

PLANNING & ZONING COMMISSION

MEETING AGENDA

JULY 10, 2023, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

ACTION ITEMS

1. Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Vape Shop.
2. Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Tattoo Shop.
3. Consideration and possible action on a Preliminary Plat of lots 1-12 Block A, Lots 1-7 Block B, Block C, and Open space lot 5x, 8x, 13x of Lakeside Estates Addition, being 68.028 acres, located in the City of Sanger's ETJ, and generally located on the north side of McReynolds Road approximately 120 feet north east of the intersection of McReynolds Road and FM 455.
4. Consideration and possible action on a Preliminary Plat of lot 1 Block A, of RF & Sons Addition, being 1.102 acres, located in the City of Sanger, and generally located on the south side of Chapman Drive approximately 45 feet west of the intersection of Chapman Drive and Sable Creek Blvd.

FUTURE AGENDA ITEMS

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

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall is readily accessible to the general public at all times and posted on the City of Sanger website on July 6, 202, at 3:00 PM.

/S/Ramie Hammonds
Ramie Hammonds, Director

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: July 10, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Vape Shop.

SUMMARY:

- Per Chapter 14 Zoning, Section 37 Classification of New and Unlisted Uses
- Vape Shop is not listed in the Zoning Classification of Chapter 14 Zoning.
- "B-1" Business District-1 is intended for office facilities, neighborhood shopping facilities, and retail and commercial facilities of service character.
- "B-2" Business District-2 is the most inclusive Business District and includes "B-1" uses, but has an expanded range of services.
- "B-3" Business District-3 is intended to meet the special needs and interests of the historically central commercial area. "B-3" is located downtown.
- Vape Shop is considered an age-restricted business and may not sell to anyone under 21 years of age.
- The Planning & Zoning recommendation will be forwarded to City Council to consider and City Council will pass a resolution for the use.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends the Zoning Classification of "B-2" Business District-2.

ATTACHMENTS:

Chapter 14, Section 37 – Classification of New and Unlisted Uses

"B-1" Zoning regulations

"B-2" Zoning regulations

"B-3" Zoning regulations

Select Language ▼

City of Sanger, TX
Wednesday, June 28, 2023

Exhibit 14A. Zoning Ordinance

SECTION 37. CLASSIFICATION OF NEW AND UNLISTED USES

§ 37.1.

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

1. The building inspector shall refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount, and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.
2. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts, and determine the zoning district or districts within which such use should be permitted.
3. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall by resolution approve the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings.
4. Standards for new and unlisted uses may be interpreted as those of a similar use. When determination of the minimum requirements cannot be readily ascertained, the same process outlined in paragraphs 1, 2, and 3 above shall be followed.

(Ordinance 015-87 of August 3, 1987)

Item 1.

SECTION 22

"B-1" BUSINESS DISTRICT

General Purpose and Description: The "B-1" Business District is intended for office facilities, neighborhood shopping facilities and retail and commercial facilities of a service character. The B-1 District is established to accommodate the daily and frequent needs of the community.

22.1 Use Regulations: A building or premise shall be used only for the following purposes:

1. Banks or savings and loans containing no more than 10,000 square feet of floor space.
2. Clinic, medical or dental containing no more than 10,000 square feet of floor space.
3. Food store with floor space not greater than twenty thousand (20,000) square feet.
4. Furniture and appliance, retail sales containing no more than 20,000 square feet of floor space.
5. Laboratory, medical or dental containing no more than 10,000 square feet of floor space.
6. Lithographic or print shop, retail only.
7. Tool rental (inside only).
8. Other general retail sales of similar nature and character provided that the business establishment is subject to the following conditions, which shall be applicable to all uses in the district:
 - a. The business shall be conducted wholly within an enclosed building;
 - b. Required yards shall not be used for display, sale or storage of merchandise or for the storage of vehicles, equipment, containers or waste material;
 - c. All merchandise shall be sold at retail on the premises; and
 - d. Such use shall not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance.
9. Other uses as listed in [Section 30](#) of this ordinance.

The following specific uses shall be permitted in the B-1 District, when granted in accordance with [Section 31](#):

1. Gasoline service station with associated automobile repair facility with floor space not greater than two thousand five hundred (2500) square feet.
2. Other uses as listed in [Section 30](#) of this ordinance.

22.2 Height Regulations: No building shall exceed one hundred (100) feet in height, except cooling towers, roof gables, chimneys, vent stacks or mechanical equipment rooms, which may project not more than twelve (12) feet beyond maximum building height.

22.3 Area Regulations:

1. Size of Yards:
 - a. Front Yard: Twenty-five (25) feet measured from the front property line. (60) foot front yard.
 - b. Side Yard: Adjacent to a street-twenty-five (25) feet; adjacent to a residential district property line twenty (20) feet; other conditions ten (10) feet.
 - c. Rear Yard: Twenty (20) feet for any building or structure. If an alley is not required, a masonry or wood wall of a minimum height of six (6) feet shall be constructed adjacent to the rear property line to provide a barrier between the adjoining uses.
 - d. Special Side or Rear Yard Requirement; When a nonresidential zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided on the nonresidential property. A masonry or wood wall having a minimum height of six (6) feet above the average grade of the residential property shall be

constructed on the non-residential property adjacent to the common side (or rear) property line.

Item 1.

2. Size of Lot:

- a. Minimum Lot Area: None
 - b. Minimum Lot Width: None
 - c. Minimum Lot Depth: None
3. Lot Coverage: No more than forty percent (40%) of the lot area shall be covered by buildings.

22.4 Parking Regulations: Off-street parking and loading shall be provided as set forth in [Section 32](#).

SECTION 23

"B-2" BUSINESS DISTRICT - 2

General Purpose and Description: The "B-2" Business district is intended to provide a zoning category similar to the "B-1" District, except that additional uses are permitted which are not generally carried on completely within a building or structure, and an expanded range of service and repair uses is permitted.

23.1 Use Regulations: A building or premise shall be used only for the following purposes:

1. Any use permitted in the "B-1" Business District.
2. Building materials sales (no outside storage of lumber, materials or equipment).
3. Lithographic or print shop, retail only.
4. Newspaper or commercial printing.
5. Other uses as listed in [Section 30](#) of this ordinance.

The following specific uses shall be permitted in a B-2 District, when granted in accordance with [Section 31](#):

1. Uses as listed in [Section 30](#) of this ordinance.

23.2 Height Regulations: No building shall exceed one hundred (100) feet in height, except cooling towers, vent stacks or mechanical equipment rooms may project not more than twelve (12) feet beyond maximum building height.

23.3 Area Regulations:

1. Size of Yard

- a. Front Yard: Minimum required setback shall be twenty (20) feet. Accessory uses must be set back a minimum of sixty (60) feet.
- b. Side Yard: Adjacent to a street, twenty-five (25) feet; minimum required--ten (10) feet.
- c. Rear Yard: The minimum rear yard setback shall be twenty (20) feet for any building, or structure. When an alley is not required, a solid masonry or wood wall of a minimum height of six (6) feet shall be constructed adjacent to the rear property line to provide a barrier between the adjoining use.
- d. Special Side or Rear Yard Requirement: When a nonresidentially zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided for on the nonresidential property. A solid masonry or wood wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed adjacent to the common side (or rear) property line.

2. Size of Lot:

- a. Minimum Lot Area: None
- b. Minimum Lot Width: None
- c. Minimum Lot Depth: None

3. Lot Coverage: In no case shall more than fifty percent (50%) of the lot area be covered by buildings.

23.4 Parking Requirements: Off street parking requirements shall be provided in accordance with [Section 32](#).

SECTION 24

"B-3" CENTRAL BUSINESS DISTRICT

General Purpose and Description: The “B-3” district is intended to provide a zoning category to meet the special needs and interests of the historically central commercial area of the community. A variety of commercial uses are permitted although all permitted activities are conducted within a building or structure.

24.1 Use Regulations: A building or premise[s] shall be used only for the following purposes:

1. Uses permitted in the B-1 district.
2. Single-family residential attached and multifamily dwellings.
3. Other uses as listed in [Section 30](#) of this ordinance [exhibit].

24.2 Height Regulations: No building shall exceed thirty-five (35) feet in height, except cooling towers, vent stacks or mechanical equipment rooms may project not more than twelve (12) feet beyond maximum building height.

24.3 Area Regulations:

1. Size of Yard:
 - a. Front Yard: None required.
 - b. Side Yard: None required, except where a B-3 district abuts a residential district in which case a minimum side yard of ten (10) feet shall be provided. The side yard setback from a side street shall be fifteen (15) feet.
 - c. Rear Yard: None required, except where a B-3 district abuts a residential district (whether separated by an alley or not) in which case a minimum back yard of ten (10) feet shall be provided.
2. Size of Lot:
 - a. Minimum Lot Size: None.
 - b. Minimum Lot Width: None.
 - c. Minimum Lot Depth: None.
3. Lot Coverage: The maximum lot coverage by buildings shall be one hundred (100) percent of the lot area.

24.4 Parking Requirements: Off-street parking and loading shall be provided as set forth in [Section 32](#), with the first twenty (20) required off-street parking spaces being subtracted from the total number required.

24.5 Architectural Standards: The exterior design of buildings within the district shall feature the architectural elements identified within Chapter 8 Heritage Preservation of the 2007 Comprehensive Land Use Plan. Existing exterior details shall be preserved whenever possible. New structures shall replicate the style, scale, placement, awnings, and canopies of existing buildings within the same block whenever possible.

(Ordinance 02-04-10 adopted 2/1/10)

24.6 Architectural Review: Applications for a building permit or other required permit for construction work within the district must be reviewed and approved for compliance with the Architectural Standards prior to issuance. A minor project is an alteration that does not remove or conceal the heritage elements. A major project is one that removes or conceals heritage elements, one that adds contrasting elements, and/or a new structure greater than 200 square feet.

The design of minor projects can be approved by the Director of Development Services. Designs which cannot be approved by the Director must be forwarded to the Historic Preservation Commission for consideration. The Director can forward a proposed design to the Historic Preservation Commission for any reason.

Major projects must be reviewed by the Planning and Zoning Commission, and approved prior to issuance of a building permit. The Commission shall also review minor projects forwarded by the Director of Development Services. The Commission can make a finding of conformance with Architectural Standards and approve the design for issuance of a permit. Denial of a proposed design for lack of conformance with the Architectural Standards may be appealed by the applicant to the City Council.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: July 10, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Tattoo Shop.

SUMMARY:

- Per Chapter 14 Zoning, Section 37 Classification of New and Unlisted Uses
- Tattoo Shop is not listed in the Zoning Classification of Chapter 14 Zoning.
- "B-1" Business District-1 is intended for office facilities, neighborhood shopping facilities, and retail and commercial facilities of service character.
- "B-2" Business District-2 is the most inclusive Business District and includes "B-1" uses, but has an expanded range of services.
- "B-3" Business District-3 is intended to meet the special needs and interests of the historically central commercial area. "B-3" is located downtown.
- Tattoo Shop is considered an age-restricted business and may not serve anyone under 18 years of age.
- The Planning & Zoning recommendation will be forwarded to City Council to consider and City Council will pass a resolution for the use.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends the Zoning Classification of "B-2" Business District-2.

ATTACHMENTS:

Chapter 14, Section 37 – Classification of New and Unlisted Uses

"B-1" Zoning regulations

"B-2" Zoning regulations

"B-3" Zoning regulations

Select Language ▼

City of Sanger, TX
Wednesday, June 28, 2023

Exhibit 14A. Zoning Ordinance

SECTION 37. CLASSIFICATION OF NEW AND UNLISTED USES

§ 37.1.

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2. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts, and determine the zoning district or districts within which such use should be permitted.
3. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall by resolution approve the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings.
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(Ordinance 015-87 of August 3, 1987)

Item 2.

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3. Food store with floor space not greater than twenty thousand (20,000) square feet.
4. Furniture and appliance, retail sales containing no more than 20,000 square feet of floor space.
5. Laboratory, medical or dental containing no more than 10,000 square feet of floor space.
6. Lithographic or print shop, retail only.
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8. Other general retail sales of similar nature and character provided that the business establishment is subject to the following conditions, which shall be applicable to all uses in the district:
 - a. The business shall be conducted wholly within an enclosed building;
 - b. Required yards shall not be used for display, sale or storage of merchandise or for the storage of vehicles, equipment, containers or waste material;
 - c. All merchandise shall be sold at retail on the premises; and
 - d. Such use shall not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance.
9. Other uses as listed in [Section 30](#) of this ordinance.

The following specific uses shall be permitted in the B-1 District, when granted in accordance with [Section 31](#):

1. Gasoline service station with associated automobile repair facility with floor space not greater than two thousand five hundred (2500) square feet.
2. Other uses as listed in [Section 30](#) of this ordinance.

22.2 Height Regulations: No building shall exceed one hundred (100) feet in height, except cooling towers, roof gables, chimneys, vent stacks or mechanical equipment rooms, which may project not more than twelve (12) feet beyond maximum building height.

22.3 Area Regulations:

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constructed on the non-residential property adjacent to the common side (or rear) property line.

Item 2.

2. Size of Lot:

- a. Minimum Lot Area: None
 - b. Minimum Lot Width: None
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3. Lot Coverage: No more than forty percent (40%) of the lot area shall be covered by buildings.

22.4 Parking Regulations: Off-street parking and loading shall be provided as set forth in [Section 32](#).

SECTION 23

"B-2" BUSINESS DISTRICT - 2

General Purpose and Description: The "B-2" Business district is intended to provide a zoning category similar to the "B-1" District, except that additional uses are permitted which are not generally carried on completely within a building or structure, and an expanded range of service and repair uses is permitted.

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(Ordinance 02-04-10 adopted 2/1/10)

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: July 10, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Preliminary Plat of lots 1-12 Block A, Lots 1-7 Block B, Block C, and Open space lot 5x, 8x, 13x of Lakeside Estates Addition, being 68.028 acres, located in the City of Sanger's ETJ, and generally located on the north side of McReynolds Road approximately 120 feet north east of the intersection of McReynolds Road and FM 455.

SUMMARY:

- The applicant is proposing to create 23 single-family lots and 3 open-space lots.
- The lots will range in size from 2.0 acres to 3.08 acres.
- The properties will be served with on-site septic and a well for water.
- There is one existing house currently located on the site.
- The property is located in the City of Sanger ETJ.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent
Planning review comments
Denton County comments

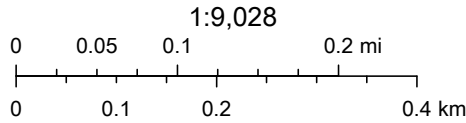
Denton CAD Web Map

Item 3.



7/6/2023, 11:42:59 AM

- Parcels
- Roads



P R E L I M I N A R Y
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
JEREMY B. NELSON
P.E.# 138740
DATE: 6/05/2023

AUSTIN LANDS,
LLC

803 W SOUTHLAKE BLVD, SUITE 100
SOUTHLAKE, TX 76092
312-206-8673

LAKESIDE ESTATES
TRACTS 1 & 2
(68.0 AC.)
C. MANCHACA SURVEY
ABS. NO. 790
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS

REV. DATE. DESCRIPTION:



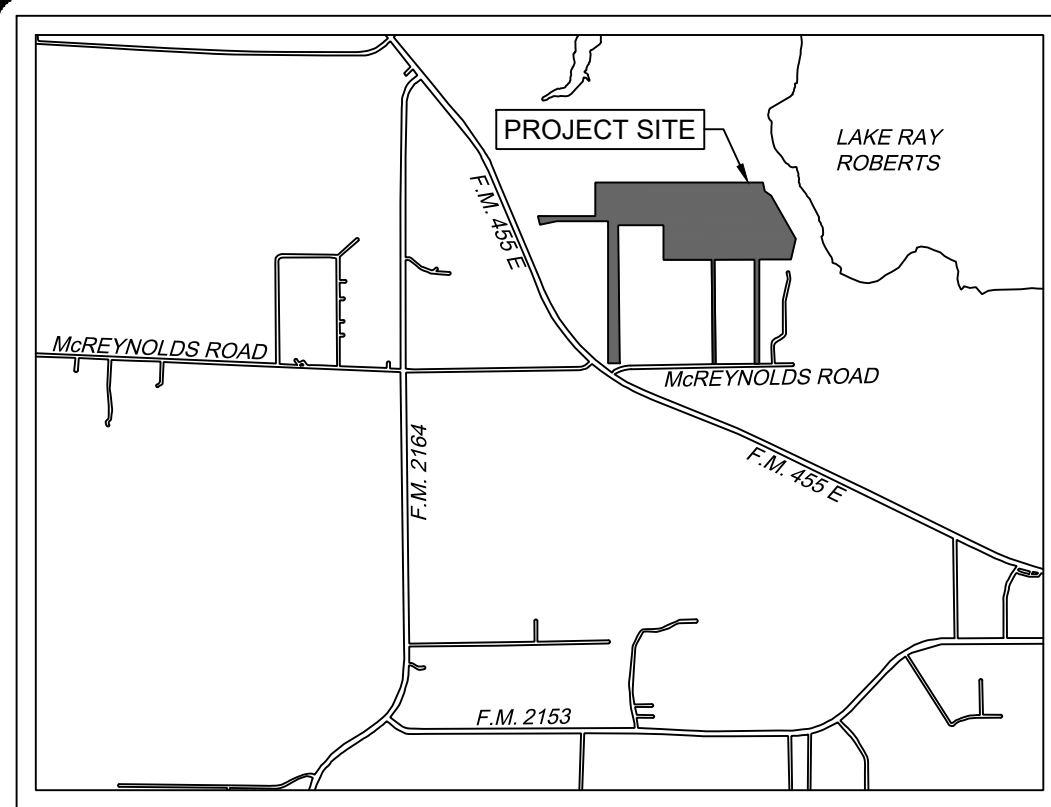
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: SR322002
ISSUE DATE: 6/05/2023

PRELIMINARY
PLAT

SHEET:

SHEET 1 OF 2



VICINITY MAP

N.T.S.

T POST BEARS
N26°W 3.70'
11" HACKBERRY
FENCE CORNER
BEARS S25°W 0.70'
1/2" REBAR
(ILLEGIBLE)
1/2" REBAR

LEGEND

DRAINAGE & UTILITY EASEMENT	D.U.E.
BUILDING SETBACK LINE	
EASEMENT LINE	
PROPOSED FIRE HYDRANT	FH
PROPOSED FIRE PROTECTION PUMP / TANK	
EXISTING CONTOUR	
EXISTING MAJOR CONTOUR	500
PROPERTY BOUNDARY	

NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.

PRELIMINARY PLAT LAKESIDE ESTATES

LOTS 1-12, BLOCK A, LOTS 1-4, BLOCK B, LOTS 1-7, BLOCK C,
OPEN SPACE LOTS 5X, 8X, 13X
23 SINGLE FAMILY LOTS BEING TRACT OF LAND
IN THE C. MANCHACA SURVEY, ABSTRACT NO. 790, IN DENTON COUNTY, TEXAS
AUSTIN LANDS, LLC
OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
AN ADDITION TO DENTON COUNTY, TEXAS
BEING 68.028 ACRES
GROSS 68.028 ACRES
NET 59.958 ACRES
DATE OF PREPARATION: 06/05/2023

ENGINEER:
KIRKMAN ENGINEERING
JEREMY NELSON
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
817-488-4950
JEREMY.NELSON@TRUSTKE.COM

SURVEYOR:
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III, RPLS #6737
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
817-864-1957
JACK@BCSDFW.COM

OWNER/DEVELOPER:
AUSTIN LANDS, LLC
803 W SOUTHLAKE BLVD, SUITE 100
SOUTHLAKE, TX 76092
RAMESH RAAVI
312-206-8673
RAMESH@SR3SYSTEMS.COM

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY:

The following certificates shall be placed on the preliminary plat by the
subdivider: Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date

DHALIHAL
PARTNERS, LTD.
DOC.# 2009-95156
O.P.R.D.C.T.

MCREYNOLDS ROAD
(VARIABLE WIDTH ROW AS SHOWN ON CAB.
X, SLIDE 959, P.R.D.C.T.)



GRAPHIC SCALE

0 150 300 FEET
SCALE: 1" = 150'

AUSTIN LANDS
LLC

LAKEVIEW ESTATES
TRACTS 1 & 2
(68.0 AC.)
C. MANCHACA SURVEY
ABS. NO. 790
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS

The logo for Kirkman Engineering features a large, stylized 'KE' in blue and grey, with the word 'kirkman' in blue lowercase letters and 'ENGINEERING' in grey uppercase letters below it.

ISSUE DATE: 6/05/2023

SHEET 2 OF 2

SHEET 2 OF 2

DATE OF PREPARATION: 06/05/2023

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
ROW DEDICATION	ROW DEDICATION	351516.62	8.07



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

SUBDIVISION APPLICATION

☒

Preliminary
Plat Minor
Plat

☐

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: Jeremy B. Nelson, PE	Name: Ramesh Raavi
Company: Kirkman Engineering, LLC	Company: Austin Lands, LLC
Address: 5200 State Highway 121	Address 803 W. Southlake Blvd. Suite 100
City, State, Zip: Colleyville, TX 76034	City, State, Zip: Southlake, TX 76092
Phone 817-488-4960	Phone: 312-206-8673
Fax: N/A	Fax: N/A
Email: jeremy.nelson@trustke.com	Email: ramesh@sr3systems.com

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: 04 / 03 / 2023)
<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 development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): _____



Owner's Signature

5/30/2023

Date



Applicant's Signature

06/05/2023

Date

Office Use: Reviewed by Director of Development Services / /



Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
PH 817.488.4960

Ramie Hammonds
Director/Building Official
City of Sanger Development Services
201 Bolivar Street
Sanger, TX 76266

June 5, 2023

RE: Lakeside Estates Preliminary Plat Letter of Intent

Dear Mr. Hammonds,

Please let this document serve as the letter of intent for the Lakeside Estates preliminary plat submittal. The proposed development is located on a 68.028-acre tract of land near the intersection of F.M. 455 and McReynolds Road and comprises of 23 single family lots along with 3 open space lots. The tract of land is situated in the C. Manchaca Survey, Abstract #790 Denton County, Texas. The subdivider of this development is Austin Lands, LLC located at 803 W Southlake Boulevard, Suite 100, Southlake, Texas 76092. Kirkman Engineering will serve as the designated point of contact for future correspondence. We request that the preliminary plat be reviewed and considered by the appropriate approval body.

Thank you,

Jeremy Nelson, P.E.
Jeremy.nelson@trustke.com
(817)488-4960



DATE: 06/27/2023

1st REVIEW COMMENTS – Preliminary Plat (Lakeside Estates)

The request is for a Preliminary Plat of Lakeside Estates, being approximately 68.028 acres in the A0790A C. MANCHACA, TR 5A, 6A, and 7A, prepared by Kirkman Engineering, LLC submitted on 06/14/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. 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.
2. In title block list total number of lots and HOA/Open Space Lots.
3. In title block list ROW acreage, if dedicated.
4. Show the location, widths, and names of all existing or platted streets or other public areas, parks, railroads, right-of-way, easement, and other important features such as abstract lines, political subdivision or corporation lines, school district boundaries.
5. Show existing sewer main, water mains, drainage culverts, or other underground structures with the tract and immediately adjacent thereto with pipe sizes, grades, locations, and dimensions indicated
6. Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas with relatively flat terrain, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
7. Show the layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys, and easements.
8. The acreage or square foot of right-of-way dedicated should be shown on the plat, including corner clips and deceleration/turn lanes.
9. Show all parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
10. Show the UPSP Postmaster-approved location of cluster mailboxes.
11. In table show square footage of total building footprint and of each land use (if known).
12. In table show the required and provided total landscaped area and front yard landscaped area.
13. Show the existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet about the 100-year elevation) of all lots adjacent to the floodplain. If the site does not contain a floodplain, note that: "No



100-year floodplain exists on the site.” A Floodplain reclamation study will be required with the final plat.

Informational Comments

1. The property is within the City of Sanger’s ETJ.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, July 10, 2023, and the City Council meeting on Monday, August 7, 2023.



Denton County
Development Services

3900 Morse Street, 2nd Floor – Denton, Texas 76208
940.349.2990 phone – 940.349.2991 fax
www.dentoncounty.gov



Item 3.

To: Ramie Hammonds – City of Sanger
From: Gary W. Cook, CFM – Senior Development Coordinator
Re: Lakeside Estates – Preliminary Plat
Date: July 3, 2023

Denton County Development Services has the reviewed plat prepared by Barton Chapa Surveying, LLC, for the Lakeside Estates – Preliminary Plat. The following comments should be addressed:

- Add NAD'83 @ POB
- Add floodplain to plat
- Add the following standard notes:
 - Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department."
 - All utility providers' names, addresses and phone numbers or will serve letters.
 - All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
 - No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies showing the development will not increase the Base Flood Elevation (BFE) more than one foot in the floodplain or in the floodway no rise in the Base Flood Elevation (BFE) will result; that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two-foot above the 100-year flood elevation.
 - Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
 - Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
- Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- Add the following Lake Ray Roberts Planning and Zoning requirements:
 - For those properties located within the **Lake Ray Roberts Planning and Zoning Jurisdiction**, the following note must be added: "These properties are located within the Lake ray Roberts Land Use Ordinance jurisdiction and are subject to the ordinance. This property is zoned R-2." All setbacks must be shown on the plat.
 1. Minimum Lot Area – 2 acres
 2. Minimum Lot Width – 125 feet
 3. Minimum Lot Depth – 100 feet
 4. Minimum Front Yard – 30 feet
 5. Minimum Side Yard – 15 feet (minimum side yard at corner – 20 feet)
 6. Minimum Rear Yard – 30 feet
 7. Maximum Height – 35 feet
 8. Maximum Coverage – 20 percent
- **Comments from Fire Division:** Fire has concerns regarding dead end streets with no complying turn-a-rounds on the east and west streets. Either, Fire Code complying turn-a-rounds or continue roadways to McReynolds Road.

Should you have any questions, please give us a call at 940-349-2990.

Regards,



Gary W. Cook, CFM
 Senior Development Coordinator
 Denton County Development Services
gary.cook@dentoncounty.gov



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: July 10, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Preliminary Plat of lot 1 Block A, of RF & Sons Addition, being 1.102 acres, located in the City of Sanger, and generally located on the south side of Chapman Drive approximately 45 feet west of the intersection of Chapman Drive and Sable Creek Blvd.

SUMMARY:

- The applicant is proposing to create 1 commercial lot.
- The lot will be developed for a gas station site.
- The site is zoned B-2 which allows gas stations.
- The site would be served by the City of Sanger Water, Sewer, and Electric.
- The property is located in the City of Sanger.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

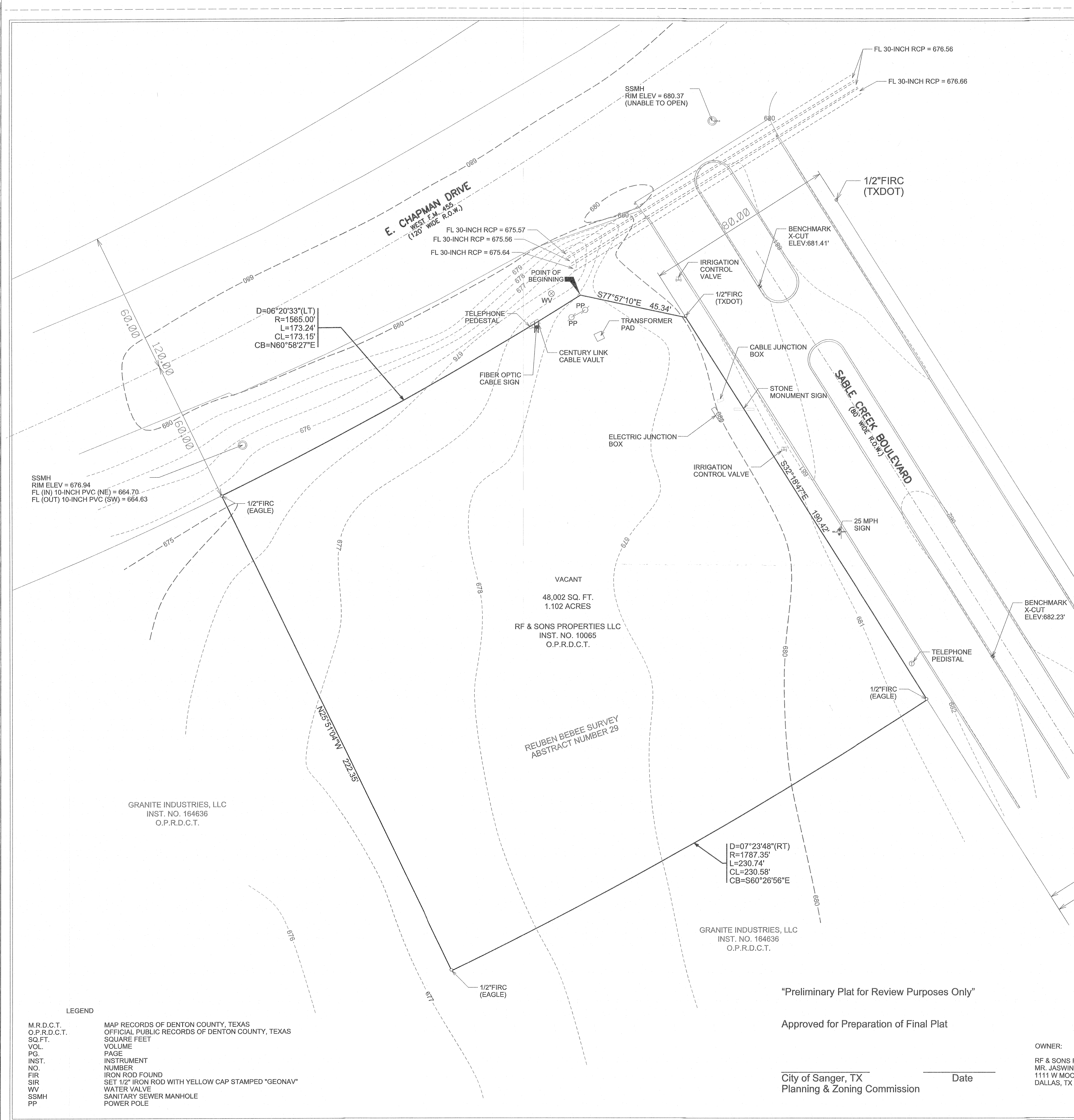
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

Location Map
 Preliminary Plat
 Application
 Letter of Intent
 Proposed Site Plan
 Proposed Floor Plan
 Planning review comments
 Engineering comments



SURVEYOR'S NOTES:

- Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- This survey was prepared without the benefit of a Title Commitment
- Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 48121C0210G, dated April 18, 2011.
- No 100-year floodplain exists on the site.
- The purpose of this plat is to create a single lot for commercial development.

Surveyor's Certificate:

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.

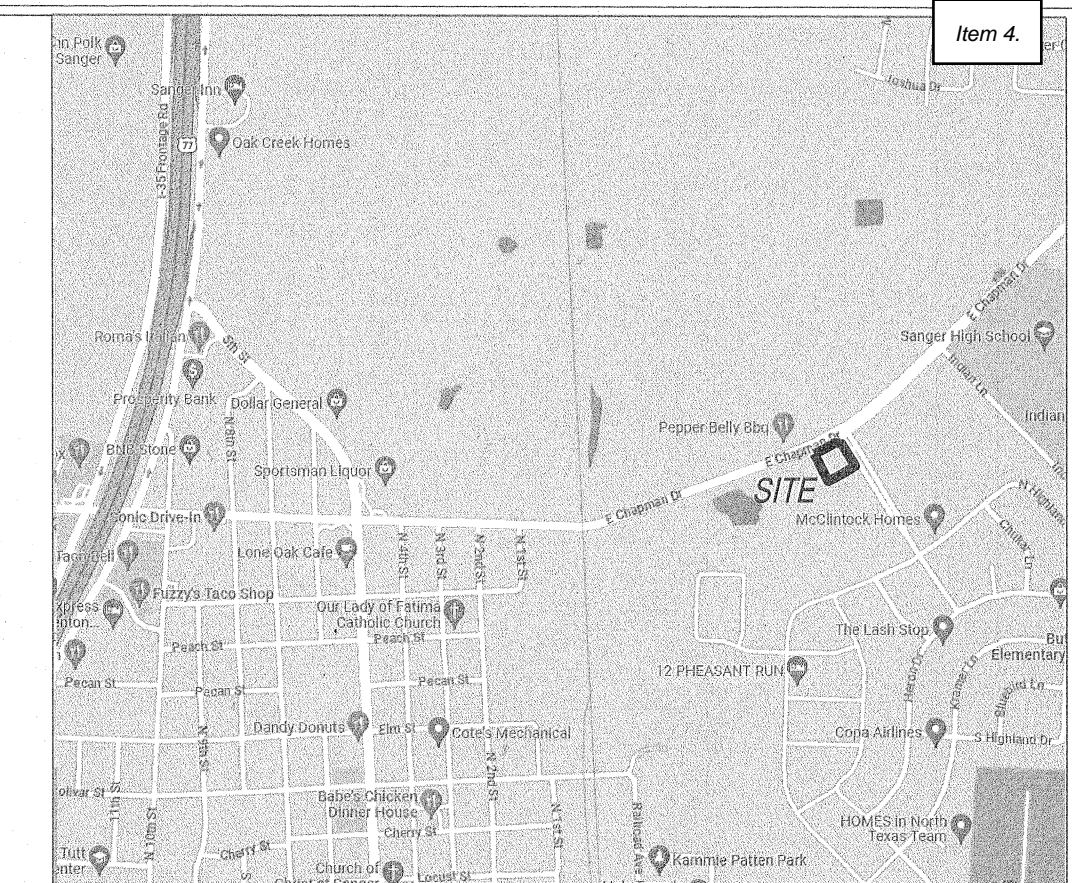
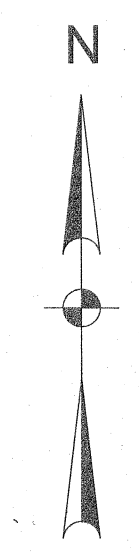
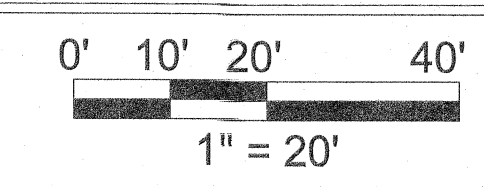
Joel C. Howard
Registered Public Land Surveyor Texas R.P.L.S. No. 6267

State of Texas §
County of Denton §

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

Given under my hand and seal of office this ____ day of ____, 20 ____.

Notary Public in and for the State of Texas
Type or Print Notary's Name: _____
My Commission Expires: _____



VICINITY MAP
NOT TO SCALE

Owners 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:

WHEREAS R.F. & Sons Properties, LLC are the owners of a 1.102 acre tract of land located in the REUBEN BEBEE SURVEY, ABSTRACT NO. 29, City of Sanger, Denton County, Texas, and being part of the same tract of land described in deed to R.F. & Sons Properties, LLC., recorded in Instrument No. 10065, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point at the west end of a corner clip at the intersection of the southeast right-of-way line of F.M. 455 (120' wide right-of-way) and the southwest right-of-way line of Sable Creek Boulevard (80' right-of-way), for a corner;

THENCE South 77 degrees 57 minutes 10 seconds East, along the south line of said corner clip and on the north line of said R.F. & Sons Properties, LLC tract, a distance of 45.34 feet to a 1/2-inch iron rod found with cap stamped (TXDOT) at the southeast corner of said corner clip, for a corner;

THENCE South 32 degrees 18 minutes 47 seconds East, along the east line of said R.F. & Sons Properties, LLC tract, and the southwest right-of-way line of said Sable Creek Boulevard (80' wide right-of-way) a distance of 190.42 feet to a 1/2-inch iron rod found with cap stamped "Eagle" at the east corner of said R.F. & Sons Properties, LLC tract and on the northeast corner of a tract of land described in a deed to Granite Industries, LLC as recorded in Instrument No. 164636, (O.P.R.D.C.T.) and being the beginning of a curve to the right having a radius of 1787.35 feet and a chord bearing and distance of South 60 degrees 26 minutes 56 seconds East, a distance of 230.58 feet;

THENCE along the south line of said R.F. & Sons Properties, LLC tract and the north line of said Granite Industries, LLC tract and along said curve to the right having a delta of 07 degrees 23 minutes 48 seconds and an arc length of 230.74 feet, to a point for corner;

THENCE North 25 degrees 51 minutes 04 seconds West, along the southwest line of said R.F. & Sons Properties, LLC tract and the north line of said Granite Industries, LLC tract, a distance of 222.35 feet to a 1/2-inch iron rod found with cap stamped "Eagle" at the west corner of said R.F. & Sons Properties, LLC tract and on the southeast right-of-way line of said F.M. 455, and being in a curve to the left having a radius of 1565.00 feet and a chord bearing and distance of North 60 degrees 58 minutes 27 seconds East, a distance of 173.15 feet;

THENCE along the north line of said R.F. & Sons Properties, LLC tract and on the southeast right-of-way line of said F.M. 455 and along said curve to the left having a delta of 06 degrees 20 minutes 33 seconds and an arc length of 173.24 feet to the POINT OF BEGINNING AND CONTAINING 48,002 square feet, 1.102 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Mr. Jaswinder Randhawa acting herein by and through as the duly authorized officer for RF & Sons Properties, LLC, does hereby adopt this plat designating the hereinabove described property as the RF & Sons Addition, Lot 1, Block A, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this ____ day of ____, 20 ____.

Mr. Jaswinder Randhawa, Owner

RF & Sons Properties, LLC

State of Texas §
County of Denton §

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

Given under my hand and seal of office this ____ day of ____, 20 ____.

Notary Public in and for the State of Texas
Type or Print Notary's Name: _____
My Commission Expires: _____

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=20' (972) 243-2409 PROJECT NUMBER: 3062
TBPLS FIRM NO. 10194205
EMAIL: CHRIS.HOWARD@GEO-NAV.COM

DATED: MAY 25, 2023 DRAWN BY: LEO

PRELIMINARY PLAT
LOT 1, BLOCK A
RF & SONS ADDITION
1.102 ACRES
(48,002 SQ.FT.)
IN
REUBEN BEBEE SURVEY,
ABSTRACT NO. 29
CITY OF SANGER,
DENTON COUNTY, TEXAS
(1 LOT)

"Preliminary Plat for Review Purposes Only"

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date _____

OWNER:
RF & SONS PROPERTIES LLC
MR. JASWINDER RANDHAWA
1111 W MOCKINGBIRD LN
DALLAS, TX 75247-5007

LEGEND	
M.R.D.C.T.	MAP RECORDS OF DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
SQ.FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
FIR	IRON ROD FOUND
SIR	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
WV	WATER VALVE
SSMH	SANITARY SEWER MANHOLE
PP	POWER POLE



DEVELOPMENT SERVICES

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

SUBDIVISION APPLICATION

☒ Preliminary
☒ Plat Minor
☐ Plat

☐ Final
☐ Plat/Replat
☐ Amended Plat

☐ Vacating Plat
☐ Conveyance
☐ Plat

Applicant

Owner (if different from applicant)

Name:	Mr Khalid Mahmood / <u>JOEL C. HOWARD</u>	Name:	Mr Jaswinder Randhawa
Company:	IBC Construction LLC / <u>GEONAV, LLC</u>	Company:	RF & Sons Properties LLC
Address:	555 Republic Dr Suite 312 / <u>3410 M. WILSON PL</u>	Address:	FM 455 and Sable Creek Road
City, State, Zip:	Plano, TX, 75074 / <u>SUITE 110, CANTON</u>	City, State, Zip:	Sanger, Texas 76262
Phone:	4696625248 / <u>972-243-2409 75074</u>	Phone:	979 451 1071
Fax:		Fax:	
Email:	info@ibc-constructions.com / <u>chris.howard@geonav.com</u>	Email:	rfpetroleum07@gmail.com

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): _____

Owner's Signature

5/23/2023

Date

Applicant's Signature

5/23/2023

Date

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

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

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020

June 14, 2023

ATTN:
City of Sanger, Texas

Re: Letter of Intent for Platting at intersection of E Chapman Drive and Sable Creek Drive

GEONAV is pleased to submit this plat for the purpose of creating a lot to develop a gas station location at the project location. We have attached the site topographic survey, the site plans, and the draft plat for your consideration. A review submittal was sent via email on 06/09, but we received no response. FYI.

The site is currently vacant and zoned for commercial use. The owner would like to construct a new gas station at this location.

The owner is:

RF & Sons Properties LLC
Contact: Mr. Jaswinder Randhawa
1111 W. Mockingbird Lane
Dallas, TX 75247-5007
Email: rfpetroleum07@gmail.com
Phone: 979-451-1071

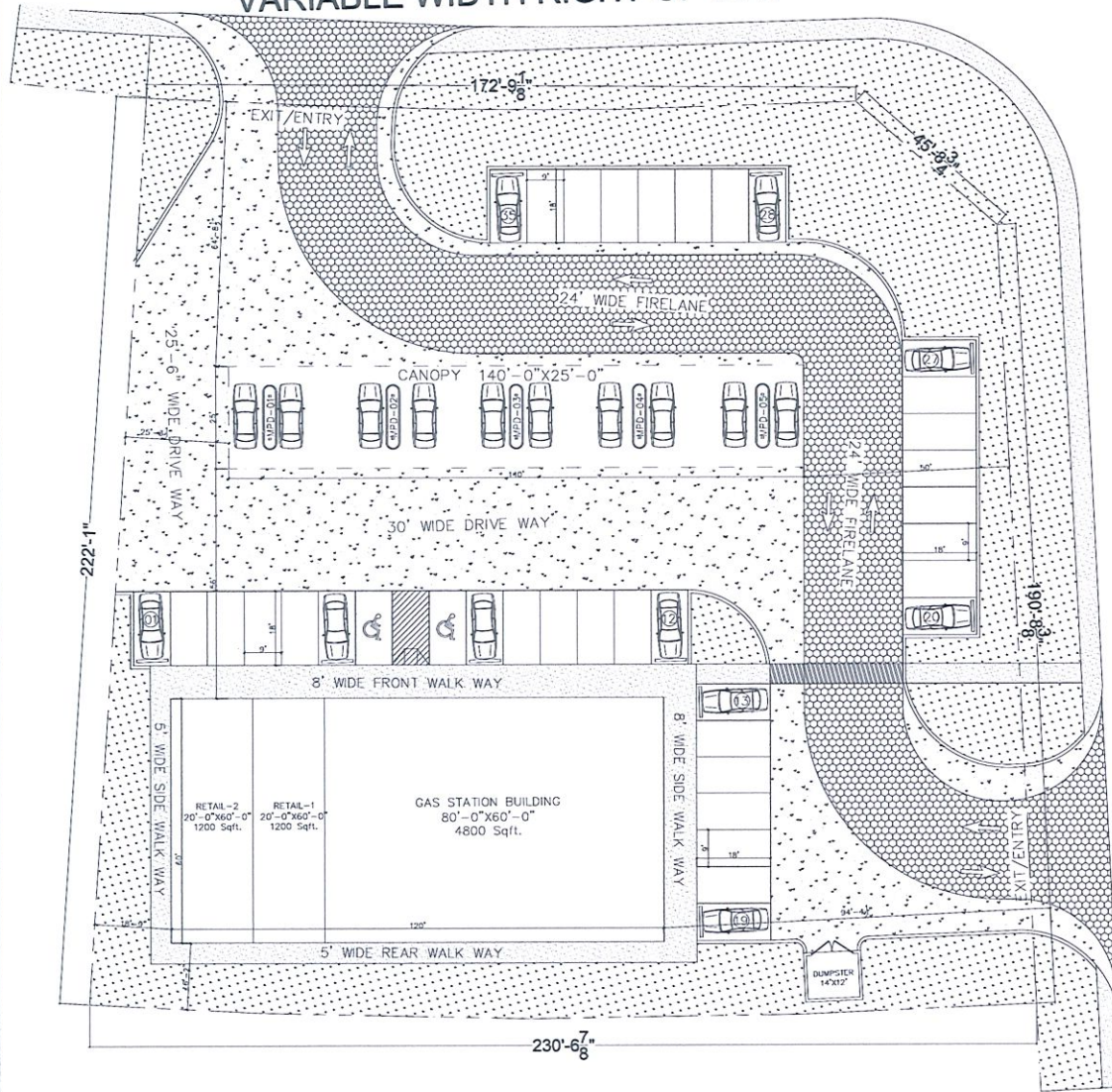
Primary contact will be myself, the surveyor. My contact information is listed below.

Yours very truly,
GEONAV

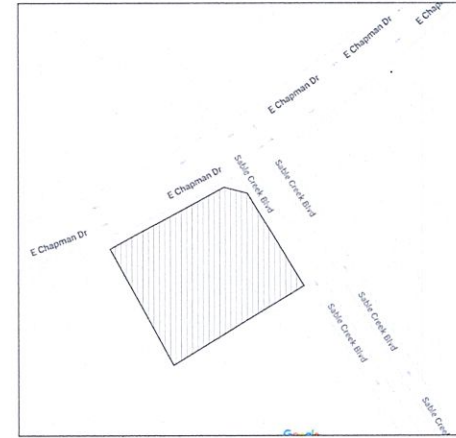


Joel "Chris" Howard
President
3410 Midcourt Rd., Suite 110
Carrollton, Texas 75006
Email: chris.jhoward@geo-nav.com
PH: 972-243-2409

FARM TO MARKET ROAD NO. 455 VARIABLE WIDTH RIGHT OF WAY



80' RIGHT OF WAY CAB. W, PG. 369, P.R.D.C.T.
SABLE CREEK BOULEVARD



VICINITY PLAN

LEGEND

S.NO	NAME	Qty/Area	SYMBOL
01	Total Plot Area	48000.00 Sqft.	
02	Building Area	7200.00 Sqft	
03	6" Thick Concrete	28941.00 Sqft	
04	6" Raised Walk Way pavement	2509.00 Sqft	
05	Green Area	9350.00 Sqft	
06	Car Parking	35	
07	HANDICAP	02	
08	Dispenser	05	

Project:-
GAS STATION

Address:-
FM 455, SANGER,
TX 76266, USA

Owner Name:-
MR. KUMAR MAINALI

Title:-
MASTER PLAN

Sheet:-
A1.1

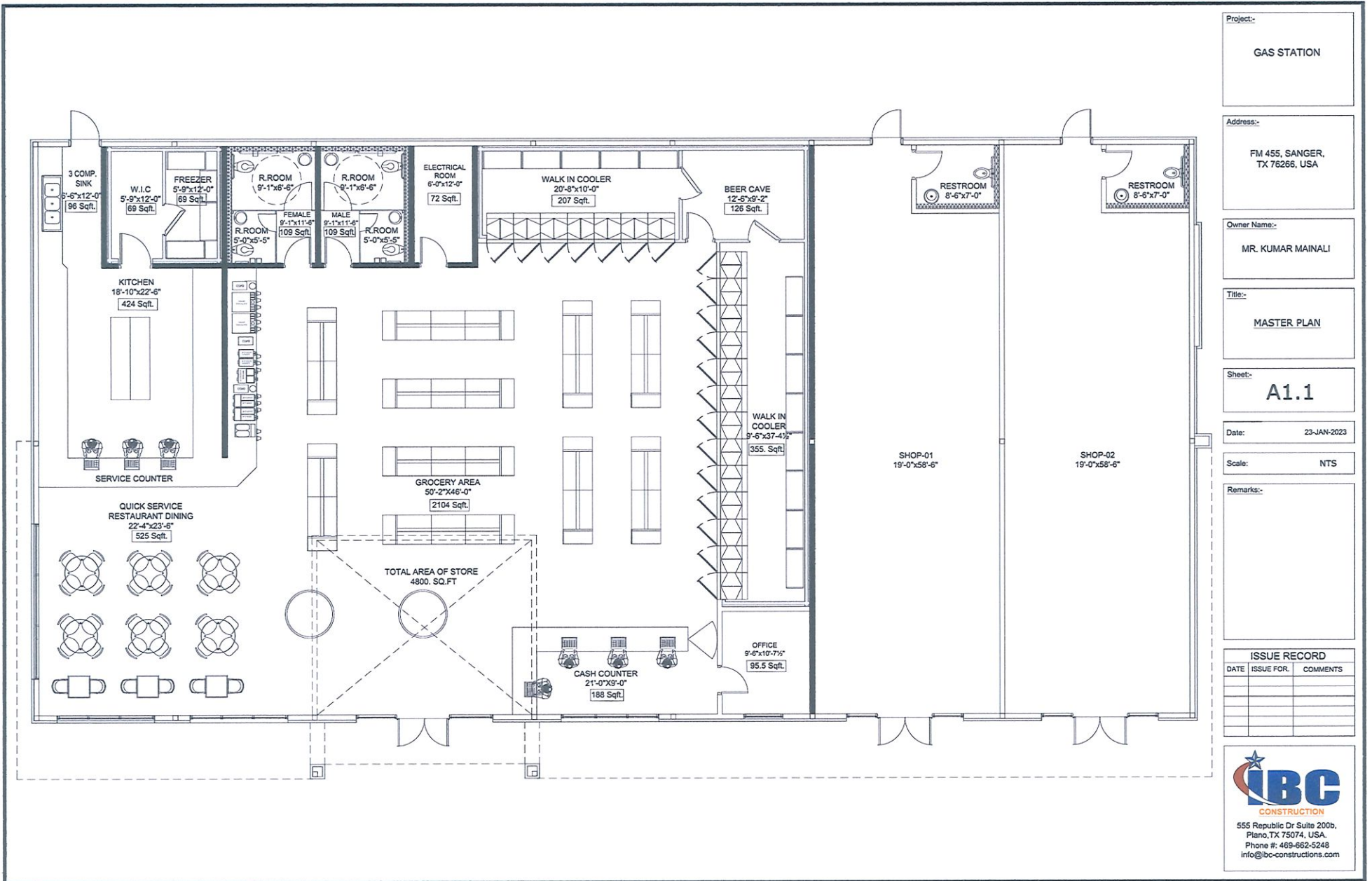
Date: 23-JAN-2023

Scale: NTS

Remarks:-

ISSUE RECORD		
DATE	ISSUE FOR	COMMENTS

IBC
CONSTRUCTION
555 Republic Dr Suite 200b,
Piano, TX 75074, USA.
Phone #: 469-662-5248
info@ibc-constructions.com





DATE: 06/27/2023

1st REVIEW COMMENTS – Preliminary Plat (RF & Sons Addition)

The request is for a Preliminary Plat of RF & Sons Addition, being approximately 1.102 acres in the REUBEN BEBEE SURVEY, ABSTRACT NO. 29, prepared by Geonav Surveying, Mapping, Scanning, submitted on 06/14/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. 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.
2. In title block list ROW acreage, if dedicated.
3. Show existing sewer main, water mains, drainage culverts, or other underground structures with the tract and immediately adjacent thereto with pipe sizes, grades, locations, and dimensions indicated
4. Show location of existing fire hydrants and fire lanes.
5. Show the layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys, and easements.
6. The acreage or square foot of right-of-way dedicated should be shown on the plat, including corner clips and deceleration/turn lanes.
7. Show lot and block numbers (lot numbers are numbers; and block numbers are letters), square footage, and other description according to the real estate records of the city or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
8. Show all parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
9. Show the layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
10. Show proposed building lines with square footage and proposed use.
11. Show proposed parking layout.
12. In table show number of required and provided parking spaces.
13. In table show the required and provided total landscaped area and front yard landscaped area.



Informational Comments

1. The property is within the City of Sanger.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, July 10, 2023, and the City Council meeting on Monday, August 7, 2023.



June 30, 2023
AVO 37449.004

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

Re: 23SANZON-0030 – RF& Sons Addition Preliminary Plat
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for the RF & Sons Addition located at the southwest corner of Sable Creek Boulevard and E. Chapman Drive. The preliminary plat was prepared by Geonav Surveying and is dated May 2023. We are providing the following comments:

General Comments

1. Per City Ordinance 10.104 plans for proposed improvements must be provided. A basic site layout was included with the submission, but it lacked required data. Applicant must at minimum provide preliminary plans addressing paving, drainage, grading, and utilities. City ordinance 10.106 addresses requirements for design of improvements.
2. Preliminary plat must show all required easements for access, drainage, and utilities. 10.104(c)(11)(a), 10.104(c)(14)
3. Please note that contours appear to show existing site runoff being conveyed onto the adjacent property to the west. Per Texas Water Law, no adverse impacts (including runoff increases, velocity increases, erosive conditions, or depth of water increases) will be allowable on neighboring properties. Engineer must provide a drainage plan that addresses increases in runoff due to development in accordance with State Law.
4. Utility plans must show and label all fire hydrant locations. 10.104(c)(11)(h)
5. Parking calculations must be included with the site plan. 10.104(c)(12)(c)
6. Include landscape requirements per zoning and provide a landscape plan that shows adherence to those requirements. 10.104(c)(12)(c)
7. Specify zoning on the plat and show and label required building setback lines. 10.104(c)(11)(g)
8. Provide FEMA FIRM panel ID and revision date on the flood statement for verification.
9. Show locations and sizes for all existing utilities. 10.104(c)(10)(c)
10. City Ordinance requires a 15-foot utility easement along numbered highways (Chapman Drive).



10.106(e)(2)(B)(ii)

11. Update the Legend to include symbols used on the plat in addition to abbreviations. 10.104(c)(6)
12. Note: driveway connection to Chapman Drive will require a TxDOT driveway permit. Coordination with TxDOT regarding permit requirements, submissions, and approval will be the responsibility of the developer.

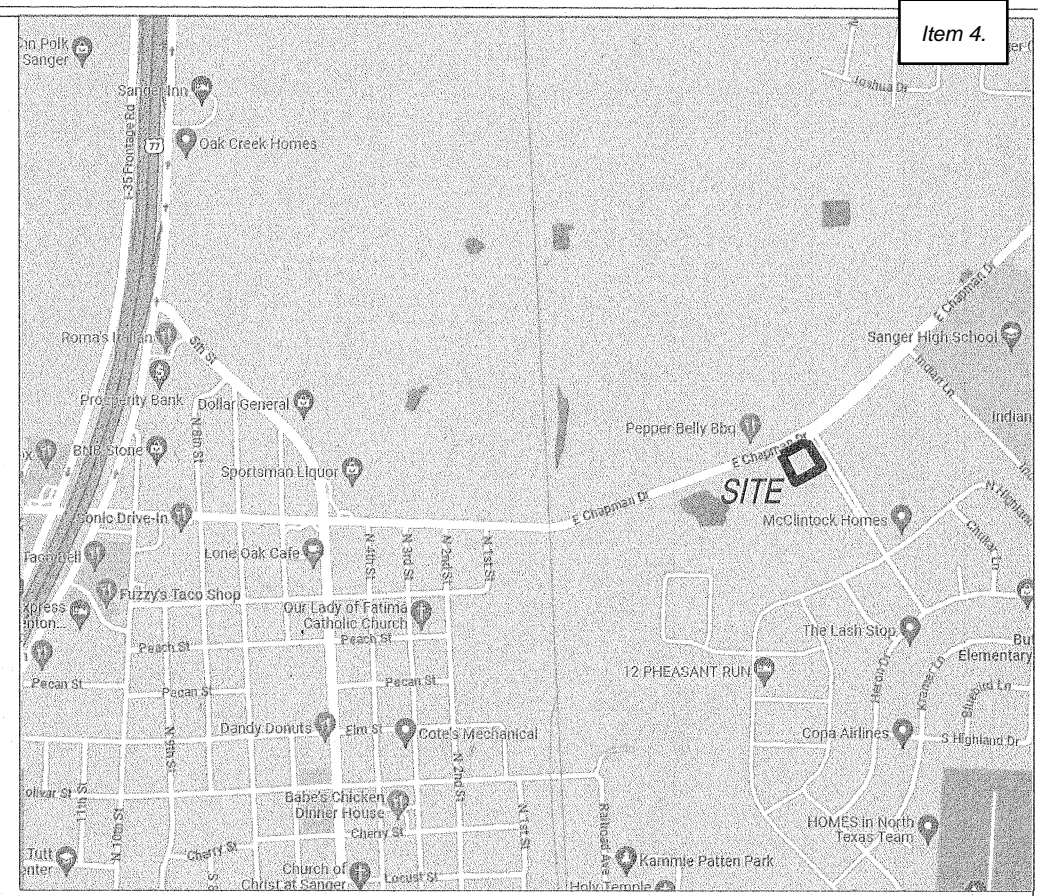
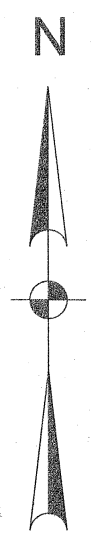
If you have any questions or need additional information, please do not hesitate to call me at (817) 764- 7467.

Sincerely,
Halff
TBPELS Firm No. 312

A handwritten signature in black ink, appearing to read "Leigh A. Hollis".

Leigh A. Hollis, P.E.
Vice President
Operations Manager, Frisco

0' 10' 20' 40'
1" = 20'



Owners 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:

WHEREAS R.F. & Sons Properties, LLC are the owners of a 1.102 acre tract of land located in the REUBEN BEBEE SURVEY, ABSTRACT NO. 29, City of Sanger, Denton County, Texas, and being part of the same tract of land described in deed to R.F. & Sons Properties, LLC, recorded in Instrument No. 10065, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point at the west end of a corner clip at the intersection of the southeast right-of-way line of F.M. 455 (120' wide right-of-way) and the southwest right-of-way line of Sable Creek Boulevard (80' right-of-way), for a corner;

THENCE South 77 degrees 57 minutes 10 seconds East, along the south line of said corner clip and on the north line of said R.F. & Sons Properties, LLC tract, a distance of 45.34 feet to a 1/2-inch iron rod found with cap stamped (TXDOT) at the southeast corner of said corner clip, for a corner;

THENCE South 32 degrees 18 minutes 47 seconds East, along the east line of said R.F. & Sons Properties, LLC tract, and the southwest right-of-way line of said Sable Creek Boulevard (80' wide right-of-way) a distance of 190.42 feet to a 1/2-inch iron rod found with cap stamped "Eagle" at the east corner of said R.F. & Sons Properties, LLC tract and on the northeast corner of a tract of land described in a deed to Granite Industries, LLC as recorded in Instrument No. 164636, (O.P.R.D.C.T.) and being the beginning of a curve to the right having a radius of 1787.35 feet and a chord bearing and distance of South 60 degrees 26 minutes 56 seconds East, a distance of 230.58 feet;

THENCE along the south line of said R.F. & Sons Properties, LLC tract and the north line of said Granite Industries, LLC tract and along said curve to the right having a delta of 07 degrees 23 minutes 48 seconds and an arc length of 230.74 feet, to a point for corner;

THENCE North 25 degrees 51 minutes 04 seconds West, along the southwest line of said R.F. & Sons Properties, LLC tract and the north line of said Granite Industries, LLC tract, a distance of 222.35 feet to a 1/2-inch iron rod found with cap stamped "Eagle" at the west corner of said R.F. & Sons Properties, LLC tract and on the southeast right-of-way line of said F.M. 455, and being in a curve to the left having a radius of 1565.00 feet and a chord bearing and distance of North 60 degrees 58 minutes 27 seconds East, a distance of 173.15 feet;

THENCE along the north line of said R.F. & Sons Properties, LLC tract and on the southeast right-of-way line of said F.M. 455 and along said curve to the left having a delta of 06 degrees 20 minutes 33 seconds and an arc length of 173.24 feet to the POINT OF BEGINNING AND CONTAINING 48,002 square feet, 1.102 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Mr. Jaswinder Randhawa acting herein by and through as the duly authorized officer for RF & Sons Properties, LLC, does hereby adopt this plat designating the hereinabove described property as the RF & Sons Addition, Lot 1, Block A, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this _____ day of _____, 20____.

Mr. Jaswinder Randhawa, Owner

RF & Sons Properties, LLC

State of Texas §
County of Denton §

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

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
Type or Print Notary's Name: _____
My Commission Expires: _____

SURVEYOR'S NOTES:

- Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- This survey was prepared without the benefit of a Title Commitment
- Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 48121C0210G, dated April 18, 2011.
- No 100-year floodplain exists on the site.
- The purpose of this plat is to create a single lot for commercial development.

Surveyor's Certificate:

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.

Joel C. Howard
Registered Public Land Surveyor Texas R.P.L.S. No. 6267

State of Texas §
County of Denton §

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

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
Type or Print Notary's Name: _____
My Commission Expires: _____

Provide plans for development including:

Paving, Grading, Drainage, and Utility. Include on the plat all required easements 10.104(c)(11)(a), 10.104(c)(14) - See 10.106 of the City's Ordinance for design requirements

Please note that contours appear to show existing drainage patterns directing flow to the adjacent property to the west. Per Texas Water Law, no adverse impacts (including runoff increases, velocity increases, or depth of water increases) will be allowable on neighboring properties. A drainage plan will need to be provided showing how site increases will be handled.

Include locations for all proposed and existing fire hydrants 10.104(c)(11)(H)

Include parking calculations 10.104(c)(12)(C)

Include required and provided landscape plans 10.104(c)(12)(d)
Landscaping must meet all requirements for the zoning

"Preliminary Plat for Review Purposes Only"

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date _____

OWNER:

RF & SONS PROPERTIES LLC
MR. JASWINDER RANDHAWA
1111 W MOCKINGBIRD LN
DALLAS, TX 75247-5007

DATED: MAY 25, 2023 DRAWN BY: LEO

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=20' (972) 243-2409 PROJECT NUMBER: 3062
TBPLS FIRM NO. 10194205
EMAIL: CHRIS.HOWARD@GEO-NAV.COM

PRELIMINARY PLAT
LOT 1, BLOCK A
RF & SONS ADDITION
1.102 ACRES
(48,002 SQ.FT.)
IN
REUBEN BEBEE SURVEY,
ABSTRACT NO. 29
CITY OF SANGER,
DENTON COUNTY, TEXAS
(1 LOT)