.59 feet with the common line of said Lots 6R-1A and 6R-1B to a 1/2-inch capped iron rod with a broken cap found at the west common corner of Lots 6R-1A and 6R-1B and being on the east line of Lot 6R-1C of said "Resubdivision Plat - Lot 6R-1A, 6R-1B, 6R-1C, of Sanger I-35 Industrial Park";  
THENCE NORTH 01 degree 55 minutes 41 seconds EAST, 123.10 feet with the common line of said Lots 6R-1C and 6R-1B to a 1/2-inch capped iron rod found at the northerly common corner of said Lots 6R-1C and 6R-1B and being on the south line of Lot 1R-1, Block A of the plat designated as "Sanger I-35 Industrial Park, Lot 1R-1, 1R-2, 2R-1, Block A" recorded in Cabinet U, Page 474 of said Plat Records;  
THENCE SOUTH 88 degrees 06 minutes 08 seconds EAST, 63.23 feet with the common line of said Lot 1R-1 and Lot 6R-1B to a 1/2-inch iron rod found at a re-entrant corner of said Lot 6R-1B and being the southeast corner of said Lot 1R-1;  
THENCE NORTH 00 degrees 20 minutes 03 seconds EAST, with the common line of said Lot 6R-1B and Lot 1R-1, passing at 25.09 feet a 1/2-inch iron rod found at the northwest corner of said Lot 6R-1B, continuing with the east line of said Lot 1R-1 and the west line of said called 3.614 acre tract of land a total distance of 243.63 feet to a 5/8-inch pink capped iron rod stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found at its intersection with the south line of the TXDOT Possession and Use Agreement as described under Document No. 110695 of said Official Public Records and being the beginning of a non-tangent curve, from which a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northwest corner of said called 3.614 acre tract of land and being on the south right of way line of said Farm to Market Road 455 bears NORTH 00 degrees 20 minutes 03 seconds EAST, 31.48 feet;  
THENCE the following four (4) calls coincident with the southerly and easterly line of said TXDOT Possession and Use Agreement recorded under Document No. 110695:  
1. easterly, with said non-tangent curve, concave to the north, having a radius of 1548.00 feet and a chord bearing and distance of SOUTH 86 degrees 38 minutes 17 seconds EAST, 109.56 feet, an arc length of 109.58 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;  
2. SOUTH 88 degrees 39 minutes 58 seconds EAST, 45.47 feet with the south line of said TXDOT Possession and Use Agreement to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;  
3. SOUTH 32 degrees 12 minutes 07 seconds EAST, 136.32 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;  
4. SOUTH 24 degrees 29 minutes 04 seconds WEST, 116.56 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the west common corner of said TXDOT Possession and Use Agreement recorded under Document No. 110695 and said TXDOT Possession and Use Agreement recorded under Document No. 110668;  
THENCE SOUTH 08 degrees 55 minutes 32 seconds WEST, 144.75 feet with the west line of said TXDOT Possession and Use Agreement recorded under Document No. 110668 to the POINT OF BEGINNING, containing 1.7456 acres (76,03± square feet).

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

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

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

Clear Creek Retail, LLC.

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

STATE OF TEXAS §  
COUNTY OF DENTON §

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

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

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

Approved and Accepted

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

Attested by

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

\_\_\_\_\_  
Date

SURVEYOR'S STATEMENT

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

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

RELEASED FOR REVIEW PURPOSES ONLY FOR THE CLIENT AND CITY. 2022-08-03  
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

STATE OF TEXAS §  
COUNTY OF DENTON §

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

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

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

SURVEY NOTES

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM THE PARENT TRACT AND LOT AND REMOVE THE BUILDING LINE FROM INTERIOR LOT LINE.

STANDARD PLAT NOTES

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- TXDOT approval may be required for any driveway modification or new access points.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common 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.
- 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.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- The subject property does not lie within a 100-year floodplain according to Community Panel No. 210 of 750 dated April 18, 2011.

REPLAT  
LOT 6R2-1B  
SANGER INDUSTRIAL PARK ADDITION

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

DATE OF PREPARATION IS 06/06/2022

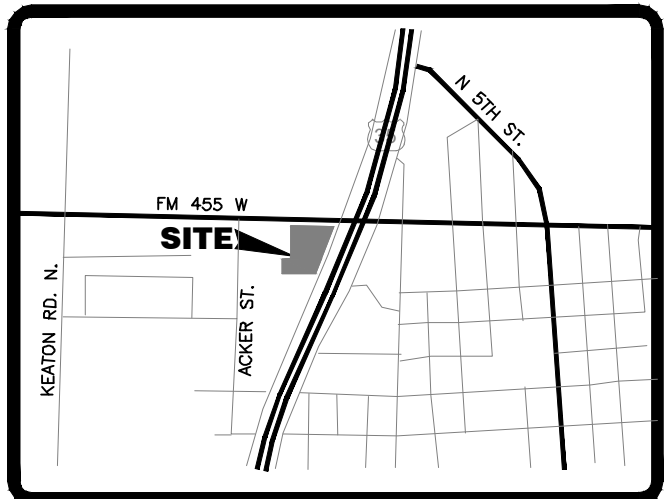
TOTAL NUMBER OF LOTS: 1

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

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

DRAWN BY: RAH/OS

SHEET 1 OF 2 SHEETS



LOCATION MAP

NOT TO SCALE

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

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

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

UTILITY PROVIDERS

CITY OF SANGER WATER  
940-458-2571

COSERV ELECTRIC  
800-274-4014  
PO Box 734803,  
Dallas TX 75373

ATMOS ENERGY  
888-286-6700  
P.O. Box 650205  
Dallas, Texas 75265

AT&T TELEPHONE  
800-288-2020  
208 S Akard Street, Suite 2954  
Dallas, Texas 75202



## SUBDIVISION APPLICATION

☐

Preliminary Plat  
Minor Plat

☒

Final Plat/Replat  
Amended Plat

☐

Vacating Plat  
Conveyance Plat

Applicant

Owner (if different from applicant)

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

### Submittal Checklist

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

Supporting Materials (List if provided): N/A

R Number(s): R57235

Owner's Signature 

6/9/2022  
Date

Applicant's Signature 

6/9/2022  
Date

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

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

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

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

Effective Date: 02/11/2020





## SUBDIVISION PACKET

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

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

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

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

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

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

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

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



## SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

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

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

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

## SUBMITTAL REQUIREMENTS & PROCESS

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

"State of Texas  
County of Denton

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

(Engineer or Surveyor's Seal)

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

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

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

"State of Texas  
County of Denton

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

(Metes and Bounds Description of Boundary)

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

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

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

Steve Schmitz, Owner

Clear Creek Retail LLC, Title and Company (if applicable)"

Vice-President

City of Sanger

201 Bolivar / P.O. Box 1729

Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020



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

Project Narrative:

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

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

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

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

Respectfully,

---

Corey Vaughan  
Real Estate Project Manager  
QuikTrip Corporation



Chris Felan  
Vice President  
Rates & Regulatory Affairs

July 26, 2022

City Official

Re: Rider GCR - Rate Filing under Docket No. 10170

Enclosed is Atmos Energy Corp., Mid-Tex Division's Statement of Rider GCR applicable for the August 2022 billing periods. This Statement details the gas cost component of the residential, commercial, and industrial sales rates for customers within your city. This filing is for informative purposes only and no action is required on your city's part.

Should you have any questions, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Chris Felan".

Chris Felan  
Vice President, Rates and Regulatory Affairs  
Atmos Energy, Mid-Tex Division

Attachment



ATMOS ENERGY CORPORATION  
MID-TEX DIVISION  
STATEMENT OF RIDER GCR  
**August, 2022**  
PREPARED IN ACCORDANCE WITH  
GAS UTILITIES DOCKET NO. 10170

**Part (a) - Mid-Tex Commodity Costs**

Line	(a)	(b)			
1	Estimated Gas Cost per Unit:	\$0.82771			
2	Estimated City Gate Deliveries:	47,965,230			
3	Estimated Gas Cost:	\$39,701,301			
4	Lost and Unaccounted For Gas %	2.5932%			
5	Estimated Lost and Unaccounted for Gas	\$1,029,534			
6	Total Estimated City Gate Gas Cost:	\$40,730,835			
7	Estimated Sales Volume:	47,918,640			
8	Estimated Gas Cost Factor - (EGCF)	0.85000			
9	Reconciliation Factor - (RF):	0.00000			
10	Taxes (TXS):	0.00000			
11	Adjustment - (ADJ):	0.00000			
12	Gas Cost Recovery Factor - (GCRF)	0.85000 per Ccf	Btu Factor 0.1024	Per MMBtu \$8.3008	

**Part (b) - Pipeline Services Costs**

Line	(a)	(b)	(c)	(d)	(e)
			Rate R - Residential	Rate C - Commercial	Rate I - Industrial Service Rate T - Transportation <sup>1</sup>
	<u>Fixed Costs</u>				
13	Fixed Costs Allocation Factors [Set by GUD 10170]	100.0000%	64.3027%	30.5476%	5.1497%
14	a. Current Month Fixed Costs of Pipeline Services	\$42,288,087	27,192,382	12,917,996	2,177,709
15	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
16	Net Fixed Costs	\$42,288,087	\$27,192,382	\$12,917,996	\$2,177,709
	<u>Commodity Costs</u>				
17	a. Estimated Commodity Cost of Pipeline Services	(\$2,385,601)	(1,635,915)	(738,547)	(11,139)
18	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
19	Net Commodity Cost of Pipeline Services	(\$2,385,601)	(\$1,635,915)	(\$738,547)	(\$11,139)
20	<b>Total Estimated Pipeline Costs (Line 16 + Line 19)</b>	\$39,902,486	\$25,556,467	\$12,179,449	\$2,166,570
21	Estimated Billed Volumes		66,379,070 Ccf	45,116,640 Ccf	4,849,036 MMBtu
22	Pipeline Cost Factor (PCF) [Line 20 / Line 21]		0.38500 Ccf	0.27000 Ccf	\$0.4468 MMBtu
23	Gas Cost Recovery Factor - (GCRF) [Line 12]		0.85000 Ccf	0.85000 Ccf	\$8.3008 MMBtu
24	<b>Rider GCR</b>		<u>1.23500 Ccf</u>	<u>1.12000 Ccf</u>	<u>Rate I - \$8.7476 MMBtu</u>
25					<u>Rate T - \$0.4468 MMBtu</u>

<sup>1</sup> Industrial Service and Transportation are reported in MMBtu. An MMBtu conversion factor of .1024 is used to convert from Ccf.

2021 - 2022												
ALL AMERICAN DOGS												
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
INCOMING												
IMPOUNDED: DOGS	0	8	6	6	3	9	5	9	12	4		
IMPOUNDED: CATS	2	7	3	1	5	4	10	7	22	22		
TOTALS PER MONTH	2	15	9	7	8	13	15	16	34	26	0	0
YTD TOTAL (260)(REMAINING)	258	243	234	227	219	206	191	175	141	115	115	115
*****												
EMERGENCY CALL OUT: DOG			3			1						
EMERGENCY CALL OUT: CAT												
TOTAL CALL OUTS PER MONTH	0	0	3	0	0	1	0	0	0	0	0	0
*****												
SURRENDER: DOG		3	12	0	1	1	1		9	1		
SURRENDER: CAT												
SURRENDER TOTAL FOR MONTH	0	3	12	0	1	1	1	0	9	1	0	0
*****												
OUTGOING												
ADOPTION: DOG		1	3							3		
ADOPTION :CAT				1	2	2			2	1		
RESCUE PICK UP: DOG												
RESCUE PICK UP: CAT												
OWNER PICK UP: DOG			2	2	1	1	1	4	2	2		
OWNER PICK UP: CAT							1					
RELEASE TO BARN: CAT	1		2		3	2	2	8	16	6		
DIED: DOG												
DIED: CAT												
EUTHANIZED: DOG										1		
EUTHANIZED: CAT	1	4	3			1	2	2	6	5		
TOTAL OUTGOING	2	5	10	3	6	6	0	14	26	18	0	0
*****												