

CITY COUNCIL

MEETING AGENDA

AUGUST 07, 2023, 6:00 PM

CITY COUNCIL REGULAR MEETING

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



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

DISCUSSION ITEMS

- [1.](#) Presentation of Utility Rate Study.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

CONSENT AGENDA

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

- [2.](#) Consideration and possible action on the minutes from the July 17, 2023, meeting.
- [3.](#) Consideration and possible action on the minutes from the July 24, 2023, meeting.

ACTION ITEMS

4. Consideration and possible action on a Preliminary Plat of Lot 1, Block A of the Glenn Polk Addition, being 9.936 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.
5. Consideration and possible action on a Final Plat of Lot 1, Block A of the Glenn Polk Addition, being 9.936 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.
6. 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.
7. 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.
8. Consideration and possible action on Ordinance 08-15-23 amending the Fee Schedule, Appendix A, Article 4.00 Utility Related Fees, Section 4.306 Water Service Rates, Section 4.307 Sewer Service Rates, and Division 4400 Electric, Section 4.403 Electric Service Rates and reserving Section 4.404 through Section 4.406; providing for the repeal of all ordinances in conflict; providing for a severability clause; and providing a savings clause; authorizing publication; and establishing an effective date.
9. Consideration and possible action on Ordinance 08-16-23 amending the Fee Schedule, Appendix A, Article 4.00 Utility Related Fees, Section 4.101 Utility Reconnection Fees, Section 4.102 Tampering Fee, Section 4.103 Utility Service Fees; providing for the repeal of all ordinances in conflict; providing for a severability clause; and providing a savings clause; authorizing publication; and establishing an effective date.
10. Consideration and possible action on Ordinance 08-17-23 amending the Code of Ordinances, Chapter 13 Utilities, Article 13.1600 Utility Billing Procedures, Section 13.1602 When Bills Become Delinquent, Section 13.1603 Service to Be Discontinued when Delinquent, and Section 13.1606 Waiver of Late Fees and Penalties; providing for the repeal of all ordinances in conflict; providing for a severability clause; and providing a savings clause; authorizing publication; and establishing an effective date.
11. Consideration and possible action on Resolution No.2023-13 to take a record vote adopting the proposed tax rate contained in the City's proposed 2023 budget as the City's proposed 2023 tax rate to be considered for adoption at a public hearing held for that purpose; establishing the date, time, and place for public hearings on the proposed 2023-24 budget and tax rate; and providing for the publication as provided by the Texas Property Tax Code.

FUTURE AGENDA ITEMS

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

EXECUTIVE SESSION

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

Section 551.074. 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 that is readily accessible to the general public at all times and was posted on the City of Sanger website on August 2, 2023, 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.



CITY COUNCIL COMMUNICATION

DATE: August 7, 2023
FROM: Clayton Gray, Finance Director
AGENDA ITEM: Presentation of Utility Rate Study

SUMMARY:

- The City's last utility rate study was prepared in 2017.
- The City engaged NewGen Strategies & Solutions to prepare a new rate study.
- The rate study reviewed the revenue requirements of the City's water, wastewater, and electric systems and calculated user rates to provide the required revenues.
- The five-year study provides calculated user rates through 2028.

FISCAL INFORMATION:

Budgeted: NO

Amount: \$0.00

GL Account:

RECOMMENDED MOTION OR ACTION:

- N/A

ATTACHMENTS:

- Utility rate study



August 2023

WATER, WASTEWATER, AND ELECTRIC FINANCIAL PLANNING AND RATE STUDY RESULTS CITY OF SANGER, TEXAS



INTRODUCTION

- NewGen was retained by the City of Sanger, TX to complete a five (5) year Financial Plan and Rate Study specific to the City's Water, Wastewater, and Electric utilities
- Based on analysis to-date, the project team recommends rate adjustments to all three utilities services

UTILITY COST ALLOCATION METHODOLOGY

Line-Item Description	Allocation Factor
Revenues (non-utility Specific)	Cost of Service
Customer Service Department	Number of Customers
Transfer for PILOT	Cost of Service
Internal Services Fund Transfer	Cost of Service
All other expenses	Utility specific

WATER

KEY ISSUES - WATER

- Revenue under current rates is insufficient to cover expenditures
- Proposed Debt Service
 - Capital Project funding beginning in 2025 – 2029 (see table below)

	2024	2025	2026	2027	2028	2029
Principal Issuances	\$505,607	\$0	\$1,061,462	\$0	\$556,958	\$0
Projected Debt Service P&I	\$0	\$37,203	\$37,203	\$115,308	\$115,308	\$156,290

CAPITAL PROJECTS - WATER

Funding Fiscal Year	Project Description	Estimated Current Cost
2024	Water Distribution System Analysis and Capital Improvements 5-year improvements (Section 6.3)	\$505,607
2025	Water Distribution System Analysis and Capital Improvements 5-year improvements (Section 6.3)	\$505,607
2026	Water Distribution System Analysis and Capital Improvements 5-year improvements (Section 6.3)	\$505,607
2027	Water Distribution System Analysis and Capital Improvements 5-year improvements (Section 6.3)	<u>\$505,607</u>
	TOTAL	\$2,022,429

REVENUE REQUIREMENTS - WATER

CURRENT RATES	2024	2025	2026	2027	2028	2029
Projected Revenue Under Current Rates	\$2,265,864	\$2,330,770	\$2,397,753	\$2,466,880	\$2,538,219	\$2,611,840
Revenue Requirement	<u>\$2,927,820</u>	<u>\$3,030,262</u>	<u>\$3,139,754</u>	<u>\$3,236,293</u>	<u>\$3,316,841</u>	<u>\$3,477,685</u>
Over/Under Recovery	(661,956)	(699,492)	(742,001)	(769,413)	(778,622)	(865,845)
Over/Under Recovery (%)	-29.21%	-30.01%	-30.95%	-31.19%	-30.68%	-33.15%

NewGen reviewed historical and forecasted trends regarding operations and maintenance costs, cash capital outlays, debt service, capital improvements, utility usage, and others as appropriate in development of the annual water revenue requirements.

RESIDENTIAL RATE SCHEDULE - WATER

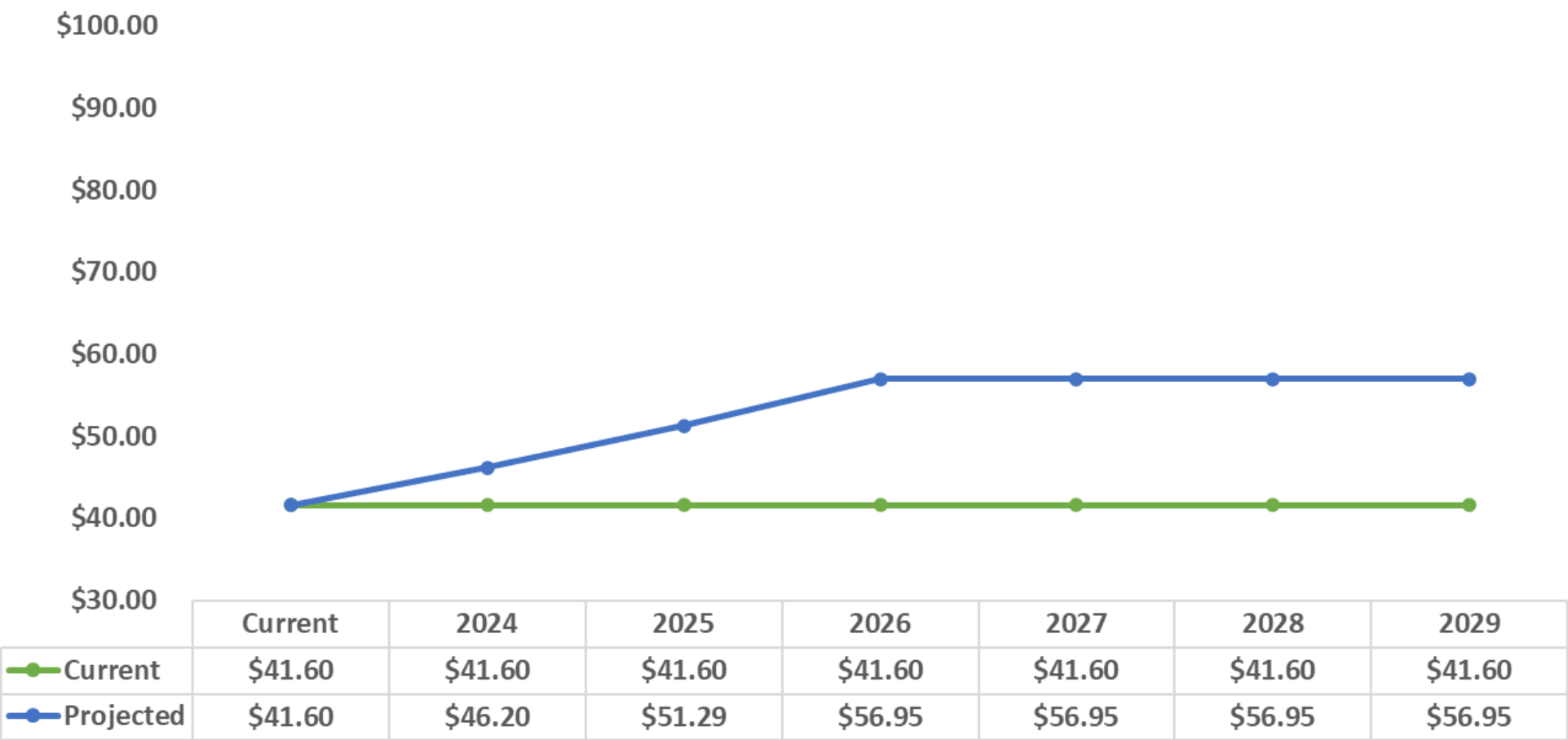
Minimum Charge	Current	2024	2025	2026	2027	2028	2029
All Meter Sizes	\$24.32	\$27.00	\$29.97	\$33.27	\$33.27	\$33.27	\$33.27

Volumetric Charge	Current	2024	2025	2026	2027	2028	2029
1,001 – 4,999 gallons	\$4.32	\$4.80	\$5.33	\$5.92	\$5.92	\$5.92	\$5.92
5,000 – 14,999 gallons	4.75	5.27	5.85	6.49	6.49	6.49	6.49
15,000 – 29,999 gallons	5.93	6.58	7.30	8.10	8.10	8.10	8.10
30,000 + gallons	8.59	9.53	10.58	11.74	11.74	11.74	11.74

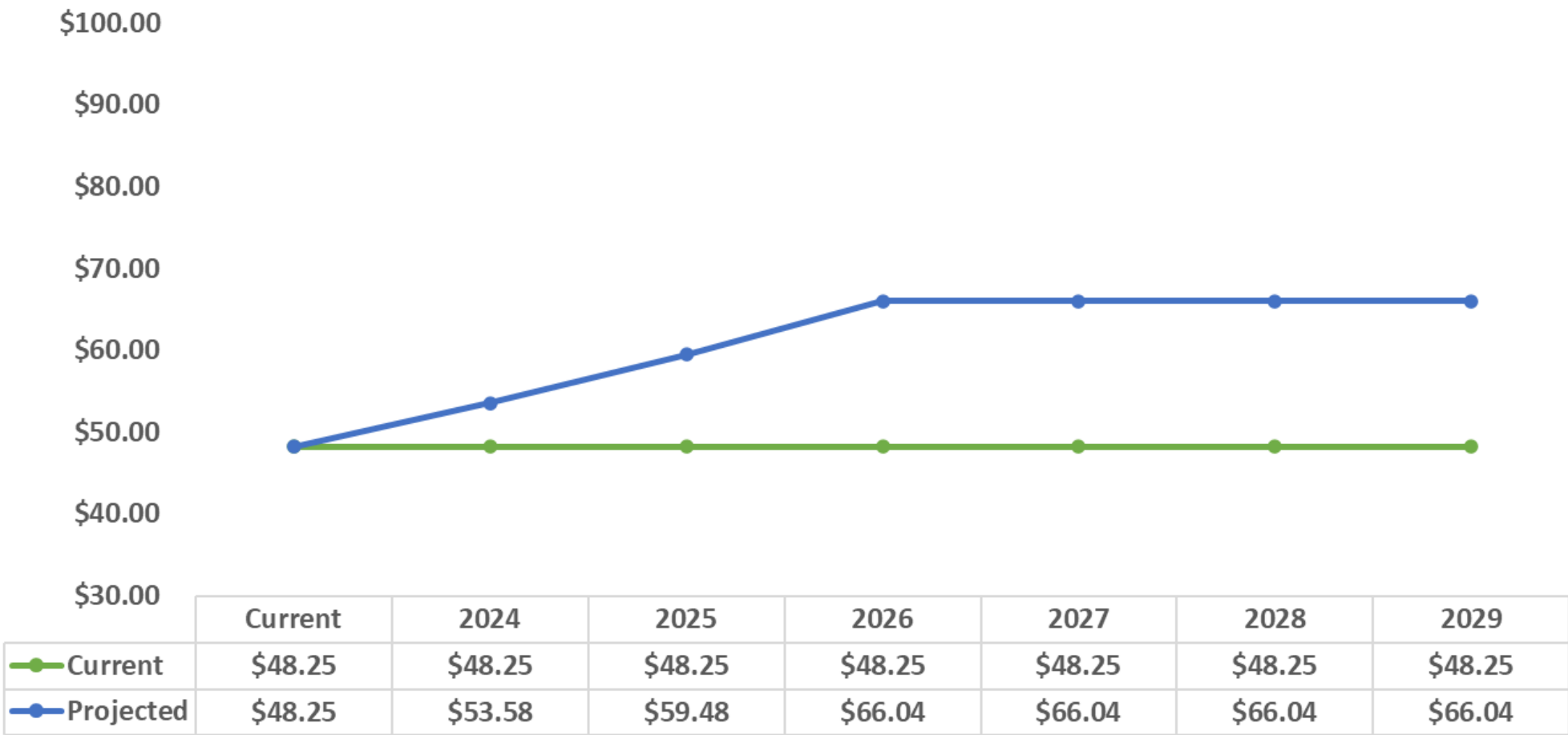
REVENUE REQUIREMENTS – WATER (PROPOSED RATES)

PROPOSED RATES	2024	2025	2026	2027	2028	2029
Projected Revenue Under Proposed Rates	\$2,515,619	\$2,872,567	\$3,280,571	\$3,375,152	\$3,472,759	\$3,573,491
Revenue Requirement	<u>\$2,927,820</u>	<u>\$3,030,262</u>	<u>\$3,139,754</u>	<u>\$3,236,293</u>	<u>\$3,316,841</u>	<u>\$3,477,685</u>
<i>Over/Under Recovery</i>	<i>(412,201)</i>	<i>(157,695)</i>	<i>140,817</i>	<i>138,859</i>	<i>155,918</i>	<i>95,805</i>
<i>Over/Under Recovery (%)</i>	<i>-16.39%</i>	<i>-5.49%</i>	<i>4.29%</i>	<i>4.11%</i>	<i>4.49%</i>	<i>2.68%</i>

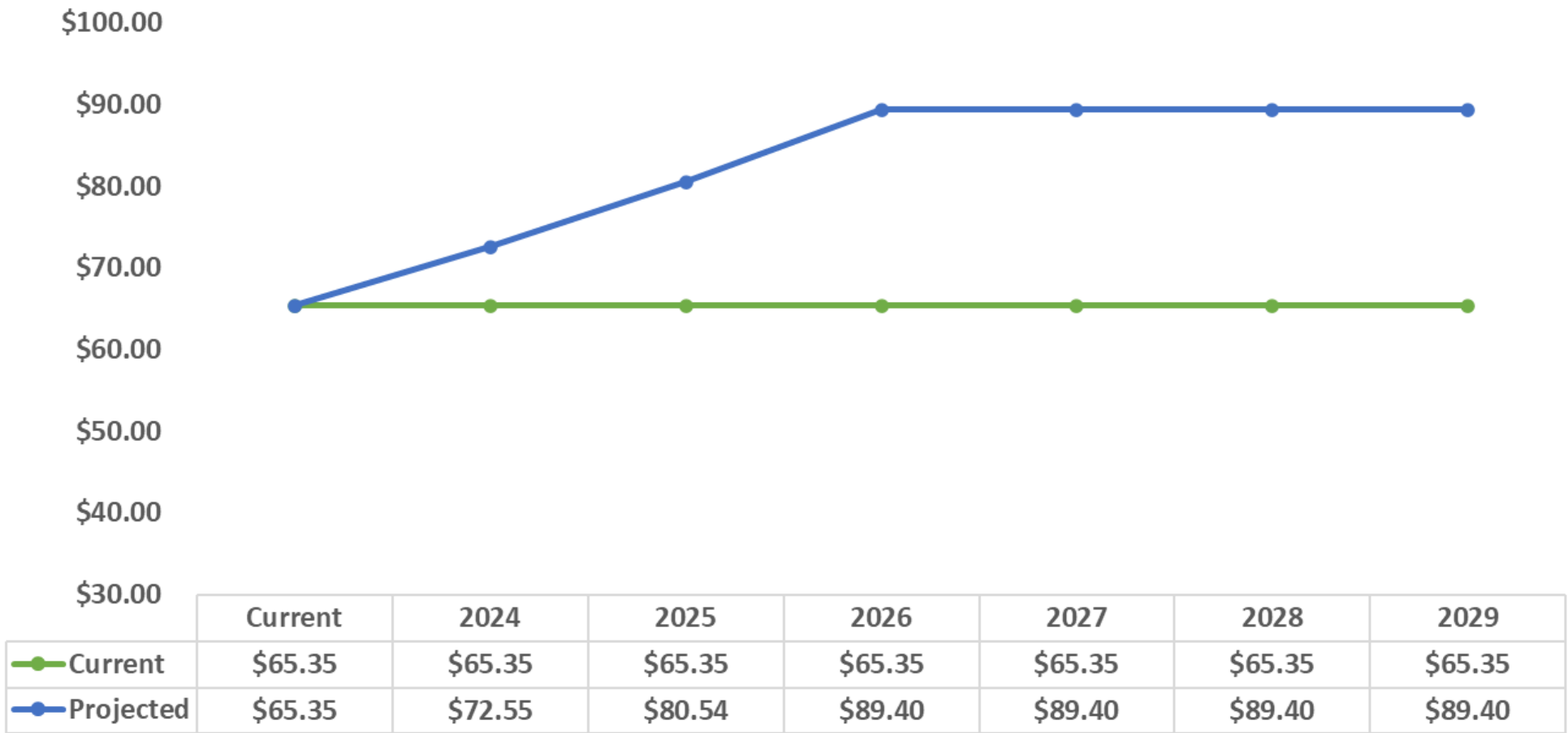
RESIDENTIAL BILL IMPACT – 5,000 GALLONS



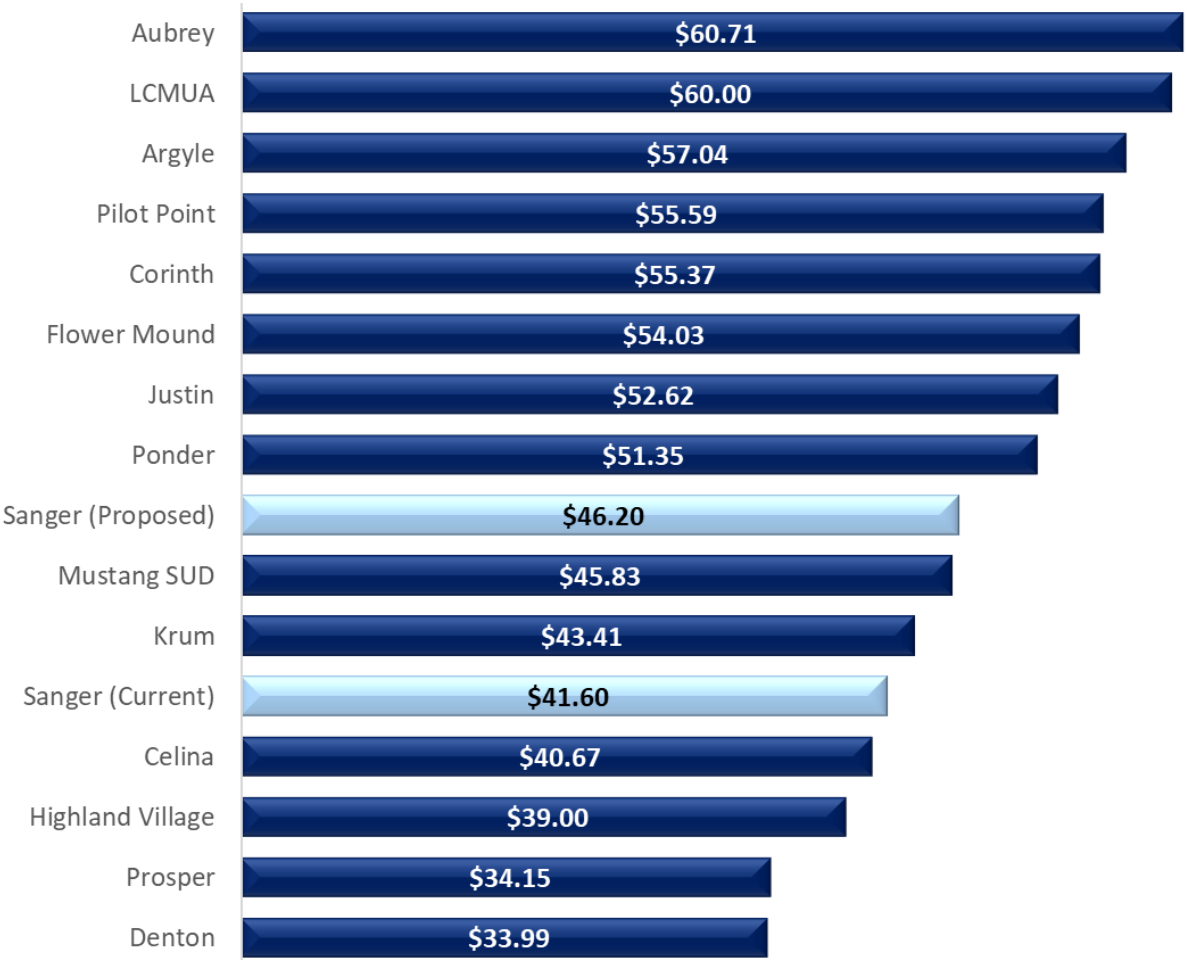
RESIDENTIAL BILL IMPACT – 6,400 GALLONS



RESIDENTIAL BILL IMPACT – 10,000 GALLONS



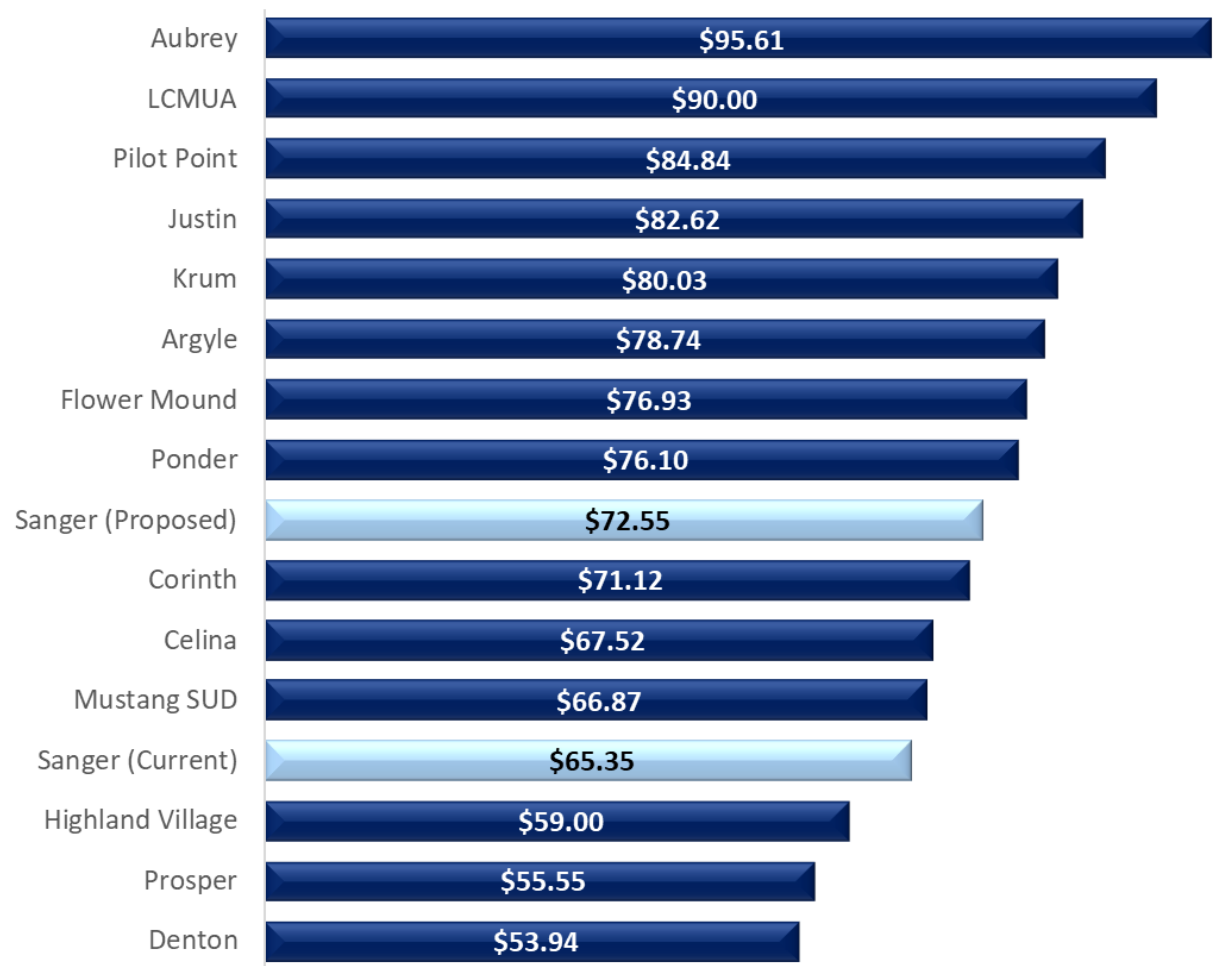
REGIONAL BILL COMPARISON – 5,000 GALLONS



REGIONAL BILL COMPARISON – 6,400 GALLONS



REGIONAL BILL COMPARISON – 10,000 GALLONS



WASTEWATER

KEY ISSUES - WASTEWATER

- Revenue under current rates is insufficient to cover expenditures
- Proposed Debt Service
 - Capital Project funding beginning in 2025 – 2029 (see table below)

	2024	2025	2026	2027	2028	2029
Principal Issuances	\$438,280	\$0	\$920,116	\$0	\$482,793	\$0
Projected Debt Service P&I	\$0	\$32,249	\$32,249	\$99,953	\$99,953	\$135,478

CAPITAL PROJECTS - WASTEWATER

Funding Fiscal Year	Project Description	Estimated Current Cost
2024	Wastewater Collection System Analysis and Capital Improvements 5-year improvements (Section 7.3)	\$438,280
2025	Wastewater Collection System Analysis and Capital Improvements 5-year improvements (Section 7.3)	\$438,280
2026	Wastewater Collection System Analysis and Capital Improvements 5-year improvements (Section 7.3)	\$438,280
2027	Wastewater Collection System Analysis and Capital Improvements 5-year improvements (Section 7.3)	<u>\$438,280</u>
	TOTAL	\$1,753,120

REVENUE REQUIREMENTS - WASTEWATER

CURRENT RATES	2024	2025	2026	2027	2028	2029
Projected Revenue Under Current Rates	\$2,788,279	\$2,872,210	\$2,958,827	\$3,048,215	\$3,140,464	\$3,235,665
Revenue Requirement	<u>\$2,843,043</u>	<u>\$2,768,765</u>	<u>\$2,815,443</u>	<u>\$3,094,505</u>	<u>\$3,245,996</u>	<u>\$3,319,652</u>
Over/Under Recovery	(54,763)	103,445	143,384	(46,290)	(105,532)	(83,987)
Over/Under Recovery (%)	-1.96%	3.60%	4.85%	-1.52%	-3.36%	-2.60%

NewGen reviewed historical and forecasted trends regarding operations and maintenance costs, cash capital outlays, debt service, capital improvements, utility usage, and others as appropriate in development of the annual wastewater revenue requirements.

RESIDENTIAL RATE SCHEDULE - WASTEWATER

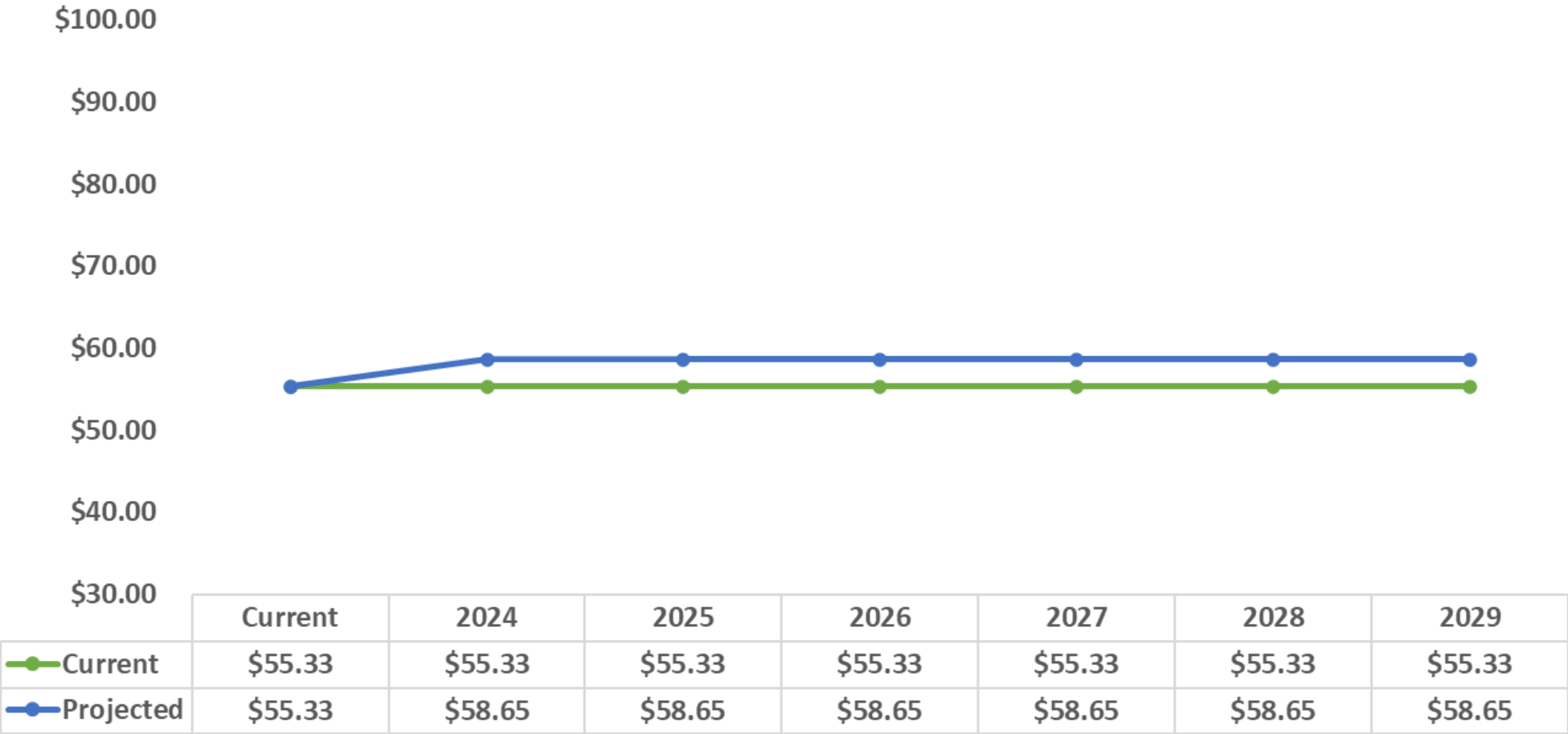
Minimum Charge	Current	2024	2025	2026	2027	2028	2029
All Meter Sizes	\$35.29	\$37.41	\$37.41	\$37.41	\$37.41	\$37.41	\$37.41

Volumetric Charge	Current	2024	2025	2026	2027	2028	2029
1,001 – 9,999 gallons	\$5.01	\$5.31	\$5.31	\$5.31	\$5.31	\$5.31	\$5.31
10,000 + gallons	5.56	5.89	5.89	5.89	5.89	5.89	5.89

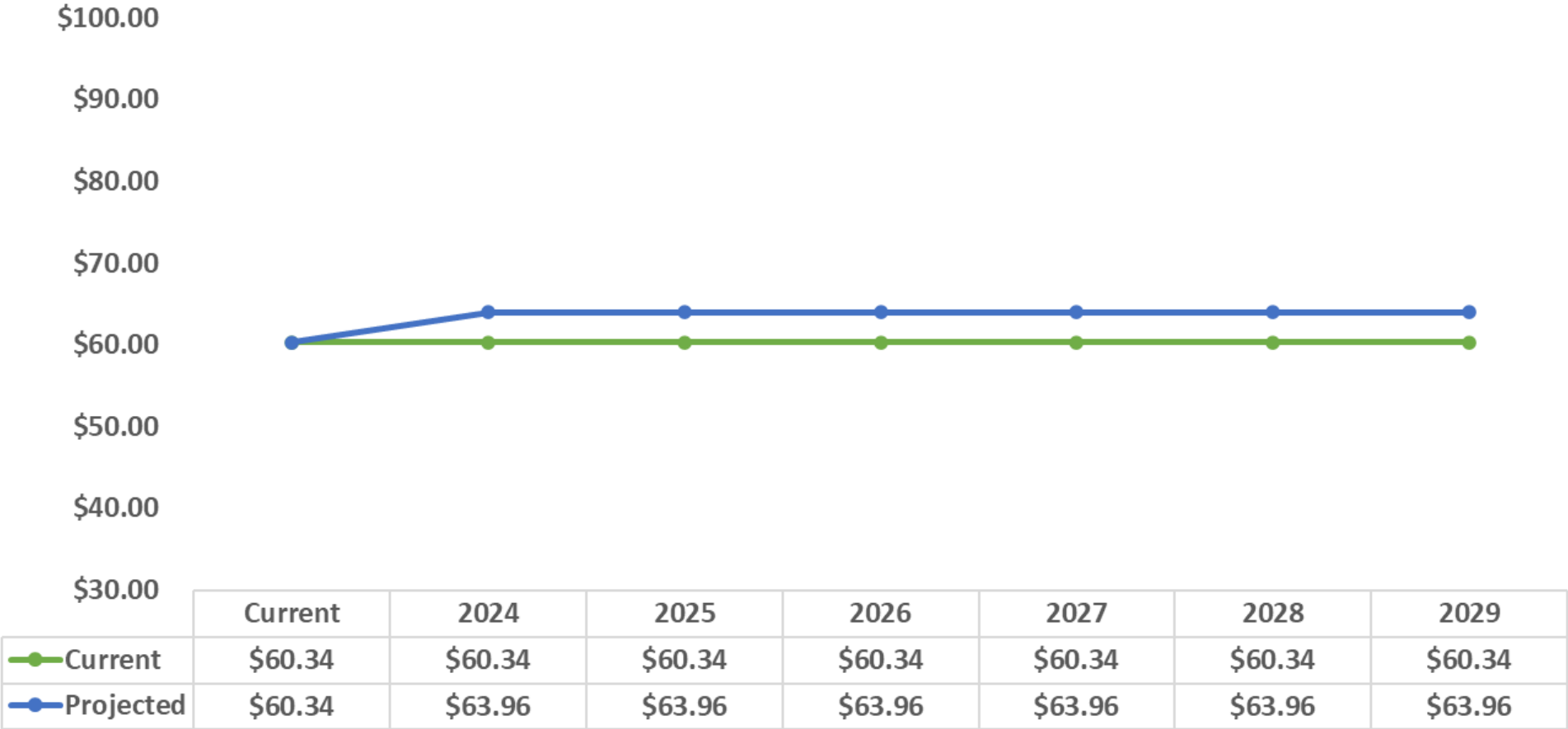
REVENUE REQUIREMENTS – WASTEWATER (PROPOSED RATES)

PROPOSED RATES	2024	2025	2026	2027	2028	2029
Projected Revenue Under Proposed Rates	\$2,955,440	\$3,044,402	\$3,136,211	\$3,230,958	\$3,328,737	\$3,429,644
Revenue Requirement	<u>\$2,843,043</u>	<u>\$2,768,765</u>	<u>\$2,815,443</u>	<u>\$3,094,505</u>	<u>\$3,245,996</u>	<u>\$3,319,652</u>
<i>Over/Under Recovery</i>	<i>112,397</i>	<i>275,637</i>	<i>320,768</i>	<i>136,453</i>	<i>82,740</i>	<i>109,992</i>
<i>Over/Under Recovery (%)</i>	<i>3.80%</i>	<i>9.05%</i>	<i>10.23%</i>	<i>4.22%</i>	<i>2.49%</i>	<i>3.21%</i>

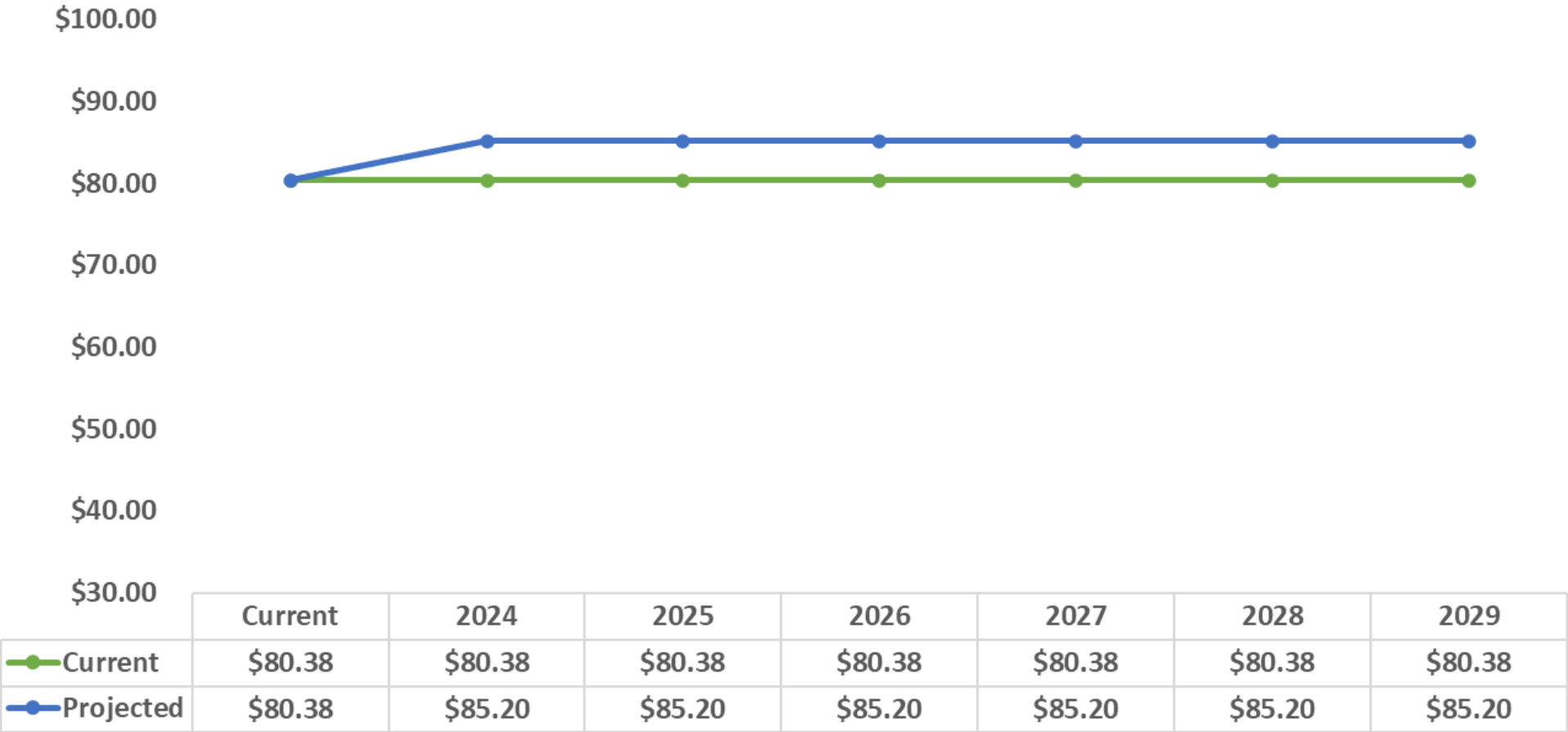
RESIDENTIAL BILL IMPACT – 5,000 GALLONS



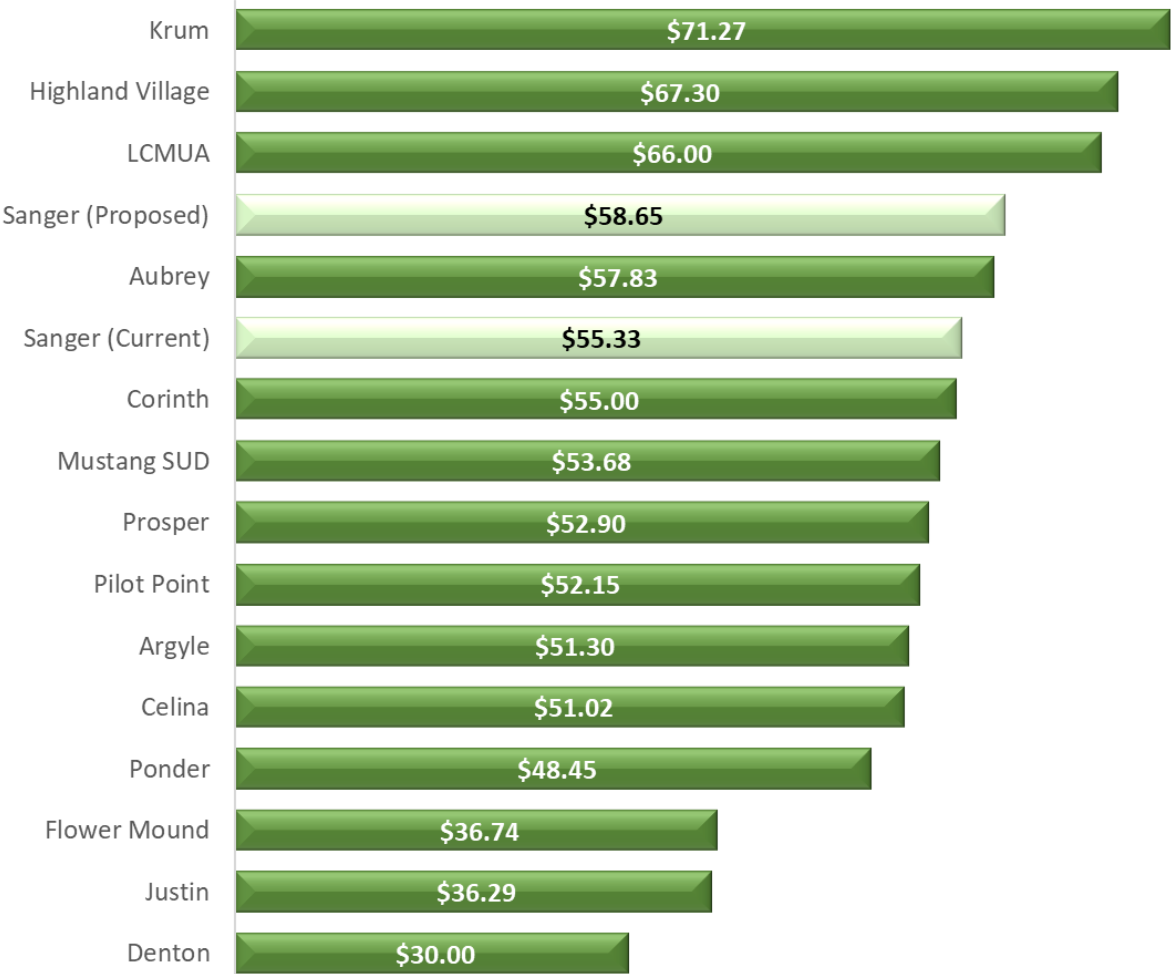
RESIDENTIAL BILL IMPACT – 6,000 GALLONS



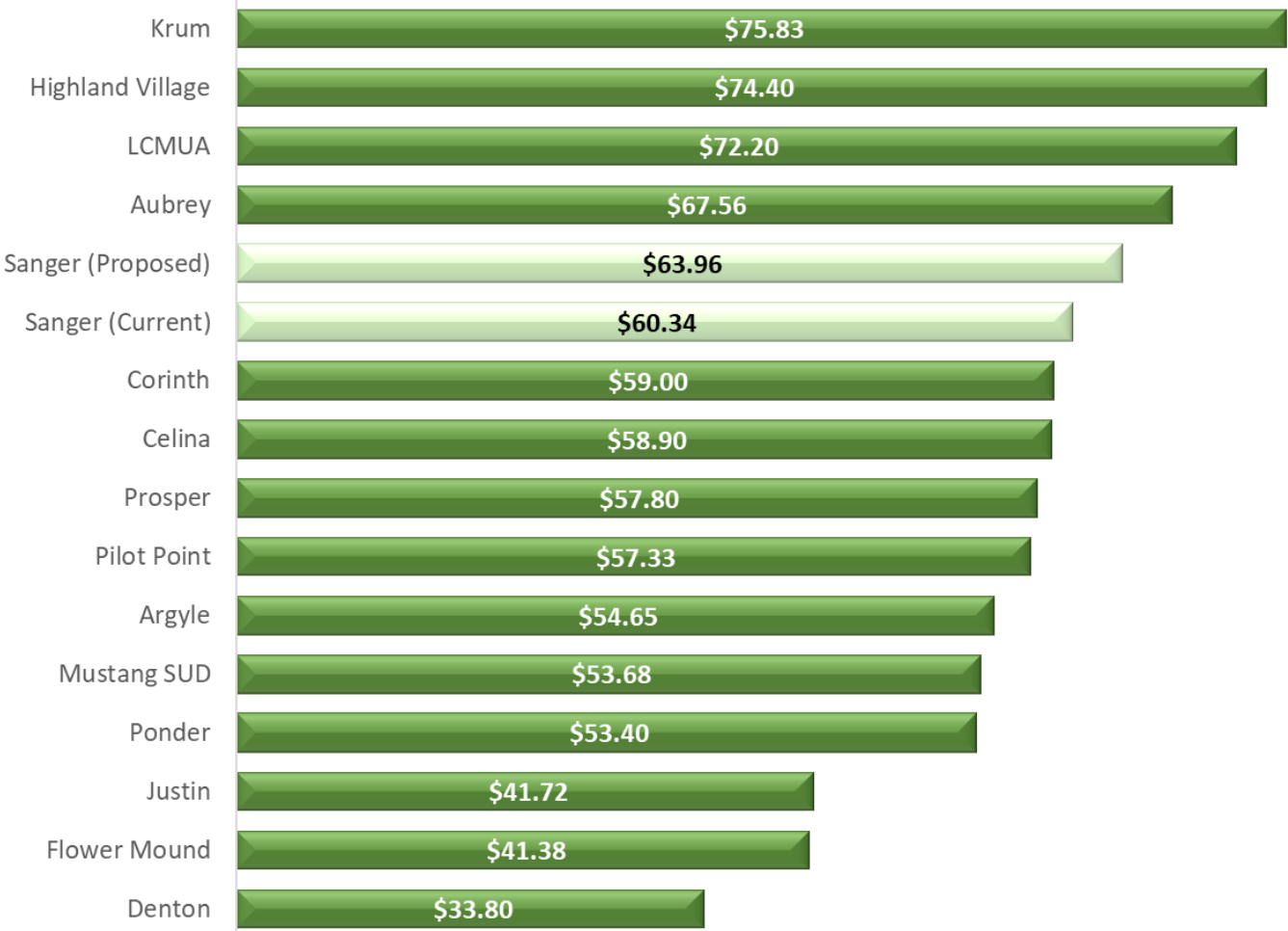
RESIDENTIAL BILL IMPACT – 10,000 GALLONS



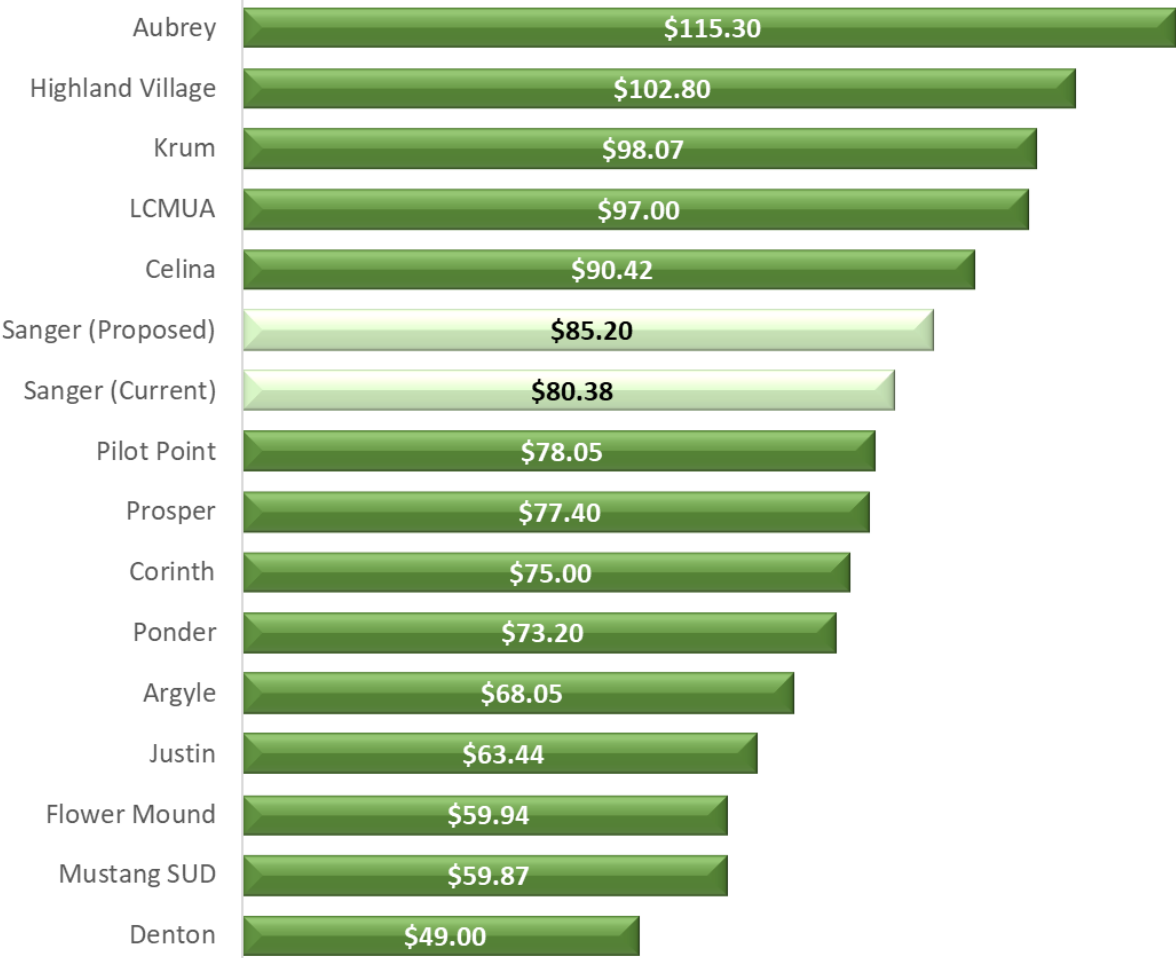
REGIONAL BILL COMPARISON – 5,000 GALLONS



REGIONAL BILL COMPARISON – 6,000 GALLONS



REGIONAL BILL COMPARISON – 10,000 GALLONS



ELECTRIC

KEY ISSUES - ELECTRIC

- Revenue under current rates is insufficient to cover expenditures
- Wholesale Power Purchase Cost
 - Makes up 40% of the Electric budget
 - Energy contracted through AEP provides stability
- Proposed Debt Service
 - Capital Funding in 2024 (\$38,150)

CAPITAL PROJECTS - ELECTRIC

Funding Fiscal Year	Project Description	Estimated Current Cost
2024	Rebuild 560 ft of three phase overhead line along the I-35 frontage road from Pecan St to Bolivar St. Two of the phases are currently #6 HdCU and one phase is 1/0 ACSR. Rebuild all three phases to #4 ACSR.	\$10,150
2024	Annual Tree Trimming	\$28,000
2025	Rebuild 120 ft of single phase overhead line from #6 HdCu to #4 ACSR. This line segment is a single span of conductor over Chapman Rd, just west of Creekview Rd.	\$6,450
2025	Annual Tree Trimming	<u>\$28,000</u>
	TOTAL	\$72,600

REVENUE REQUIREMENTS - ELECTRIC

CURRENT RATES	2024	2025	2026	2027	2028	2029
Projected Revenue Under Current Rates	\$7,626,030	\$7,745,197	\$7,868,177	\$7,995,092	\$8,126,069	\$8,261,237
Revenue Requirement	<u>\$8,783,573</u>	<u>\$9,041,569</u>	<u>\$9,333,392</u>	<u>\$9,553,327</u>	<u>\$9,835,603</u>	<u>\$10,214,556</u>
Over/Under Recovery	(1,157,543)	(1,296,373)	(1,465,215)	(1,558,235)	(1,709,534)	(1,953,319)
Over/Under Recovery (%)	-15.18%	-16.74%	-18.62%	-19.49%	-21.04%	-23.64%

NewGen reviewed historical and forecasted trends regarding operations and maintenance costs, cash capital outlays, debt service, capital improvements, utility usage, and others as appropriate in development of the annual electric revenue requirements.

RATE SCHEDULE - ELECTRIC

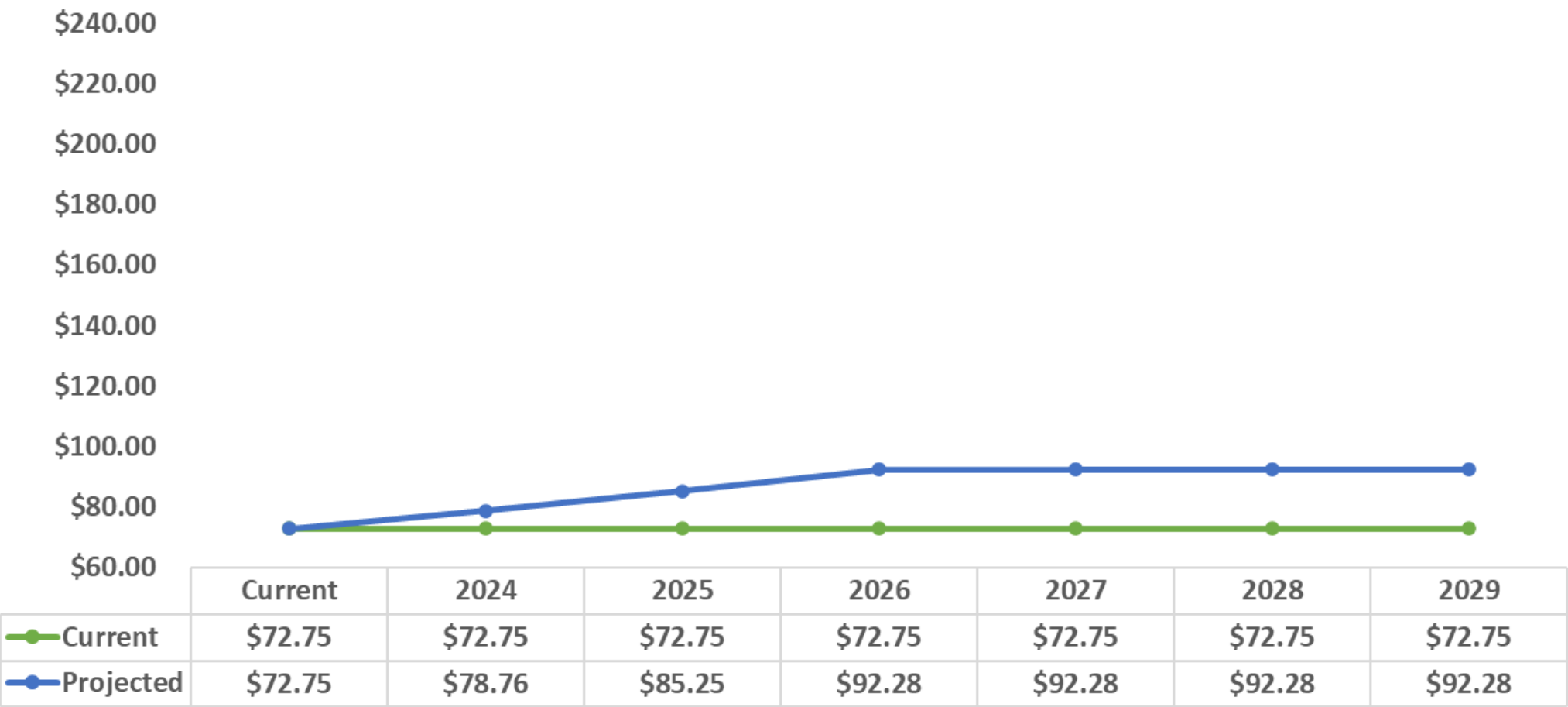
Residential	Current	2024	2025	2026	2027	2028	2029
Customer Charge	\$14.00	\$15.16	\$16.41	\$17.76	\$17.76	\$17.76	\$17.76
Energy (kWh)	\$0.1175	\$0.1272	\$0.1377	\$0.1490	\$0.1490	\$0.1490	\$0.1490

Commercial	Current	2024	2025	2026	2027	2028	2029
Customer Charge	\$20.00	\$21.65	\$23.44	\$25.37	\$25.37	\$25.37	\$25.37
Energy (kWh)	\$0.1200	\$0.1299	\$0.1406	\$0.1522	\$0.1522	\$0.1522	\$0.1522

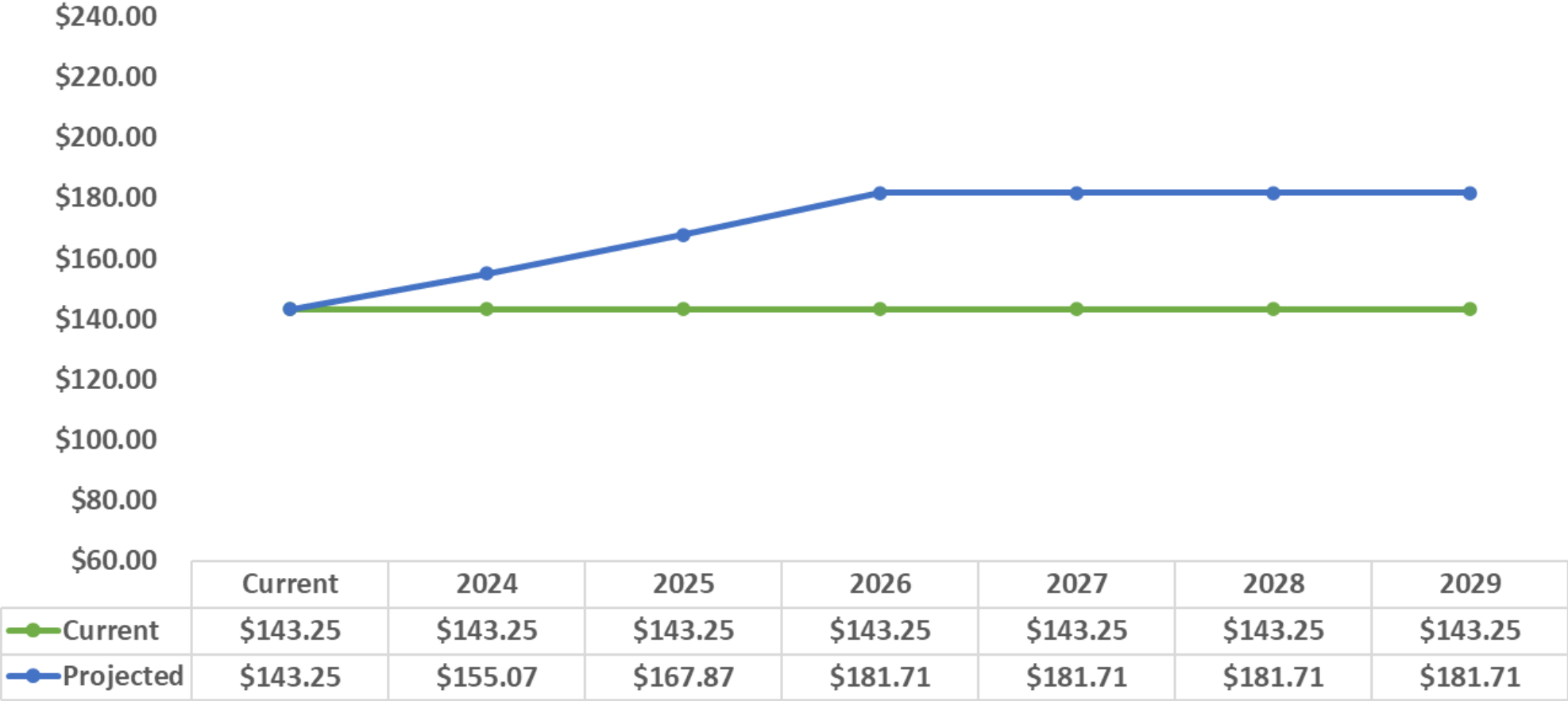
REVENUE REQUIREMENTS – ELECTRIC (PROPOSED RATES)

PROPOSED RATES	2024	2025	2026	2027	2028	2029
Projected Revenue Under Proposed Rates	\$8,251,853	\$9,068,819	\$9,969,415	\$10,130,406	\$10,296,548	\$10,468,007
Revenue Requirement	<u>\$8,783,573</u>	<u>\$9,041,569</u>	<u>\$9,333,392</u>	<u>\$9,553,327</u>	<u>\$9,835,603</u>	<u>\$10,214,556</u>
<i>Over/Under Recovery</i>	<i>(531,720)</i>	<i>27,250</i>	<i>636,022</i>	<i>577,079</i>	<i>460,945</i>	<i>253,451</i>
<i>Over/Under Recovery (%)</i>	<i>-6.44%</i>	<i>0.30%</i>	<i>6.38%</i>	<i>5.70%</i>	<i>4.48%</i>	<i>2.42%</i>

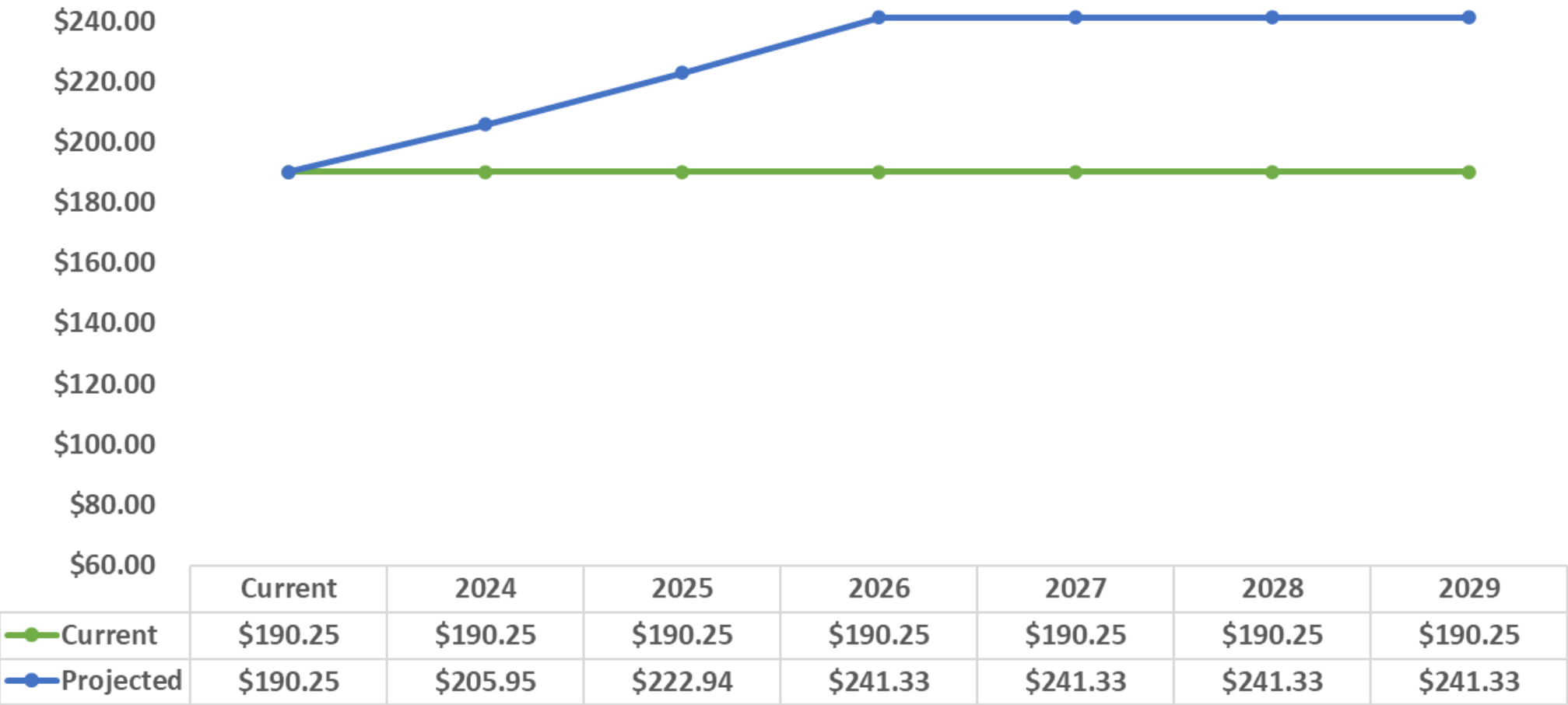
RESIDENTIAL BILL IMPACT – 500 KWH



RESIDENTIAL BILL IMPACT – 1,100 KWH



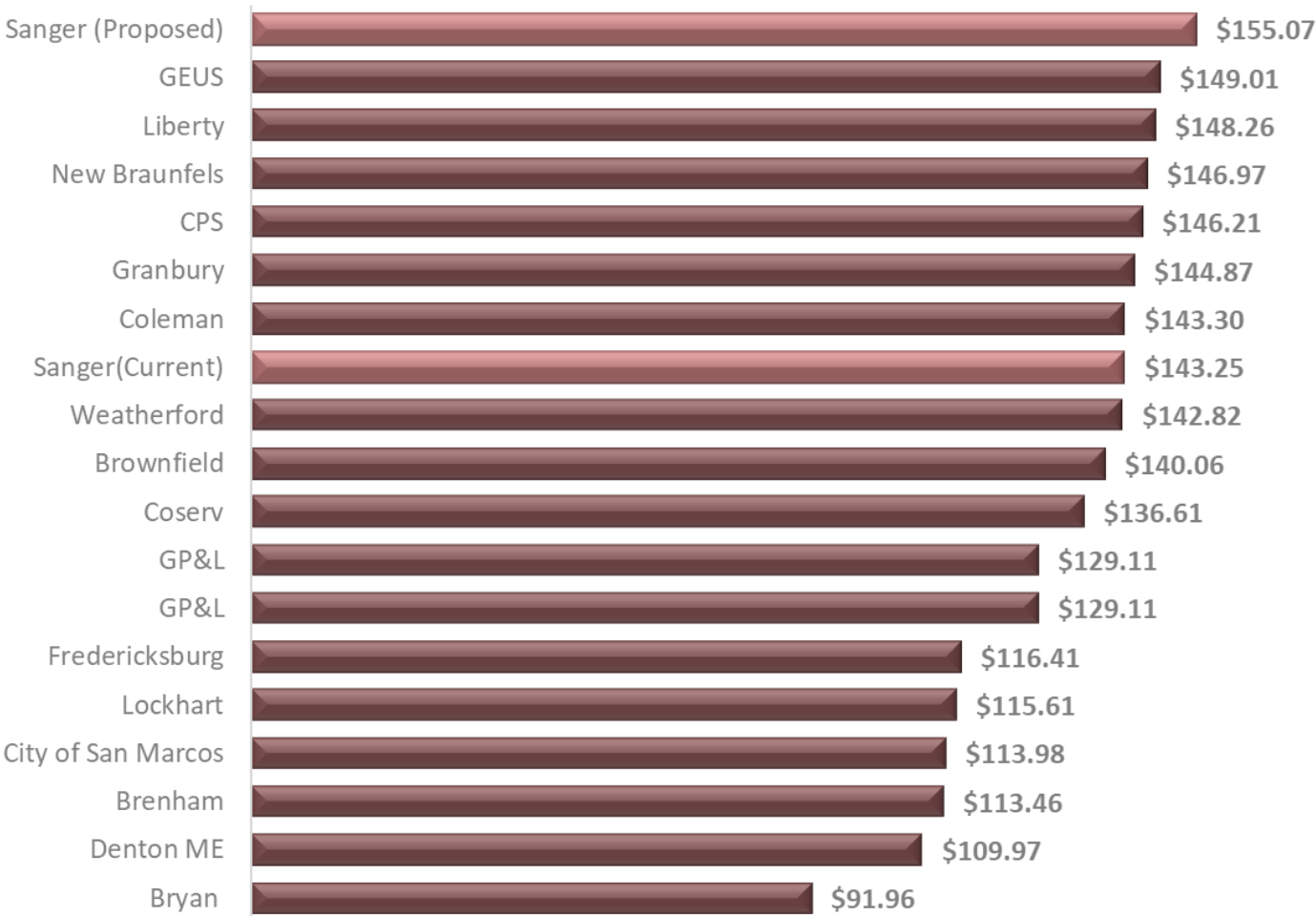
RESIDENTIAL BILL IMPACT – 1,500 KWH



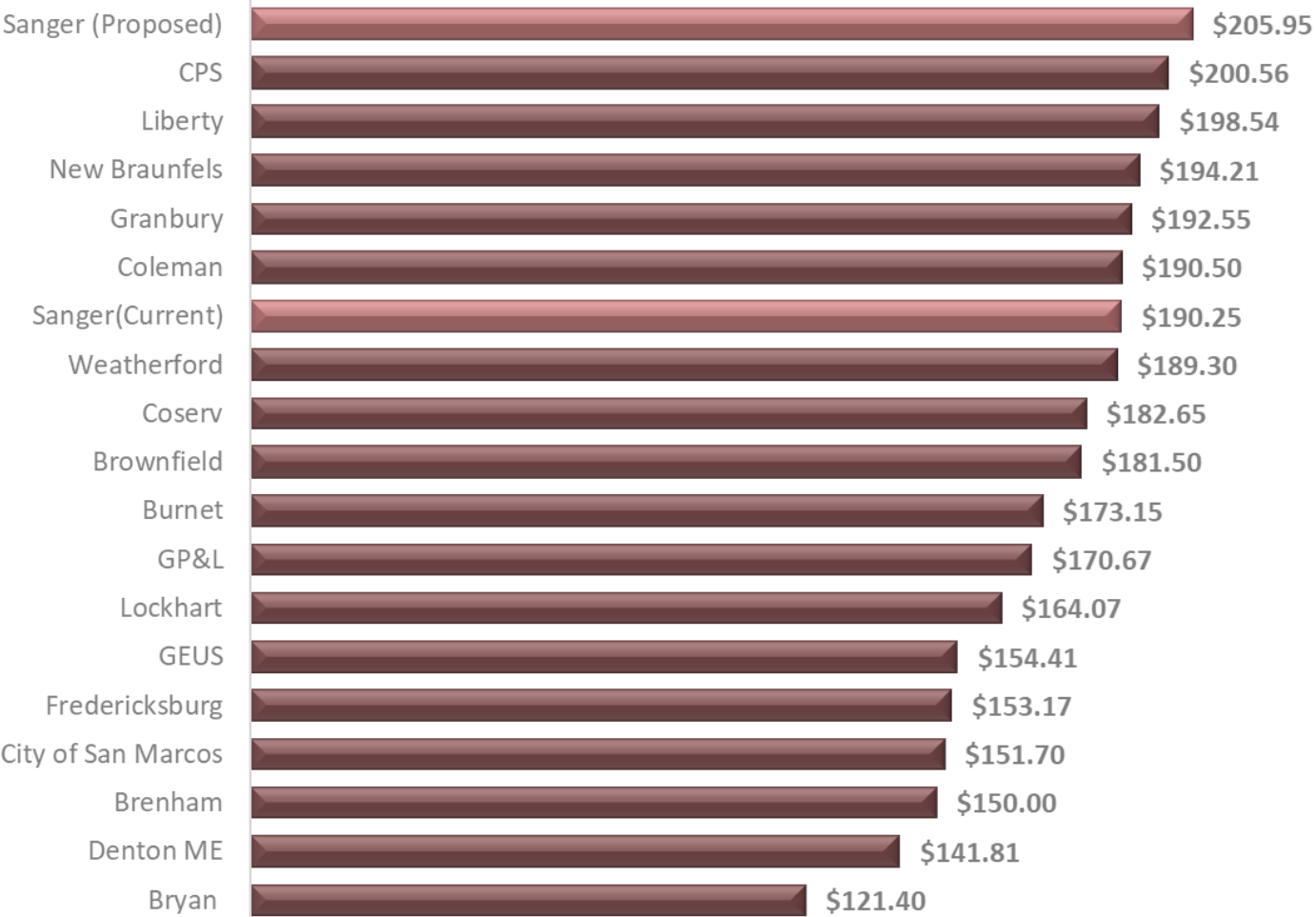
REGIONAL BILL COMPARISON – 500 KWH



REGIONAL BILL COMPARISON – 1,100 KWH



REGIONAL BILL COMPARISON – 1,500 KWH





QUESTIONS AND DISCUSSION

NEWGEN STRATEGIES AND SOLUTIONS
275 W. CAMPBELL ROAD, SUITE 440
RICHARDSON, TEXAS 75080

CHRIS EKRUT, CFO
972-232-2234
CEKRUT@NEWGENSTRATEGIES.NET



CITY COUNCIL COMMUNICATION

DATE: August 7, 2023

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the July 17, 2023, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the minutes from the July 17, 2023, meeting.

ATTACHMENTS:

City Council minutes

CITY COUNCIL

MEETING MINUTES

JULY 17, 2023, 6:00 PM



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

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

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

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Councilmember, Place 4 Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Superintendent Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton, and Director of Economic Development Shani Bradshaw.

DISCUSSION ITEMS

1. Presentation and discussion regarding the City of Sanger's 2023-2024 Annual Budget.

Director Gray provided a presentation and overview of the proposed budget.

Discussion ensued regarding the Utility Fund and forthcoming rate study, contingencies for emergency repairs, Internal Revenue Fund, utilization and allocation of the Internal Service Fund dollars, and Capital Projects.

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 6:59 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:07 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 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4	Allen Chick
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Superintendent Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton, Director of Economic Development Shani Bradshaw, Interim Electric Director Ronnie Grace, and Interim Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Joe Falls, 4489 McReynolds, spoke regarding the proposed bond issuance.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. Oath of Office and Pinning of Interim Police Chief Tyson Cheek.

City Secretary Edwards performed the Oath of Office for Interim Police Chief Cheek.

REPORTS

2. Sanger Area Chamber of Commerce update.

Chamber President Amanda Gibson provided a presentation and overview of the Chamber's events.

Discussion ensued regarding providing additional opportunities for businesses to succeed, membership, conducting the Christmas Parade, and requesting an increase of the HOT funds for the costs of the events.

3. Update on the City of Sanger Trash-off event on October 7, 2023.

Director Nolting provided an overview of the upcoming event at Railroad Park and adding the disposal of household hazardous waste to the event.

CONSENT AGENDA

5. Consideration and possible action on the minutes from the July 3, 2023, meeting.
6. Consideration and possible action on change order No. 5 in the amount of \$12,071.75 for Primoris Distribution Services regarding the FM 455 Project and authorizing the City Manager to execute said change order.

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

Voting Yea: Councilmember Bilyeu and Councilmember Gann.

Motion passed unanimously

PUBLIC HEARING ITEMS

7. Conduct a public hearing on a request for a variance from Chapter 3 Building Regulations – Article 3.1407.b.1.D to allow a pole sign to be installed in the 1600 block of W. Chapman Dr., and from Article 3.1407.b.1.A for a maximum height of 20 feet and allow for a height of 30 feet and the maximum square footage of 80 feet per side and allow for the maximum square footage of 100 feet per side. The proposed sign will be located at 1604 W. Chapman.

Mayor Muir opened the public hearing at 7:39 p.m.

Director Hammonds provided an overview of the request for AutoZone.

Mayor Muir closed the public hearing at 7:41 p.m.

ACTION ITEMS

8. Consideration and possible action on a request for a variance from Chapter 3 Building Regulations – Article 3.1407.b.1.D to allow a pole sign to be installed in the 1600 block of W. Chapman Dr., and from Article 3.1407.b.1.A for a maximum height of 20 feet and allow for a height of 30 feet and the maximum square footage of 80 feet per side and allow for the maximum square footage of 100 feet per side. The proposed sign will be located at 1604 W. Chapman.

Director Hammonds stated sixteen notices were mailed with no responses received.

Discussion ensued regarding pole signage East of IH-35, the height, and standards in the proposed ordinance amendments.

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

Voting Yea: Councilmember Dillon

Voting Nay: Councilmember Bilyeu

Motion passed 3-1-0.

9. Consideration and possible action on a real estate sales contract on 400 square feet of easement for an underground drainage pipe from the property described as IESI Industrial Park Lot 1 owned by the City of Sanger and generally located on the north side of Utility Road approximately 1852 feet from the intersection of N. Stemmons and Utility Road, and authorize the Mayor to execute said contract.

Director Hammonds provided an overview of the item.

Discussion ensued regarding the location of the easement and the location of the city's infrastructure.

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

Voting Yea: Councilmember Barrett and Councilmember Gann.

Motion passed unanimously.

10. Consideration and possible action on a request for the Replat of Lot 2, of the IESI Industrial Park, being 2.993 acres located within the City of Sanger, and generally located along the north side of Utility Road approximately 1464 feet east of the intersection of North Stemmons Frwy and Utility Road.

Director Hammonds provided an overview of the item.

Discussion ensued regarding the easement being issued by a separate instrument.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Voting Yea: Councilmember Barrett and Councilmember Dillon.

Motion passed unanimously.

11. Consideration and possible action of Ordinance 07-13-23, authorizing and ordering the issuance of City of Sanger Texas Certificates of Obligation, Series 2023B; prescribing the terms and form thereof; providing for the payment of the principal thereof and interest thereon; awarding the sale thereof and making other provisions regarding such certificates, including use of the proceeds thereof; and matters incident thereto.

Director Gray introduced Mr. Christensen.

Ted Christensen, President Government Capital Securities Corporation, stated that the Texas Attorney General's Office requested additional details regarding the Certificates of Obligation.

Council will conduct a Special Meeting on July 24, 2023, at 5:30 p.m. to discuss and take possible action for both **Items 11 and 12** of the agenda.

No Action Taken.

12. Consideration and possible action of Ordinance 07-14-23, authorizing and ordering the issuance of City of Sanger Texas Certificates of Obligation, Taxable Series 2023C; prescribing the terms and form thereof; providing for the payment of the principal thereof and interest thereon; awarding the sale thereof; and making other provisions regarding such certificates, including use of the proceeds thereof; and matters incident thereto.

See Item 11.

No Action Taken.

13. Consideration and possible action on selecting conceptual graphic design elements for the IH-35 corridor.

Assistant City Manager Ciocan provided an overview of the item.

The Kimley-Horn team provided a presentation and overview of the proposed designs for the IH-35 overpass and the sound wall.

Discussion ensued regarding the location of the sound wall, making minor adjustments to the proposed design regarding the location of the logo and placement of the train.

Motion to approve sound wall design B.2 Center with minor design adjustments made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

Voting Yea: Councilmember Dillon and Councilmember Gann.

Motion passed unanimously.

14. Consideration and possible action on Resolution 2023-12 to ratify approval of a contract for the emergency repair of water well No. 8; making findings of an emergency exempting the contract from the requirements of competitive bidding under Chapter 252 of the Texas Local Government Code; and authorize City Manager to execute said contract.

Director Bolz provided an overview and the necessity of the repair.

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

Voting Yea: Councilmember Barrett and Councilmember Gann.

Motion passed unanimously.

15. Consideration and possible action on authorizing staff to issue an RFP for relocating the electric utilities associated with the IH-35 expansion project.

Interim Director Grace provided an overview of the item.

Discussion ensued regarding any proposed addendums as necessary per TxDOT advisement.

Motion to approve, including any necessary addendums from TxDOT made by Councilmember Barrett, Seconded by Councilmember Bilyeu.

Voting Yea: Councilmember Dillon and Councilmember Gann.

Motion passed unanimously.

FUTURE AGENDA ITEMS

No additional discussion.

INFORMATIONAL ITEMS

16. Atmos - Update Corporation's Conservation and Energy Efficiency Tariff 06-26-2023

17. Atmos - Rider GCR Filing Docket No. 10170 06-23-2023

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:41 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: August 7, 2023

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the July 24, 2023, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the minutes from the July 24, 2023, meeting.

ATTACHMENTS:

City Council minutes

CITY COUNCIL MEETING MINUTES

JULY 24, 2023, 5:30 PM



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

CALL THE SPECIAL MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the special meeting to order at 5:31 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 Attorney Hugh Coleman, and Finance Director Clayton Gray.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Joe Falls, 4489 McReynolds, spoke regarding his history in the city and against the purchase of the property.

ACTION ITEMS

1. Consideration and possible action of Ordinance 07-13-23, authorizing and ordering the issuance of City of Sanger Texas Certificates of Obligation, Series 2023B; prescribing the terms and form thereof; providing for the payment of the principal thereof and interest thereon; awarding the sale thereof and making other provisions regarding such certificates, including use of the proceeds thereof; and matters incident thereto.

Director Gray provided an overview of the item and introduced Ted Christensen.

Mr. Christensen provided additional information on the bond transaction and the City's debt reserve.

Discussion ensued regarding the language in the bonds, the intended use for the proceeds, the City's AA+ bond rating, and the impacts on future projects.

City Manager Noblitt provided an overview of the future impact of projects, including the SUMP program, Marion Road, and Belz Road.

Additional discussion ensued regarding the current street rehabilitation projects, improvements needed for future electric infrastructure, and the impacts of not approving the transaction.

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

Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Gann.

Voting Nay: None

Motion passed unanimously.

2. Consideration and possible action of Ordinance 07-14-23, authorizing and ordering the issuance of City of Sanger Texas Certificates of Obligation, Taxable Series 2023C; prescribing the terms and form thereof; providing for the payment of the principal thereof and interest thereon; awarding the sale thereof; and making other provisions regarding such certificates, including use of the proceeds thereof; and matters incident thereto.

No additional discussion.

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

Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Gann.

Voting Nay: None

Motion passed unanimously.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 6:30 p.m.

Thomas E. Muir, Mayor

Alina Ciocan, Assistant City Manager



CITY COUNCIL COMMUNICATION

DATE: August 7, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Preliminary Plat of Lot 1, Block A of the Glenn Polk Addition, being 9.936 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

SUMMARY:

- The applicant is proposing to create 1 commercial lot from one unplatted tract.
- This is the site of the current Glenn Polk Auto Sales site.
- The lot will be 9.936 acres.
- The applicant will build a new showroom and sales office behind the existing showroom and sales office and a service bay area.
- The existing showroom and sales office will be demolished once the new one is operational.
- The property is located in the City of Sanger.
- Planning & Zoning recommended APPROVAL.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

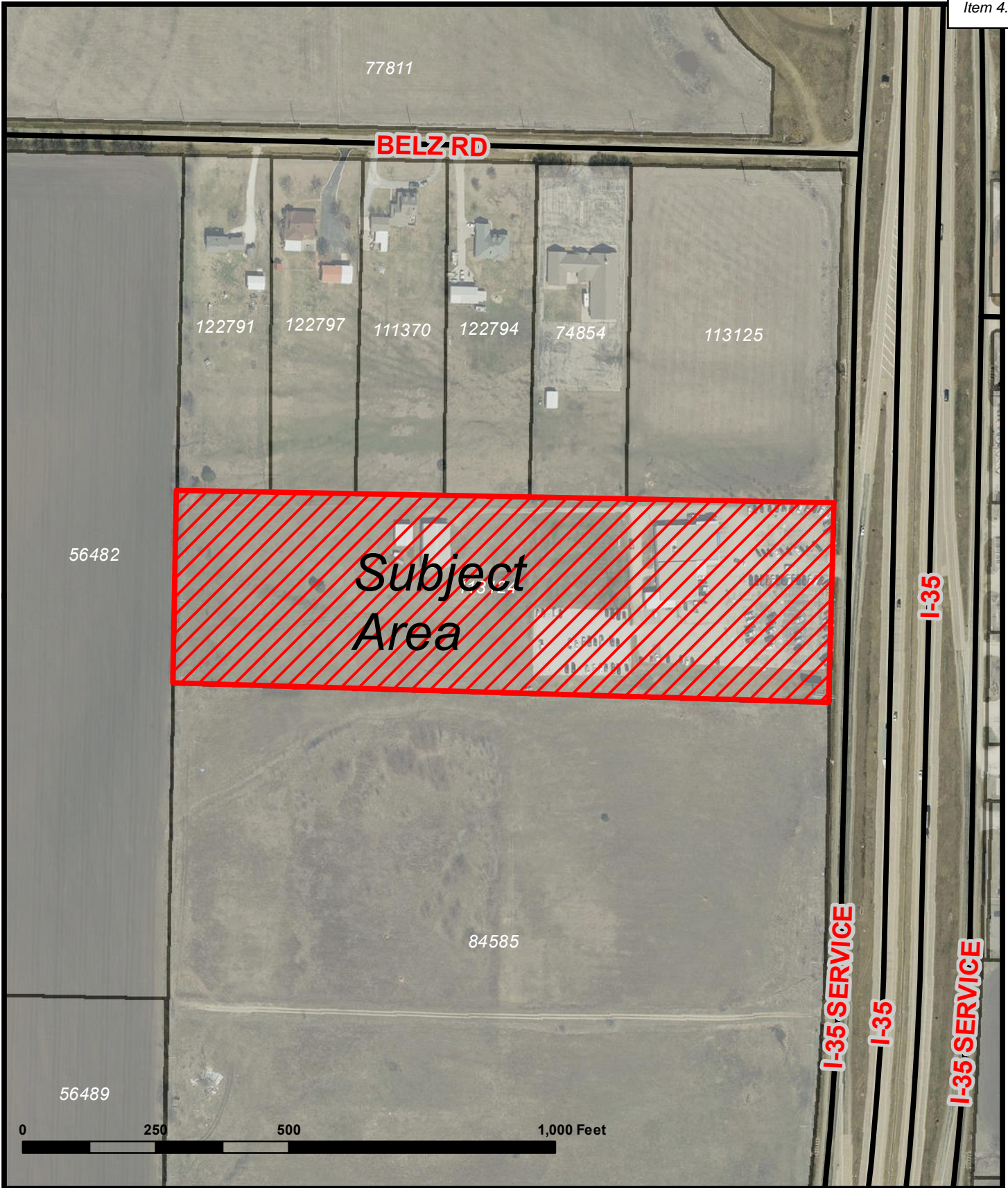
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent



SANGER
TEXAS

Project Name: Glen Polk Addn
Minor Plat
Project: 22SANZON-0054

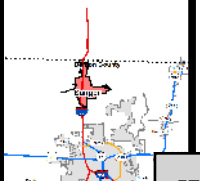


City Limits



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: 9/17/2022 5:34:09 PM
Doc Name: 22SANZON-0054_Glen Polk Addn Minor Plat



OWNERS DEDICATION:

WHEREAS M & G SANGER REAL ESTATE LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUTATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 10.42 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO M & G SANGER REAL ESTATE LLC AS RECORDED IN DOCUMENT NUMBER 2019-27076 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF A CALLED 0.4735 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE STATE OF TEXAS AS RECORDED IN DOCUMENT NUMBER 138071 OF SAID REAL PROPERTY RECORDS, IN THE SOUTH LINE OF A CALLED 5.507 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DORWIN LEE SARGENT JR. AS RECORDED IN VOLUME 1412, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY TEXAS AND IN THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35;

THENCE WITH THE WEST LINE OF SAID 0.4735 ACRE TRACT, ALONG SAID WEST RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) CALLS AND DISTANCES:

SOUTH 00 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 184.41 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 10 DEGREES 32 MINUTES 59 SECONDS WEST A DISTANCE OF 101.17 FEET TO A PK NAIL FOUND FOR CORNER;

SOUTH 01 DEGREES 22 MINUTES 10 SECONDS WEST A DISTANCE OF 89.61 FEET TO A CAPPED IRON ROD FOUND LABELED TXDOT FOR THE SOUTHEAST CORNER HEREIN AND IN THE NORTH LINE OF A CALLED 30.96 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOLT TEXAS LTD AS RECORDED IN DOCUMENT NUMBER 2013-71958 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 19 MINUTES 03 SECONDS WEST WITH THE SOUTH LINE OF SAID 10.42 ACRE TRACT AND THE NORTH LINE OF SAID 30.96 ACRE TRACT A DISTANCE OF 1166.72 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 30.96 ACRE TRACT AND IN THE EAST LINE OF A CALLED 50 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAC GROUP LTD. AS RECORDED IN DOCUMENT NUMBER 2001-071869 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREES 03 MINUTES 36 SECONDS EAST WITH THE EAST LINE OF SAID 50 ACRE TRACT A DISTANCE OF 361.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 50 ACRE TRACT AND THE SOUTHWEST CORNER OF A 2.501 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DANIEL R. WOLFE AND BRIANNA L. WOLFE AS RECORDED IN DOCUMENT NUMBER 2021-21494 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 55 MINUTES 36 SECONDS EAST A DISTANCE OF 1182.52 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.936 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT M & G SANGER REAL ESTATE LLC, THROUGH ITS DUALY SWORN REPRESENTATIVE, GLENN POLK, DOES HEREBY ADOPT THIS MINOR PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SANGER GLENN POLK ADDITION, AN ADDITION TO 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 AGREE THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AD FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS: NO BUILDING, FENCES, TREES SHRUBS, OR OTHER IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITIES 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____.

M & G SANGER REAL ESTATE LLC.
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED A REPRESENTATIVE OF M & G REAL ESTATE, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS
____ DAY OF _____ 2023.

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____

GLENN POLK
(REPRESENTATIVE)

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GLENN POLK, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS
____ DAY OF _____ 2023.

NOTARY PUBLIC IN THE STATE OF TEXAS.

I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF
_____, 2023.

NOTARY PUBLIC, TEXAS



SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105

OWNER
M & G SANGER REAL ESTATE
4320 N INTERSTATE 35
GAINESVILLE, TX 76240
(972) 338-0344

LINE	BEARING	DISTANCE
L1	S 00°39'26" W	184.41'
L2	S 10°32'59" W	101.17'
L3	S 01°22'10" W	89.61'
L4	S 88°55'36" E	51.69'
L5	S 01°19'34" W	374.50'
L6	N 88°19'03" W	65.83'

LINE	BEARING	DISTANCE
L7	S 88°19'27" E	548.96'
L8	S 88°19'27" E	15.00'
L9	S 01°24'13" W	368.33'
L10	N 88°53'34" W	178.44'
L11	S 01°17'51" W	15.00'
L12	N 88°53'34" W	163.47'
L13	N 01°24'13" E	353.47'

LINETYPE LEGEND	
PROPERTY LINE	-----
EASEMENT LINES	-----
DEED LOT LINES	-----
ADJOINER LINES	-----
WATER LINE	W
SEWER LINE	SS
GAS LINE	G
COMMUNICATIONS LINE	U
OVERHEAD UTILITY	OH
ELECTRIC LINE	E
ASPHALT ROAD	AS
GRAVEL ROAD	GR
FENCE LINES	X

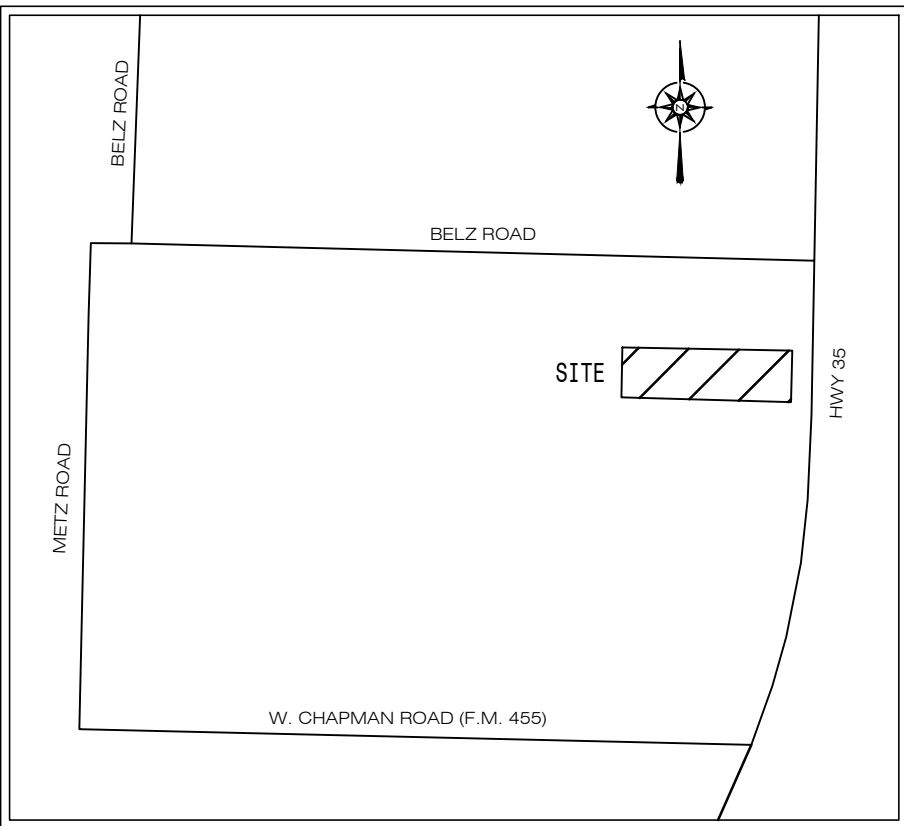
LEGEND	
● = PROPERTY CORNER	CM = CONTROL MONUMENT
⬠ = BENCHMARK	FF = FINISHED FLOOR
⬠ = TELEPHONE/UTILITY RISER (TR/UR)	MFOP = METAL FENCE CORNER POST
⬠ = BURIED CABLE MARKER (BCM)	WFOP = WOOD FENCE CORNER POST
⬠ = TELEPHONE MANHOLE (TMH)	WFCP = WOOD FENCE CORNER POST
⬠ = POWER/UTILITY POLE (PP/UP)	L = PLAT DEED CALLS
⬠ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
C = GUY WIRE (GUY)	R.O.W. = RIGHT-OF-WAY
⬠ = ELECTRIC VAULT (ELT)	D.E. = DRAINAGE EASEMENT
⬠ = ELECTRIC TRANSFORMER (TRAN)	E.E. = ELECTRIC EASEMENT
⬠ = WATER METER (WM)	U.E. = UTILITY EASEMENT
⬠ = WATER VALVE (WV)	W.E. = WATER EASEMENT
⬠ = FIRE HYDRANT (FH)	P.U.E. = PUBLIC UTILITY EASEMENT
⬠ = GAS WELL HEAD (WH)	S.S.E. = SANITARY SEWER EASEMENT
⬠ = BURIED PIPELINE MARKER (BPM)	A.E. = ACCESS EASEMENT
⬠ = GAS METER (GM)	F.L.E. = FIRELANE EASEMENT
⬠ = GAS VALVE/TEST STATION (GV/TS)	S.W.E. = SIDEWALK EASEMENT
⬠ = GAS WELL HEAD (WH)	S.S.E. = SANITARY SEWER EASEMENT
⬠ = PROPAANE TANK (PT)	IRF = IRON ROD FOUND
⬠ = SEPTIC CLEANDOUT (C/O)	CIRF = CAPPED IRON ROD FOUND
⬠ = SEPTIC LID (SEPT)	CIRS = CAPPED IRON ROD SET
⬠ = SANITARY SEWER MANHOLE (SSMH)	PKF = PK NAIL FOUND
⬠ = STORM DRAIN MANHOLE (SDMH)	PKS = PK NAIL SET
⬠ = SIGN (SIGN)	CONC = CONCRETE SURFACE
⬠ = FLAGPOLE (FP)	ASPH = ASPHALT SURFACE
⬠ = MAILBOX (MB)	GRAV = GRAVEL SURFACE
⬠ = ABSTRACT CORNER	

PRELIMINARY PLAT
LOT 1, BLOCK A
GLENN POLK ADDITION
9.936 ACRES
IN THE H. TIERWESTER SURVEY,
ABSTRACT NO. 1241
CITY OF SANGER,
DENTON COUNTY, TEXAS



DRAWN BY: T.E.P. DATE: 4/6/2023 JOB NO.: 22155-2 SCALE: 1" = 60' PAGE: 1 OF 1

111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBP/LS FIRM NO. 10049000



VICINITY MAP

(NOT TO SCALE)

GENERAL NOTES

- FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121, EFFECTIVE DATE 04/18/11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE-X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0210 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THIS PROPERTY IS WITHIN THE CITY OF SANGER.
- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, NORTH CENTRAL TEXAS, ZONE 4202 AND G.P.S. OBSERVATIONS (GRD).
- THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE PROPERTY 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.
- ELEVATION OF BENCHMARK IS BASED ON N.A.V.D. 88 VERTICAL DATUM.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 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.
- A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM CITY OF SANGER ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM CITY OF SANGER SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- ALL LOT CORNER SET WITH 1/2 INCH REBAR WITH PLASTIC CAP LABELED RPLS #4857.
- CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
- NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS EASEMENTS APPROVED BY THE CITY OF SANGER.
- THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY THE CITY OF SANGER AND THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SANGERS USE THEREOF.
- THE CITY OF SANGER AND THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAS ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF THE PLAT AND APPROVED BY THE CITY OF SANGER.
- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF ZONING DISTRICT.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE COMMERCIAL LOT.
- FINISH FLOOR ELEVATION OF FUTURE COMMERCIAL BUILDING IS 684.20

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20____.

CHAIRPERSON, PLANNING & ZONING COMMISSION

CITY SECRETARY

APPROVED AND ACCEPTED

MAYOR, CITY OF SANGER

DATE

ATTESTED BY:

CITY SECRETARY, CITY OF SANGER

DATE



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
 940-458-2059(office) 940-458-4072(fax) www.sangertexas.org
SUBDIVISION APPLICATION

☐
☒ XX

Preliminary
 Plat Minor
 Plat

☐
☐

Final
 Plat/Replat
 Amended Plat

☐
☐

Vacating Plat
 Conveyance
 Plat

Applicant		Owner (if different from applicant)	
Name:	Glenn Polk	Name:	(same)
Company:	M & G Sanger Real Estate, LLC	Company:	
Address:	P O Box 677	Address:	
City, State, Zip:	Gainesville, TX 76241	City, State, Zip:	
Phone:	940.535.7800	Phone:	
Fax:	940.668.8921	Fax:	
Email:	gpolk@gpolk.com	Email:	

Submittal Checklist

X	Pre-Application Conference (Date: <u>06 / 07 / 2022</u>)
X	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
X	Letter of Intent
X	Non-Refundable Application Fee (Check Payable to City of Sanger)
X	Application Form (Signed by Owner)
X	Applicable Plat Checklist (Completed)
na	Additional Required Documents/Traffic & Drainage Studies etc.
X	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): Per Checklist Above

R Number(s): _____

Owner's Signature

Glenn Polk

Applicant's Signature

Date

9-2-2022

Date

Office Use: Reviewed by Director of Development Services / /

Complete (Check # <u> </u>)
Incomplete (Returned to Applicant <u> </u> / <u> </u>)

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



PLAT LETTER OF INTENT

Greetings:

M & G Sanger Real Estate, LLC is the owner of the property generally known as Glenn Polk Chevrolet at 1405 North Stemmons in Sanger. The property is further defined as a 10.42 acre tract of land described in a deed to Jim McNatt Family. LP Inst# 2005-52477 R.P.R.D.C.T. Glenn Polk Chevrolet in Sanger is embarking on a new chapter. We are replacing our entire existing facility with a new, state of the art dealership. Our new facility is in the planning stages and we intend to begin on-site construction work in the fall of 2022. It will be built on the existing property immediately to the south of the existing building. Our new facility will be approximately 21,200 sq.ft. to 24,000 sq.ft. and will contain a new four-vehicle showroom; new-car and pre-owned sales and financing offices, management offices, customer amenity spaces, parts storage and sales and a new 16-bay service facility. The new service facility will include quick-service oil change/lube bays. We will have space for 130 cars in prime inventory spaces, parking for customers and employees, and additional space for over 100 additional vehicles in for service or in fleet inventory.

This new facility will bring approximately 15 new, high-paying jobs to the Sanger economy. We have completed rezoning of the property from Agricultural Zoning (A) to Commercial Zoning (B-2). We are now hereby requesting a Minor Plat of the property. We are not requesting any sort of subdivision or separation of the property into multiple lots, etc. The property will remain as one lot and will be occupied by the new Glenn Polk Chevrolet dealership.

We are hereby submitting these documents for platting and will follow with building plans as soon as practical.

Thank you for your consideration,

M & G Sanger Real Estate

A handwritten signature in black ink that reads "Glenn Polk".

Glenn Polk



CITY COUNCIL COMMUNICATION

DATE: August 7, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Final Plat of Lot 1, Block A of the Glenn Polk Addition, being 9.936 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

SUMMARY:

- The applicant is proposing to create 1 commercial lot from one unplatted tract.
- This is the site of the current Glenn Polk Auto Sales site.
- The lot will be 9.936 acres.
- The applicant will build a new showroom and sales office behind the existing showroom and sales office and a service bay area.
- The existing showroom and sales office will be demolished once the new one is operational.
- The property is located in the City of Sanger.
- Planning & Zoning recommended APPROVAL.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Final Plat

Application

Letter of Intent



Project Name: Glenn Polk Addn
Final Plat
Project: 23SANZON-0013

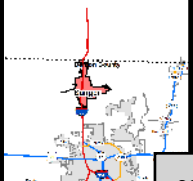


City Limits



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: 3/12/2023 2:04:54 PM
Doc Name: 23SANZON-0013 Glenn Polk Addn Final Plat



OWNERS DEDICATION:

WHEREAS M & G SANGER REAL ESTATE LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUTATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 10.42 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO M & G SANGER REAL ESTATE LLC AS RECORDED IN DOCUMENT NUMBER 2019-27076 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF A CALLED 0.4735 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE STATE OF TEXAS AS RECORDED IN DOCUMENT NUMBER 138071 OF SAID REAL PROPERTY RECORDS, IN THE SOUTH LINE OF A CALLED 5.507 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DORWIN LEE SARGENT JR. AS RECORDED IN VOLUME 1412, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY TEXAS AND IN THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35;

THENCE WITH THE WEST LINE OF SAID 0.4735 ACRE TRACT, ALONG SAID WEST RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) CALLS AND DISTANCES:

SOUTH 00 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 184.41 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 10 DEGREES 32 MINUTES 59 SECONDS WEST A DISTANCE OF 101.17 FEET TO A PK NAIL FOUND FOR CORNER;

SOUTH 01 DEGREES 22 MINUTES 10 SECONDS WEST A DISTANCE OF 89.61 FEET TO A CAPPED IRON ROD FOUND LABELED TXDOT FOR THE SOUTHEAST CORNER HEREIN AND IN THE NORTH LINE OF A CALLED 30.96 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOLT TEXAS LTD AS RECORDED IN DOCUMENT NUMBER 2013-71958 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 19 MINUTES 03 SECONDS WEST WITH THE SOUTH LINE OF SAID 10.42 ACRE TRACT AND THE NORTH LINE OF SAID 30.96 ACRE TRACT A DISTANCE OF 1166.72 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 30.96 ACRE TRACT AND IN THE EAST LINE OF A CALLED 50 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAC GROUP LTD. AS RECORDED IN DOCUMENT NUMBER 2001-071869 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREES 03 MINUTES 36 SECONDS EAST WITH THE EAST LINE OF SAID 50 ACRE TRACT A DISTANCE OF 361.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 50 ACRE TRACT AND THE SOUTHWEST CORNER OF A 2.501 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DANIEL R. WOLFE AND BRIANNA L. WOLFE AS RECORDED IN DOCUMENT NUMBER 2021-21494 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 55 MINUTES 36 SECONDS EAST A DISTANCE OF 1182.52 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.936 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT M & G SANGER REAL ESTATE LLC, THROUGH ITS DUALY SWORN REPRESENTATIVE, GLENN POLK, DOES HEREBY ADOPT THIS MINOR PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SANGER GLENN POLK ADDITION, AN ADDITION TO 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 AGREE THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AD FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS: NO BUILDING, FENCES, TREES SHRUBS, OR OTHER IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITIES 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____

M & G SANGER REAL ESTATE LLC.
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED A REPRESENTATIVE OF M & G REAL ESTATE, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS
____ DAY OF _____ 2023.

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____

GLENN POLK
(REPRESENTATIVE)

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GLENN POLK, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS
____ DAY OF _____ 2023.

NOTARY PUBLIC IN THE STATE OF TEXAS.

I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF
_____, 2023.

NOTARY PUBLIC, TEXAS

HENRY TIERWESTER SURVEY
ABSTRACT NO. 1241

HOLT TEXAS LTD.
CALLED 30.96 ACRES
DOC. NO. 2013-71958
O.P.R.D.C.T.

LINE	BEARING	DISTANCE
L1	S 00°39'26" W	184.41'
L2	S 10°32'59" W	101.17'
L3	S 01°22'10" W	89.61'
L4	S 88°55'36" E	51.69'
L5	S 01°19'34" W	374.50'
L6	N 88°19'03" W	65.83'

S.S. EASEMENT

LINE	BEARING	DISTANCE
L7	S 88°19'27" E	548.96'
L8	S 88°19'27" E	15.00'
L9	S 01°24'13" W	368.33'
L10	N 88°53'34" W	178.44'
L11	S 01°17'51" W	15.00'
L12	N 88°53'34" W	163.47'
L13	N 01°24'13" E	353.47'

LINETYPE LEGEND

PROPERTY LINE	---
EASEMENT LINES	----
SEWER LINES	---
ADJOINER LINES	---
WATER LINE	---
SEWER LINE	---
GAS LINE	---
COMMUNICATIONS LINE	---
OVERHEAD UTILITY	---
ELECTRIC LINE	---
ASPHALT ROAD	---
GRAVEL ROAD	---
FENCE LINES	---

SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105

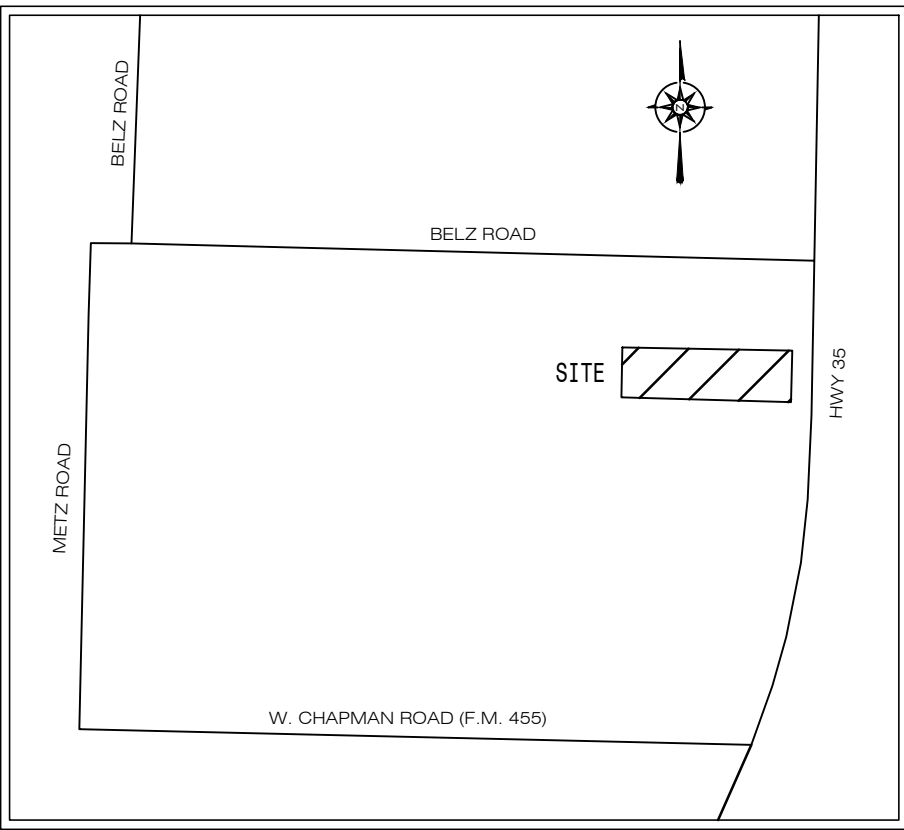
OWNER
M & G SANGER REAL ESTATE
4320 N INTERSTATE 35
GAINESVILLE, TX 76240
(972) 338-0344

LEGEND	
● = PROPERTY CORNER	CM = CONTROL MONUMENT
▲ = BEARING BASIS	FF = FINISHED FLOOR
□ = TELEPHONE/UTILITY RISER (TR/UR)	MFOP = METAL FENCE CORNER POST
■ = BURIED CABLE MARKER (BCM)	WFOP = WOOD FENCE CORNER POST
⊙ = TELEPHONE MANHOLE (TMH)	PPUP = PLAT DEED CALLS
⌘ = POWER/UTILITY POLE (PPUP)	POB = POINT OF BEGINNING
⌘ = LIGHT POLE (LP)	R.O.W. = RIGHT-OF-WAY
— = GUY WIRE (GUY)	D.E. = DRAINAGE EASEMENT
⊞ = ELECTRIC VAULT (VT)	E.E. = ELECTRIC EASEMENT
⊞ = ELECTRIC TRANSFORMER (TRAN)	U.E. = UTILITY EASEMENT
⊞ = WATER METER (WM)	W.E. = WATER EASEMENT
⊞ = WATER VALVE (WV)	P.U.E. = PUBLIC UTILITY EASEMENT
⊞ = FIRE HYDRANT (FH)	B.S.E.L. = BUILDING SETBACK LINE
⊞ = GAS WELL HEAD (WH)	A.E. = ACCESS EASEMENT
⊞ = BURIED PIPELINE MARKER (BPM)	F.L.E. = FIRELANE EASEMENT
⊞ = GAS METER (GM)	S.W.E. = SIDEWALK EASEMENT
⊞ = GAS VALVE/TEST STATION (GV/TS)	S.S.E. = SANITARY SEWER EASEMENT
⊞ = GAS VALVE/TEST STATION (GV/TS)	IRF = IRON ROD FOUND
⊞ = PROPAANE TANK (PT)	CIRP = CAPPED IRON ROD FOUND
⊞ = SEPTIC CLEANDOUT (C/O)	CIRS = CAPPED IRON ROD SET
⊞ = SEPTIC LID (SEPT)	PKF = PK NAIL FOUND
⊞ = SANITARY SEWER MANHOLE (SSMH)	PKS = PK NAIL SET
⊞ = STORM DRAIN MANHOLE (SDMH)	○ = SIGN (SIGN)
○ = SIGN	○ = CONCRETE SURFACE
⊞ = FLAGPOLE (FP)	⊞ = ASPHALT SURFACE
⊞ = MAILBOX (MB)	⊞ = GRAVEL SURFACE
▲ = ABSTRACT CORNER	

FINAL PLAT
LOT 1, BLOCK A
GLENN POLK ADDITION
9.936 ACRES
IN THE H. TIERWESTER SURVEY,
ABSTRACT NO. 1241
CITY OF SANGER,
DENTON COUNTY, TEXAS



DRAWN BY: T.E.P. DATE: 7/27/2023 JOB NO: 22155-2 SCALE: 1" = 60' PAGE: 1 OF 1

VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121, EFFECTIVE DATE 04/18/11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE-X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0210 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THIS PROPERTY IS WITHIN THE CITY OF SANGER.
- COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, NORTH CENTRAL TEXAS, ZONE 4202 AND G.P.S. OBSERVATIONS (GRID).
- THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE PROPERTY 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.
- ELEVATION OF BENCHMARK IS BASED ON N.A.V.D. 88 VERTICAL DATUM.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 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.
- A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM CITY OF SANGER ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM CITY OF SANGER SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- ALL LOT CORNER SET WITH 1/2 INCH REBAR WITH PLASTIC CAP LABELED RPLS #4857.
- CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
- NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS EASEMENTS APPROVED BY THE CITY OF SANGER.
- THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY THE CITY OF SANGER AND THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SANGERS USE THEREOF.
- THE CITY OF SANGER AND THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAS ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF THE PLAT AND APPROVED BY THE CITY OF SANGER.
- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF ZONING DISTRICT.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE COMMERCIAL LOT.

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20____

CHAIRPERSON, PLANNING & ZONING COMMISSION

CITY SECRETARY

APPROVED AND ACCEPTED

MAYOR, CITY OF SANGER

DATE

ATTESTED BY:

CITY SECRETARY, CITY OF SANGER

DATE



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:	Randy Landers	Name:	Glenn Polk
Company:	Speed Fab-Crete Corp.	Company:	M & G Sanger Real Estate, LLC
Address:	1150 E. Kennedale Pkwy.	Address:	P O Box 677
City, State, Zip:	Kennedale, TX 76060	City, State, Zip:	Gainesville, TX 76241
Phone:	817.478.1137	Phone:	940.768.9330 OR 817-980-7547
Fax:	817.561.2544	Fax:	
Email:	rlanders@speedfab-crete.com	Email:	gpolk@gpolk.com

Submittal Checklist

	Pre-Application Conference (Date: ___/___/___) (see Prelim Plat)
	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size) (electronic)
	Letter of Intent (Previously Provided)
	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.
X	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): _____

Owner's Signature

Date

01/13/23

Applicant's Signature

January 13, 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



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

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.



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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APPLICATION FEES: The non-refundable application fee covers part of the cost for the city to review and act on the plat application.

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

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

1. Pre-Application Conference: Prior to filing of a plat, the owner must consult with the Director of Development Services, and other City staff concerning compliance with all applicable ordinances and regulations, and the provision of adequate infrastructure and public services. Also, the applicable application review and approval procedure for the plat will be identified.
2. Completeness Check: The applicant will provide all required documents and fees along with the signed application and applicable checklist for a completeness check 9 days prior to the submittal cut-off date. Staff will review the documents for completeness of items listed on the checklists and provide feedback about any additional information or documents required from the applicant. Applications deemed to be incomplete at the time of submittal cut-off date will be returned to the applicant without the application being filed.
3. Submission: Upon determination of application completeness, the application will be considered filed with the Development Services Department. The application submittal cut-off date will be considered as the application filing date and as the first day of review of application.
4. Review: City Staff will review the plat for compliance with the Subdivision Ordinance and other city requirements, and provide comments within 2 weeks of application submittal. The applicant may need to make changes and revisions to the plat or supporting materials. The applicant must provide additional copies of the plat if requested by staff prior to the P&Z Commission and City Council meetings.



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

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.



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

SUBMITTAL REQUIREMENTS & PROCESS

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

PLAT: The applicant must provide one (1) copy of the plat, printed on a 24"x36" paper, folded to one quarter that size, along a pdf copy of the plat provided on a CD/DVD or emailed to development@sangertexas.org. 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.



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

PRELIMINARY PLAT CHECKLIST

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

- ☐ Legal Description (Metes and Bounds) with total acreage
- ☐ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ☐ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ☐ North Arrow
- ☐ Scale (both graphic and written) appropriate for the level of detail and not more than two hundred feet to the inch (1"=200)
- ☐ Legend for any symbols used
- ☐ Location/Vicinity Map showing the location of the subject property, existing and proposed streets and thoroughfares covering an area at least one thousand feet (1,000') outside the proposed subdivision.
- ☐ Title Block with the following information:
 - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
 - 2) Name of the proposed development/addition
 - 3) Total number of lots and HOA/Open Space lots
 - 4) Survey name and abstract number
 - 5) Gross acreage
 - 6) Right-of-Way acreage, if dedicated
 - 7) Date of preparation and subsequent revisions
- ☐ Block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor



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

☐ Existing Features:

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

PRELIMINARY PLAT CHECKLIST (cont.)

☐ New Features:

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

☐ Table showing the following information:

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



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

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

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

"Preliminary Plat for Review Purposes Only"

The following certificates shall be placed on the preliminary plat by the

subdivider: Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date



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



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

Item 5.

- ☐ 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)"



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

- ☐ 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."



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

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

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

**"State of Texas
County of Denton**

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

(Engineer or Surveyor's Seal)

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

Date"

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

**"State of Texas
County of Denton**

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

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, Owner
_____, Title and Company (if applicable)"



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

Item 5.

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

"State of Texas
County of Denton

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

Given under my hand and seal of office this____day of_____, 20_____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires_____."

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

"Approved and Accepted

Chairman, Planning & Zoning Commission

e City of Sanger, TX

Date

Mayor
City of Sanger, TX

Date

Attested by

City Secretary
City of Sanger, TX"

Date



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

VACATING PLAT CHECKLIST

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



PLAT LETTER OF INTENT

Greetings:

M & G Sanger Real Estate, LLC is the owner of the property generally known as Glenn Polk Chevrolet at 1405 North Stemmons in Sanger. The property is further defined as a 10.42 acre tract of land described in a deed to Jim McNatt Family. LP Inst# 2005-52477 R.P.R.D.C.T. Glenn Polk Chevrolet in Sanger is embarking on a new chapter. We are replacing our entire existing facility with a new, state of the art dealership. Our new facility is in the planning stages and we intend to begin on-site construction work in the fall of 2022. It will be built on the existing property immediately to the south of the existing building. Our new facility will be approximately 21,200 sq.ft. to 24,000 sq.ft. and will contain a new four-vehicle showroom; new-car and pre-owned sales and financing offices, management offices, customer amenity spaces, parts storage and sales and a new 16-bay service facility. The new service facility will include quick-service oil change/lube bays. We will have space for 130 cars in prime inventory spaces, parking for customers and employees, and additional space for over 100 additional vehicles in for service or in fleet inventory.

This new facility will bring approximately 15 new, high-paying jobs to the Sanger economy. We have completed rezoning of the property from Agricultural Zoning (A) to Commercial Zoning (B-2). We are now hereby requesting a Minor Plat of the property. We are not requesting any sort of subdivision or separation of the property into multiple lots, etc. The property will remain as one lot and will be occupied by the new Glenn Polk Chevrolet dealership.

We are hereby submitting these documents for platting and will follow with building plans as soon as practical.

Thank you for your consideration,

M & G Sanger Real Estate

A handwritten signature in black ink that reads "Glenn Polk".

Glenn Polk



CITY COUNCIL COMMUNICATION

DATE: August 7, 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.
- Planning & Zoning did not have a quorum, so no recommendation was made.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:



Location Map
Preliminary Plat
Application
Letter of Intent
Engineering Comments
Denton County comments

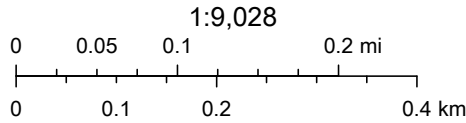
Denton CAD Web Map

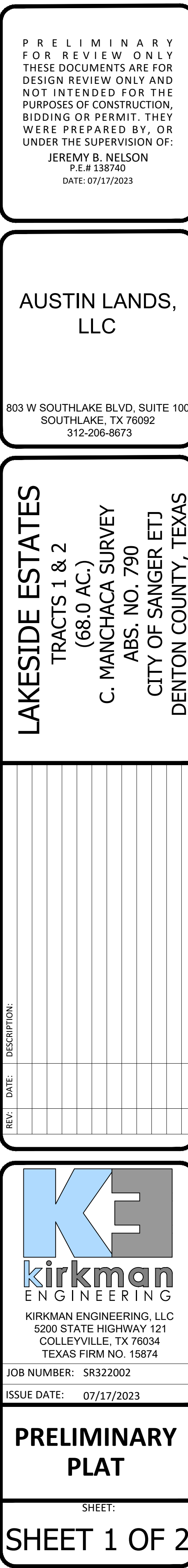
Item 6.



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

-  Parcels
-  Roads





LEGAL DESCRIPTION
(68.028 ACRES)

BEING a tract of land out of the C. Manchaca Survey, Abstract Number 790, in Denton County, Texas, and being all of "Tract 1" and "Tract 2" of that tract of land described by deed to Ryan G. Williams and Amber N. Williams as recorded under Document Number 2017-151962, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)):

BEGINNING at a 1/2 inch rebar with an illegible cap for the southernmost southwest corner of said "Tract 1" and the herein described tract;

THENCE with the perimeter and to the corners of said Tract 1, the following calls:

- North 01 degrees 23 minutes 13 seconds West, a distance of 2,154.80 feet to a 3 inch metal fence corner post found;
- North 89 degrees 48 minutes 23 seconds West, a distance of 547.06 feet to a 1/2 inch rebar found;
- South 88 degrees 52 minutes 40 seconds West, a distance of 91.01 feet to a 1/2 inch rebar with an illegible cap found;
- South 72 degrees 31 minutes 56 seconds West, a distance of 228.19 feet to a point from which an 11 inch hackberry serving as a corner for a wire fence bears South 25 degrees West, a distance of 0.70 feet;
- North 13 degrees 45 minutes 44 seconds West, a distance of 98.90 feet to a point from which a T-post fence corner found bears North 26 degrees West, a distance of 3.70 feet;
- North 88 degrees 41 minutes 53 seconds East, a distance of 666.82 feet to a point from which a 3 inch metal fence corner post found bears South 64 degrees West, a distance of 1.11 feet;
- North 00 degrees 37 minutes 37 seconds West, a distance of 456.94 feet to a point from which a 3 inch metal fence corner post found bears South 01 degrees West, a distance of 1.50 feet;
- North 88 degrees 53 minutes 46 seconds East, a distance of 1,104.96 feet;
- North 88 degrees 56 minutes 51 seconds East, a distance of 706.65 feet to a point for the northeast corner of said "Tract 1", same being the northwest corner of said "Tract 2";

THENCE with the perimeter and to the corners of said "Tract 2", the following calls:

- North 88 degrees 20 minutes 48 seconds East, a distance of 650.68 feet to a United State Army Corp of Engineers concrete monument found;
- South 11 degrees 58 minutes 16 seconds East, a distance of 167.26 feet to point from which a 5 inch wood post found bears North 65 degrees East, a distance of 1.29 feet;
- South 61 degrees 06 minutes 38 seconds East, a distance of 201.89 feet to a 1/2 inch rebar with cap stamped, "METROPLEX" found;
- South 32 degrees 24 minutes 33 seconds East, a distance of 696.71 feet to a point from which a 7 inch wood post found bears North 47 degrees West, a distance of 0.54 feet;
- South 12 degrees 23 minutes 06 seconds West, a distance of 283.05 feet to a 1/2 inch rebar with cap stamped, "H&N" found;
- South 88 degrees 45 minutes 17 seconds West, a distance of 508.83 feet to a point from which a nail found in a 4 inch wood post bears South 03 degrees East, a distance of 0.86 feet;
- South 01 degrees 14 minutes 43 seconds East, a distance of 1,529.72 feet to a "PK" nail found in asphalt;
- South 88 degrees 40 minutes 15 seconds West, a distance of 60.05 feet to a "PK" nail found in asphalt;
- North 01 degrees 14 minutes 54 seconds West, a distance of 1,529.52 feet to a 1/2 inch rebar with an illegible cap found;
- South 88 degrees 41 minutes 03 seconds West, a distance of 579.63 feet to a 1/2 inch rebar with an illegible cap found for the westernmost southwest corner of said "Tract 2", same being a re-entrant corner of said "Tract 1";

THENCE with the perimeter and to the corners of said "Tract 1", the following calls:

- South 01 degrees 13 minutes 43 seconds East, a distance of 508.75 feet to a 1/2 inch rebar found;
- South 01 degrees 17 minutes 52 seconds East, a distance of 1,019.71 feet to a "PK" nail found in asphalt;
- South 88 degrees 08 minutes 46 seconds West, a distance of 60.00 feet to a "PK" nail found in asphalt;
- North 01 degrees 17 minutes 52 seconds West, a distance of 1,528.45 feet to a 1/2 inch rebar found;
- South 88 degrees 08 minutes 48 seconds West, a distance of 742.21 feet to a point from which a wood post found bears North 49 degrees East, a distance of 1.01 feet;
- North 01 degrees 17 minutes 52 seconds West, a distance of 557.90 feet to a point from which a 5 inch wood post found bears South 06 degrees West, a distance of 0.81 feet;
- South 88 degrees 08 minutes 48 seconds West, a distance of 743.08 feet to a point from which a 3 inch metal post found bears South 31 degrees East, a distance of 0.59 feet;
- South 01 degrees 23 minutes 13 seconds East, a distance of 2,001.67 feet to a 1/2 inch rebar with an illegible cap found;
- South 46 degrees 33 minutes 46 seconds East, a distance of 84.59 feet to a 1/2 inch rebar with an illegible cap found;
- South 88 degrees 15 minutes 42 seconds West, a distance of 120.00 feet, returning to the **POINT OF BEGINNING** and enclosing 68.028 acres (2,963,298 square feet) of land, more or less.

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK A	87279.40	2.00
2	BLOCK A	88245.74	2.03
3	BLOCK A	99212.26	2.28
4	BLOCK A	87650.76	2.01
5	BLOCK A	87846.06	2.02
6	BLOCK A	114929.82	2.64
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BLOCK TABLE			
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2	BLOCK B	88974.26	2.04
3	BLOCK B	93435.92	2.14
4	BLOCK B	87573.69	2.01
5X	BLOCK B	91992.04	2.11

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK C	87695.60	2.01
2	BLOCK C	93949.65	2.16
3	BLOCK C	87157.13	2.00
4	BLOCK C	87291.83	2.00
5	BLOCK C	87220.99	2.00
6	BLOCK C	87162.76	2.00
7	BLOCK C	87127.64	2.00
8X	BLOCK C	125508.74	2.88

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
ROW DEDICATION	ROW DEDICATION	351551.07	8.07

STATE OF TEXAS)
COUNTY OF _____)

CERTIFICATE OF SURVEYOR OR ENGINEER
WHO PREPARED PLAT

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

(Engineer or
Surveyor's Seal)

Registered Professional Engineer or
Registered Public Surveyor

STATE OF TEXAS)
COUNTY OF _____)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

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)

and designated herein as the _____ subdivision to the City of Sanger, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

Owner

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Public _____ County, Texas

LOT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2.27'	69.00'	1°52'56"	S0°26'45"E	2.27'
C2	91.68'	50.00'	105°03'37"	S25°15'01"W	79.37'
C3	32.30'	50.00'	37°00'30"	N83°42'55"W	31.74'
C4	2.27'	69.00'	1°52'56"	S87°57'18"W	2.27'
C5	283.30'	180.00'	90°10'37"	N46°11'32"W	254.95'
C6	189.05'	120.00'	90°15'57"	S46°14'10"E	170.10'
C7	227.42'	320.00'	40°43'08"	N68°32'12"E	222.86'
C8	184.78'	260.00'	40°43'08"	S68°32'12"W	180.91'
C9	43.26'	135.00'	16°21'43"	S57°21'29"W	43.08'
C10	94.85'	135.00'	40°15'27"	S86°40'04"W	92.92'
C11	73.94'	135.00'	31°22'50"	N57°30'47"W	73.02'
C12	117.81'	75.00'	90°00'00"	S86°49'23"E	106.07'
C14	75.01'	185.00'	23°13'57"	N30°12'24"W	74.50'
C15	56.00'	185.00'	17°20'32"	N9°55'10"W	55.78'
C16	90.19'	64.00'	80°44'35"	N39°16'02"E	82.91'
C17	13.52'	9.00'	86°03'41"	S41°55'55"W	12.28'
C18	13.52'	9.00'	86°03'41"	S41°55'55"W	12.28'
C19	199.79'	64.00'	178°51'47"	S10°55'47"E	127.99'
C20	27.65'	150.00'	10°33'45"	N6°23'06"W	27.61'
C21	38.00'	210.00'	10°22'07"	N6°28'55"W	37.95'
C22	27.14'	150.00'	10°22'07"	S6°28'55"E	27.11'
C23	38.71'	210.00'	10°33'45"	S6°23'06"E	38.66'
C31	88.52'	125.00'	40°34'29"	S21°32'08"E	86.68'

ROAD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C24	61.45'	39.00'	90°16'59"	N43°45'16"E	55.29'
C25	235.62'	150.00'	90°00'00"	S46°06'14"E	212.13'
C26	32.57'	180.00'	10°22'07"	S6°28'55"E	32.53'
C27	33.18'	180.00'	10°33'45"	S6°23'06"E	33.14'
C28	206.10'	290.00'	40°43'08"	N68°32'12"E	201.79'
C29	164.93'	105.00'	90°00'00"	N86°49'23"W	148.49'
C30	109.76'	155.00'	40°34'29"	N21°32'08"W	107.49'

ROAD LINE DATA		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	S88° 53' 46"W	34.00

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 AND 3 OPEN SPACE 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
ROW DEDICATION 8.070 ACRES
DATE OF PREPARATION: 07/17/2023

P R E L I M I N A R Y
F O R R E V I E W O N L Y
T H E S E D O C U M E N T S A R E F O R
D E S I G N R E V I E W O N L Y A N D
N O T I N T E N D E D F O R T H E
P U R P O S E S O F C O N S T R U C T I O N ,
B I D D I N G O R P E R M I T . T H E Y
W E R E P R E P A R E D B Y , O R
U N D E R T H E S U P E R V I S I O N O F :
J E R E M Y B . N E L S O N
P . E . # 138740
D A T E : 07/17/2023

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: _____

KE
kirkman
ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: SR322002

ISSUE DATE: 07/17/2023

**PRELIMINARY
PLAT**

SHEET:

SHEET 2 OF 2



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



July 7, 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: Preliminary Plat for Lakeside Estates
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the documents submitted in support of the Preliminary Plat for Lakeside Estates located near the intersection of McReynolds Road and FM 455 E. The subject tract is located within the City of Sanger's ETJ. The plat and plans were prepared by Kirkman Engineering and are dated June 5, 2023.

This preliminary plat is in the City of Sanger ETJ. The City of Sanger has an interlocal agreement with Denton County regarding platting, review of construction plans and construction inspection. All City of Sanger and well as Denton County standards, codes, and requirements shall apply with the more restrictive standard governing. See City Code and DCSRR Section IV, Paragraph 11.

Please note that the submission was largely incomplete. Additional comments may be forthcoming after receipt of requested documents. Ordinance citations have been provided on the markups. Our preliminary comments are as follows:

Preliminary Plat

1. Specify ROW acreage on the Title Block.
2. The plat states that no 100-year floodplain exists on the site, however, provided topographic information does not support this statement. The 100-year floodplain elevation is 646, which is shown to encroach on the subject tract. Update the statement and show the location of the 100-year floodplain boundary as required.
3. Show surveyed locations for fence lines along FM 455 and McReynolds Road.
4. Clearly denote limits of the ROW for McReynolds Road on the plat.
5. Label bearings and distances on the plat along Lot 13X.
6. Please note that both Streets B and C exceed the maximum distance for dead-end streets per City ordinance, which is 600 feet. Additional access points will be required to serve the development in its current configuration.
7. Provide sufficient drainage and grading plans to confirm easements (location and width) throughout the plat.

8. Provide 2-foot contours on the plat document.
9. Clearly label ROW dedications where applicable on the plat.
10. Establish minimum finished floor elevations for all lots adjacent to the 100-year floodplain.
11. Recordation data for Tracts 1 and 2 shown on the plat doesn't match the data provided in the Legal Description.
12. Verify the called distance along the eastern line of Street A. The length doesn't appear to be correct.
13. State and illustrate conformance with all Lake Ray Roberts Zoning District requirements.
14. Verify shown end location for the existing OHE easement.
15. The signature blocks are duplicated on Sheet 2.
16. Update signature blocks to Preliminary Plat approval blocks.
17. Owner's Acknowledgement refers to the City of Hillsboro.
18. Two bearings/distance call outs in the Legal Descriptions don't match the plat document. Reconcile and provide a closure report.
19. State the basis of bearing on the plat.

Preliminary Engineering

1. Please note that drainage comments are provided with a separate letter and markups. Preliminary Plat approval is contingent on approval of the preliminary downstream assessment.
2. Provide preliminary paving and grading plans as required by ordinance. Plans should be sufficient to support drainage study and confirm roadside ditch sizes and easement locations.
3. Provide cross-sections of all proposed streets.
4. Provide water model illustrating that the proposed well and tank will support fire flow conditions for the subdivision. Water model needs to confirm proposed water line sizes, size of tank, and pumps.
5. Please note that water tank and well must remain private. A maintenance agreement will be required.
6. Show and label all existing waterlines. There are shown water appurtenances on the documents, but it is unclear how they are being served.



Ramie Hammonds
City of Sanger
July 7, 2023
Page 3

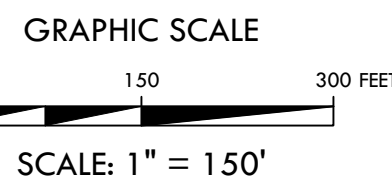
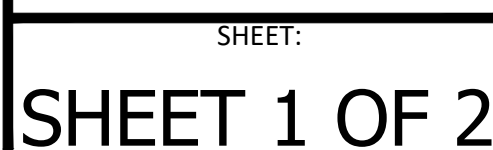
The Engineer shall revise the plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7467.

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

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

[illegible]

Is this the end of the OHE Easement?

show locations of surveyed fence lines i 10.104(c)(10)(13)

clearly denote the limits of the ROW for McReynolds Road 104(c)(10)(B)

(NO ROW DOCUMENTATION FOUND)

F.M.455

POINT
BEGIN
1/2" R
(ILLU)

FULL PATH: K:\Jobs\522002_Sanger\Drawings\03_Production\PRELIMINARY SET\PLAT\0322002_Production\PRELIMINARY SET\PLAT_522002.dwg
 PLOTTED BY: Jeremy Nelson
 PLOTTED DATE: 6/2/2023

LEGAL DESCRIPTION
(68.028 ACRES)

BEING a tract of land out of the C. Manchaca Survey, Abstract Number 790, in Denton County, Texas, and being all of "Tract 1" and "Tract 2" of that tract of land described by deed to Ryan G. Williams and Amber N. Williams as recorded under Document Number 2017-151962, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83')):

BEGINNING at a 1/2 inch rebar with an illegible cap for the southernmost southwest corner of said "Tract 1" and the herein described tract;

THENCE with the perimeter and to the corners of said Tract 1, the following calls:

- North 01 degrees 23 minutes 13 seconds West, a distance of 2,154.80 feet to a 3 inch metal fence corner post found;
- North 89 degrees 48 minutes 23 seconds West, a distance of 547.06 feet to a 1/2 inch rebar found;
- South 88 degrees 52 minutes 40 seconds West, a distance of 91.01 feet to a 1/2 inch rebar with an illegible cap found;
- South 72 degrees 31 minutes 56 seconds West, a distance of 228.19 feet to a point from which an 11 inch hackberry serving as a corner for a wire fence bears South 25 degrees West, a distance of 0.70 feet;
- North 13 degrees 45 minutes 44 seconds West, a distance of 98.90 feet to a point from which a T-post fence corner found bears North 26 degrees West, a distance of 3.70 feet;
- North 88 degrees 41 minutes 53 seconds East, a distance of 666.82 feet to a point from which a 3 inch metal fence corner post found bears South 64 degrees West, a distance of 1.11 feet;
- North 00 degrees 37 minutes 37 seconds West, a distance of 456.94 feet to a point from which a 3 inch metal fence corner post found bears South 01 degrees West, a distance of 1.50 feet;
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- South 61 degrees 06 minutes 38 seconds East, a distance of 201.89 feet to a 1/2 inch rebar with cap stamped, "METROPLEX" found;
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- North 01 degrees 14 minutes 54 seconds West, a distance of 1,529.52 feet to a 1/2 inch rebar with an illegible cap found;
- South 88 degrees 41 minutes 03 seconds West, a distance of 579.63 feet to a 1/2 inch rebar with an illegible cap found for the westernmost southwest corner of said "Tract 2", same being a re-entrant corner of said "Tract 1";

THENCE with the perimeter and to the corners of said "Tract 1", the following calls:

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- South 46 degrees 33 minutes 46 seconds East, a distance of 84.59 feet to a 1/2 inch rebar with an illegible cap found;
- South 88 degrees 15 minutes 42 seconds West, a distance of 120.00 feet, returning to the **POINT OF BEGINNING** and enclosing 68.028 acres (2,963,298 square feet) of land, more or less.

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3	BLOCK B	93435.92	2.14
4	BLOCK B	87573.69	2.01
5X	BLOCK B	91992.04	2.11

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK C	87452.58	2.01
2	BLOCK C	94256.16	2.16
3	BLOCK C	87221.29	2.00
4	BLOCK C	87168.81	2.00
5	BLOCK C	87123.71	2.00
6	BLOCK C	87162.76	2.00
7	BLOCK C	87127.64	2.00
8X	BLOCK C	125508.74	2.88

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

THE PLANNING AND ZONING COMMISSION
OF SANGER, TEXAS ON _____, 2023
VOTED AFFIRMATIVELY TO ADOPT
THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____
Chairman

ATTEST: _____
Secretary

STATE OF TEXAS)
COUNTY OF _____)

(Engineer or
Surveyor's Seal)

CERTIFICATE OF SURVEYOR OR ENGINEER
WHO PREPARED PLAT

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

THE CITY COUNCIL
OF SANGER, TEXAS ON _____, 2023
VOTED AFFIRMATIVELY TO ADOPT
THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____
Mayor

ATTEST: _____
City Secretary

Registered Professional Engineer or
Registered Public Surveyor

STATE OF TEXAS)
COUNTY OF _____)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

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)

and designated herein as the _____ subdivision to the City of Hillsboro, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

Owner _____

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Public _____ County, Texas

state basis of bearing on the plat - 10.104(c)(2)

CITY SIGNATURE BLOCK

THE PLANNING AND ZONING COMMISSION OF THE CITY OF SANGER ON (DATE _____), VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PLAT, SUBJECT TO CONDITIONS ENUMERATED IN THE MINUTES OF THIS DATE.

BY: _____
Chairman

ATTEST: _____
Secretary

THE CITY COUNCIL OF SANGER ON (DATE _____), VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PLAT, SUBJECT TO THE CONDITIONS ENUMERATED IN THE MINUTES OF THIS DATE.

BY: _____
Mayor

ATTEST: _____
City Secretary

LOT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2.27'	69.00'	1°52'56"	S0°26'45"E	2.27'
C2	91.68'	50.00'	105°03'37"	S25°15'01"W	79.37'
C3	32.30'	50.00'	37°00'30"	N83°42'55"W	31.74'
C4	2.27'	69.00'	1°52'56"	S87°57'18"W	2.27'
C5	281.85'	180.00'	89°43'01"	N46°14'44"W	253.93'
C6	187.90'	120.00'	89°43'01"	S46°14'44"E	169.29'
C7	227.42'	320.00'	40°43'08"	N68°32'12"E	222.66'
C8	184.78'	260.00'	40°43'08"	S68°32'12"W	180.91'
C9	43.26'	135.00'	18°21'43"	S57°21'29"W	43.08'
C10	94.85'	135.00'	40°15'27"	S86°40'04"W	92.92'
C11	73.94'	135.00'	31°22'50"	N57°30'47"W	73.02'
C12	117.81'	75.00'	90°00'00"	S86°49'23"E	106.07'
C14	75.01'	185.00'	23°13'57"	N30°12'24"W	74.50'
C15	56.00'	185.00'	17°20'32"	N9°55'10"W	55.78'
C16	96.60'	64.00'	86°28'41"	N40°39'03"E	87.69'
C17	11.63'	9.00'	74°03'06"	S35°38'20"W	10.84'
C18	1.89'	9.00'	12°00'35"	S78°40'11"W	1.88'
C19	201.94'	64.00'	180°47'05"	S5°43'04"E	128.00'
C20	27.65'	150.00'	10°33'45"	N6°23'06"W	27.61'
C21	38.00'	210.00'	10°22'07"	N6°28'55"W	37.95'
C22	27.14'	150.00'	10°22'07"	S6°28'55"E	27.11'
C23	38.71'	210.00'	10°33'45"	S6°23'06"E	38.66'
C31	88.52'	125.00'	40°34'29"	S21°32'08"E	86.68'

ROAD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C24	61.45'	39.00'	90°16'59"	S43°45'16"W	55.29'
C25	234.88'	150.00'	89°43'01"	N46°14'44"W	211.61'
C26	32.57'	180.00'	10°22'07"	S6°28'55"E	32.53'
C27	33.18'	180.00'	10°33'45"	S6°23'06"E	33.14'
C28	206.10'	290.00'	40°43'08"	N68°32'12"E	201.79'
C29	164.93'	105.00'	90°00'00"	N86°49'23"W	148.49'
C30	109.76'	155.00'	40°34'29"	N21°32'08"W	107.49'

ROAD LINE DATA		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	N88°36'47"E	33.99

update for
Preliminary Plat 10.
104 (c)

duplicate

doesn't match plat

Sanger

clarify locations on
the plat

PRELIMINARY PLAT
LAKE SIDE 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

P R E L I M I N A R Y
F O R R E V I E W O N L Y
T H E S E D O C U M E N T S A R E F O R
D E S I G N R E V I E W O N L Y A N D
N O T I N T E N D E D F O R T H E
P U R P O S E S O F C O N S T R U C T I O N ,
B I D D I N G O R P E R M I T . T H E Y
W E R E P R E P A R E D B Y , O R
U N D E R T H E S U P E R V I S I O N O F :
J E R E M Y B . N E L S O N
P . E . # 1 3 8 7 4 0
D A T E : 6 / 0 5 / 2 0 2 3

AUSTIN LANDS,
LLC

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

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

REV. DATE. DESCRIPTION:

KE
kirkman
ENGINEERING

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

JOB NUMBER: SR322002

ISSUE DATE: 6/05/2023

**PRELIMINARY
PLAT**

SHEET:

SHEET 2 OF 2

PRELIMINARY
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**
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

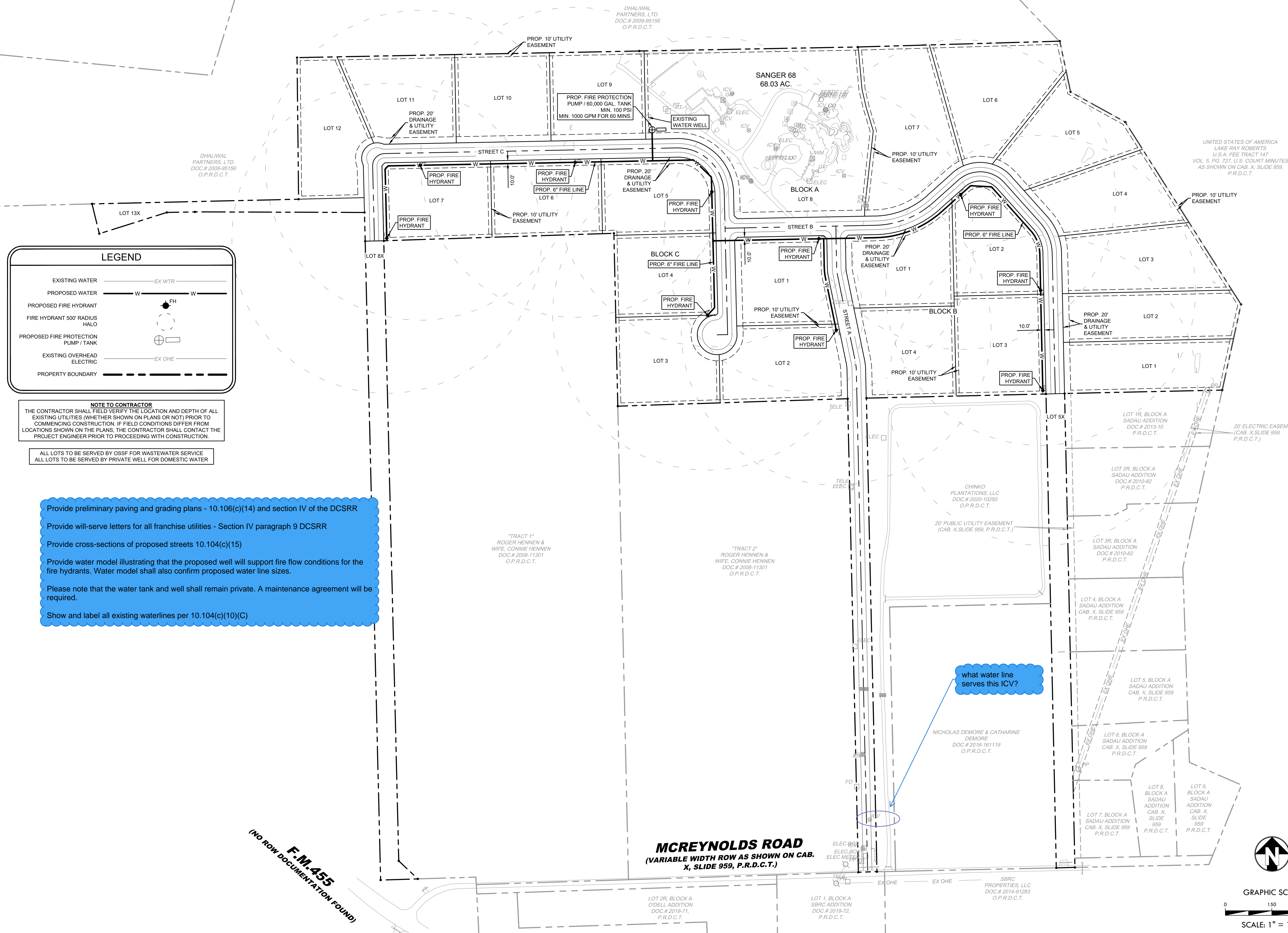
JOB NUMBER: SR322002

ISSUE DATE: 6/05/2023

**PRELIMINARY
UTILITY PLAN**

SHEET:

PUP1.0





Denton County
Development Services

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



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



CITY COUNCIL COMMUNICATION

DATE: August 7, 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.
- Planning & Zoning did not have a quorum, so no recommendation was made.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



Project Name: RF & Sons Addn
Preliminary Plat
Project: 23SANZON-0030



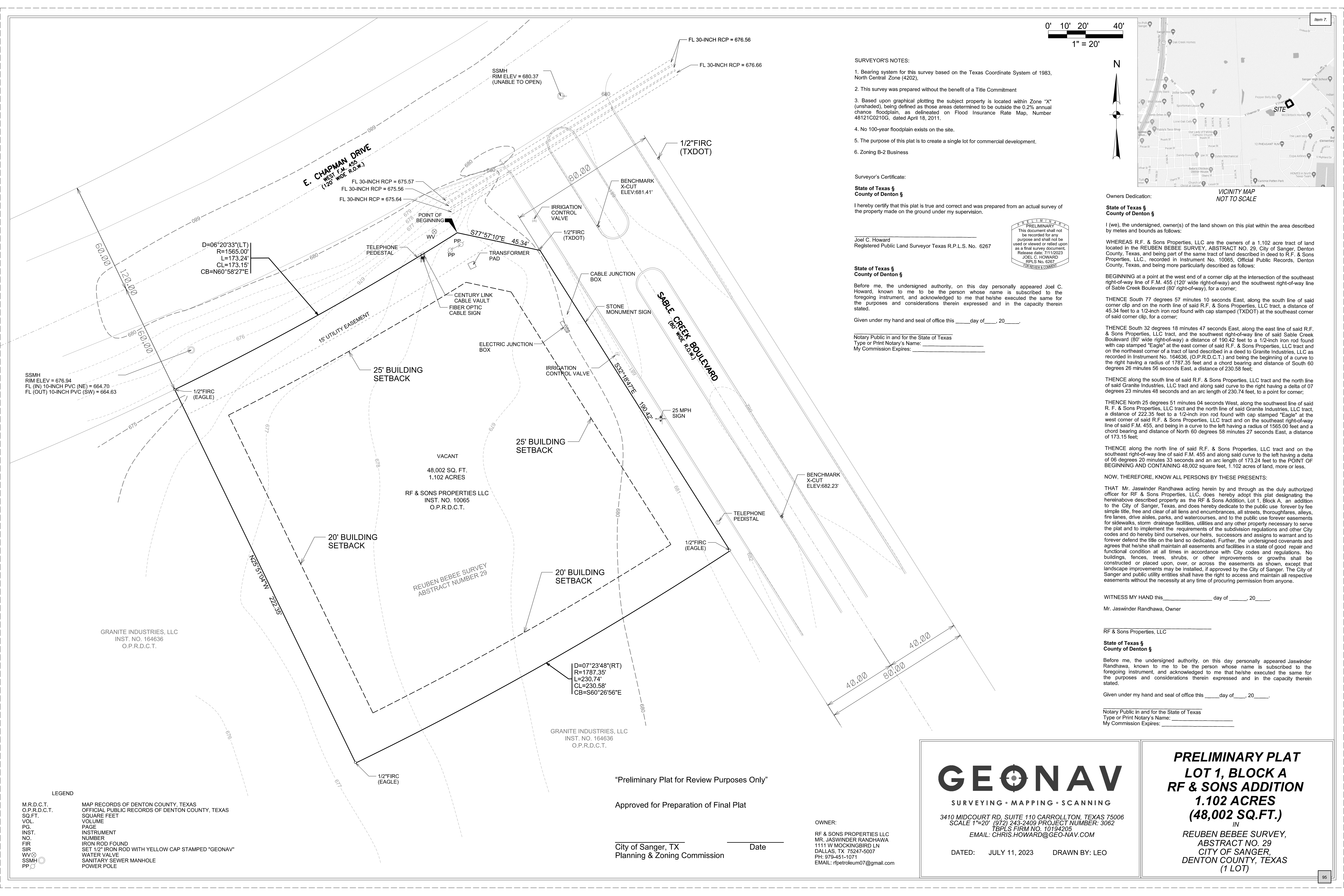
City Limits



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: 7/23/2023 2:27:23 PM
Doc Name: 23SANZON-0030_RF and Sons Addn





- SURVEYOR'S NOTES:
1. Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
 2. This survey was prepared without the benefit of a Title Commitment
 3. 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.
 4. No 100-year floodplain exists on the site.
 5. The purpose of this plat is to create a single lot for commercial development.
 6. Zoning B-2 Business

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.

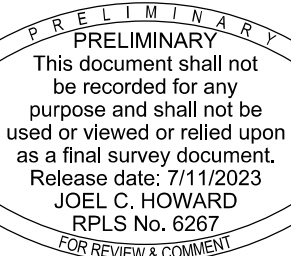
Joel C. Howard
Registered Public Land Surveyor Texas R.P.L.S. No. 6267

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: _____



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: JULY 11, 2023 DRAWN BY: LEO

OWNER:
RF & SONS PROPERTIES LLC
MR. JASWINDER RANDHAWA
1111 W MOCKINGBIRD LN
DALLAS, TX 75247-5007
PH: 979-451-1071
EMAIL: rfpetroleum07@gmail.com

"Preliminary Plat for Review Purposes Only"

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date



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

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

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

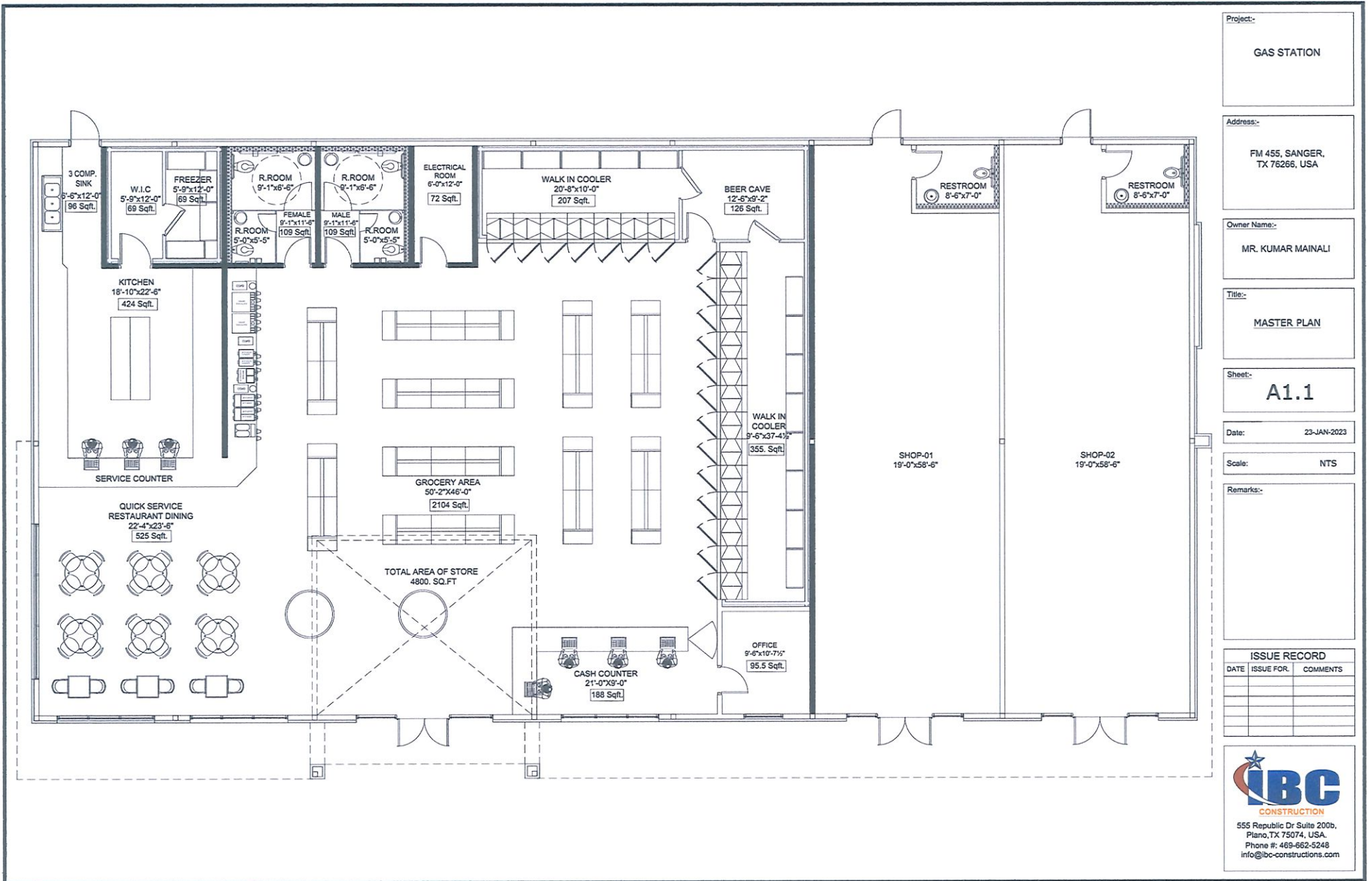
Scale: NTS

Remarks:-

ISSUE RECORD

DATE	ISSUE FOR	COMMENTS







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.

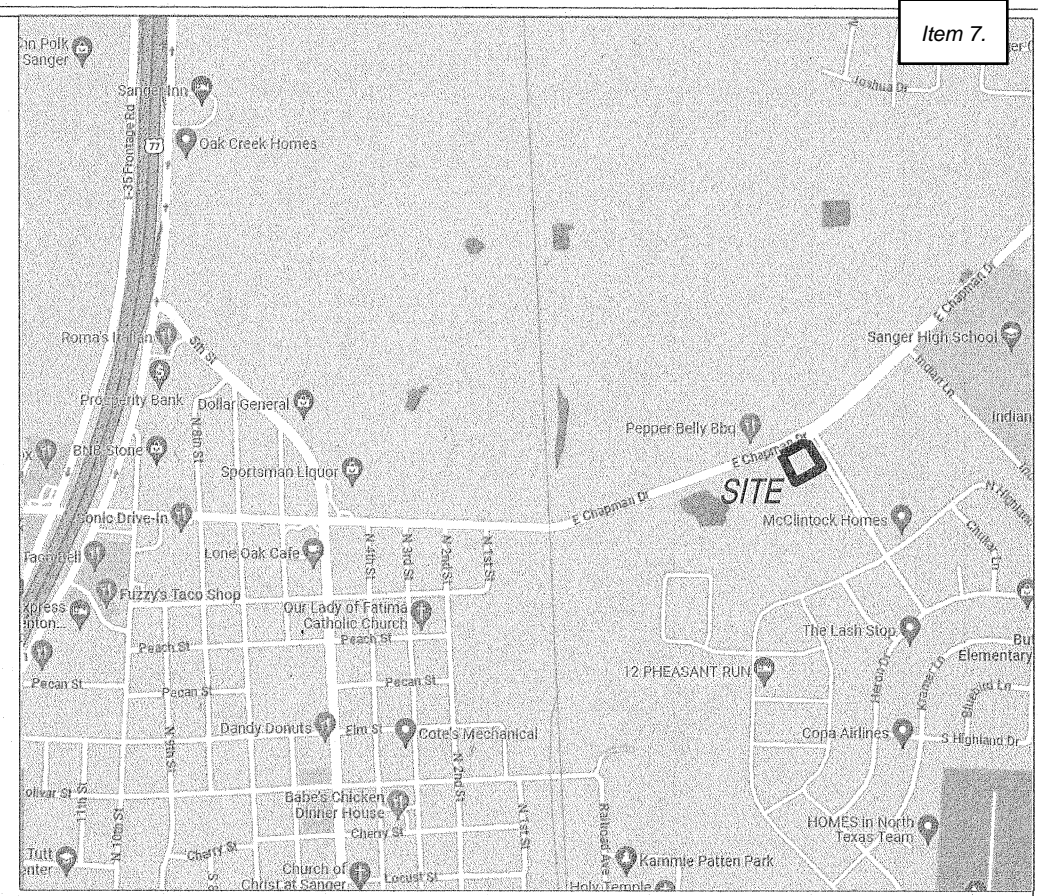
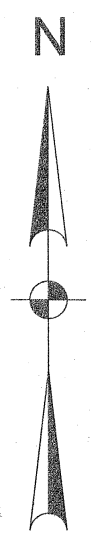
If you have any questions or need additional information, please do not hesitate to call me at (817) 764- 7467.

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)



CITY COUNCIL COMMUNICATION

DATE: August 7, 2023

FROM: Clayton Gray, Finance Director

AGENDA ITEM: Consideration and possible action on Ordinance 08-15-23 amending the Fee Schedule, Appendix A, Article 4.00 Utility Related Fees, Section 4.306 Water Service Rates, Section 4.307 Sewer Service Rates, and Division 4400 Electric, Section 4.403 Electric Service Rates and reserving Section 4.404 through Section 4.406; providing for the repeal of all ordinances in conflict; providing for a severability clause; and providing a savings clause; authorizing publication; and establishing an effective date.

SUMMARY:

- The City engaged NewGen Strategies and Solutions to prepare a five-year financial plan and utility rate study for water, wastewater, and electric service rates.
- The rate study revealed that the current water, wastewater, and electric rates are insufficient to cover expenditures.
- The proposed 2023-2024 budget has been prepared with the proposed updated service rates.
- Wastewater rates were last updated in 2021.
- Water rates were last updated in 2018.
- Electric rates were last updated in 2009.

FISCAL INFORMATION:

Budgeted: NO

Amount: N/A

GL Account: N/A

The proposed 2023-2024 budget has been prepared with the proposed rates. Adopting these rates will help close the gap between expenditures and revenues. For the 2023-2024 budget, the updated rates will provide the following additional revenues:

Water	\$249,755
Wastewater	167,161
Electric	625,823
<u>Total</u>	<u>\$1,042,739</u>

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Ordinance 08-15-23

ATTACHMENTS:

- Ordinance 08-15-23

CITY OF SANGER, TEXAS

ORDINANCE 08-15-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE FEE SCHEDULE, APPENDIX A, FEE SCHEDULE, ARTICLE 4.00 UTILITY RELATED FEES, SECTION 4.306 WATER SERVICE RATES, SECTION 4.307 SEWER SERVICE RATES, AND DIVISION 4400 ELECTRIC, SECTION 4.403 ELECTRIC SERVICE RATES AND RESERVING SECTION 4.404 THROUGH SECTION 4.406; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; 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 approved Ordinance 05-15-18 adopting water service rates on May 21, 2018, approved Ordinance 05-11-21 adopting sewer service rates on May 21, 2021, approved Ordinance 02-08-17 adopting residential electric rates on February 21, 2017, and approved Ordinance 04-08-16 adopting commercial electric rates on April 16, 2016; and

WHEREAS, the City of Sanger has determined that the fees proposed are sufficient to cover the City’s expenses; 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 AMENDS :

SECTION 1. That Section 4.306 be amended as follows:

4.306 Water Service Rates.

The rates to be charged by the city for water service are hereby established as follows:

(1) Residential

(a) Residential customers shall include all residential type users including, but not limited to, single-family residences, apartment units, trailer court units, duplexes, or any other service primarily intended for domestic or residential use.

(b) The rates to be charged by the city for water services for residential customers are hereby established as set forth below:

\$27.00 minimum per unit served for	0–1,000 gallons
\$4.80 per thousand gallons	1,001–4,999 gallons
\$5.27 per thousand gallons	5,000–14,999 gallons
\$6.58 per thousand gallons	15,000–29,999 gallons
\$9.53 per thousand gallons	30,000+ gallons

(c) Multifamily Dwellings. Where multifamily dwellings are served by a single water service line, the total water usage will be divided by the number of occupied units. The bill calculated from the per unit usage derived therefore shall be multiplied by the number of occupied units to determine the amount due. It shall be the responsibility of the owner or manager to notify the city by the 20th of each month on what the occupied count is for the month, if the city is not notified by the 20th of the month, then the highest count in the last twelve months will be used to calculate the bill.

(d) Manufactured Home Parks. Where manufactured home parks are served by a single water service line, the total water usage will be billed to the owner of the park based on the number of occupied units. The bill calculated from the per unit usage derived therefore shall be multiplied by the number of occupied units to determine the amount due. It shall be the responsibility of the park owner or manager to notify the city by the 20th of each month on what the occupied count is for the month. If the city is not notified by the 20th of the month, then the highest count in the last twelve months will be used to calculate the bill.

(2) Commercial

(a) The rates to be charged by the city for water services for commercial customers are hereby established as set forth below:

\$35.16 minimum per unit served	0–1,000 gallons
\$22.61 multiunit base/unit	0–1,000 gallons
\$5.57 per thousand gallons	1,001–4,999 gallons
\$6.04 per thousand gallons	5,000–14,999 gallons
\$6.83 per thousand gallons	15,000–29,999 gallons
\$8.42 per thousand gallons	30,000+ gallons

(b) **Multiunit Commercial Structures.** Where existing commercial tenants are served by a single water meter, the total water usage will be divided by the number of tenants, the bill calculated from the per tenant usage derived therefore shall be multiplied by the number of tenants to determine the amount due. The minimum per unit charge will be \$22.61 for 0 - 1,000 gallons. No new multiunit connections will be allowed. In all new or newly divided commercial buildings, each tenant space shall be required to have its own water meter.

That Section 4.307 Sewer Service Rates be amended as follows:

4.307 Sewer Service Rates.

The rates to be charged by the city for sanitary sewer service are hereby established as follows:

(1) Residential

(a) Residential customers shall include all residential type users including, but not limited to, single-family residences, apartment units, trailer court units, duplexes, or any other service primarily intended for domestic or residential use.

(b) All residential customers of municipal wastewater facilities will be charged the following rates:

\$37.41 minimum per unit served for	0–1,000 gallons
\$5.31 per thousand gallons	1,001–9,999 gallons
\$5.89 per thousand gallons	10,000+ gallons
\$70.00	Maximum monthly charge

(c) **Multifamily Dwellings.** The amount due for multifamily dwellings shall be the residential rate multiplied by the number of occupied dwelling units as computed for water that month.

(d) **Manufactured Home Parks.** The amount due for manufactured home parks shall be the residential rate multiplied by the number of occupied dwelling units as computed for water that month.

(2) Commercial

(a) Commercial customers shall include commercial users such as, but not limited to, restaurants, cafes, carwashes, schools, hospitals, nursing homes, offices, hotels, motels, laundries, grocery stores, department stores, and other commercial business operations as may be identified as not a residential type user.

(b) All commercial customers of municipal wastewater facilities shall be charged the following rates:

3/4" meter	\$55.06 minimum per unit served for 0–1,000 gallons
1" meter	\$60.25 minimum per unit served for 0–1,000 gallons
1-1/2" meter	\$68.55 minimum per unit served for 0–1,000 gallons
2" meter	\$83.39 minimum per unit served for 0–1,000 gallons
3" meter	\$102.83 minimum per unit served for 0–1,000 gallons
4" meter	\$190.84 minimum per unit served for 0–1,000 gallons
6" meter	\$253.66 minimum per unit served for 0–1,000 gallons
8" meter	\$334.78 minimum per unit served for 0–1,000 gallons
1,001–9,999 gallons	\$5.31 per thousand gallons
10,000+ gallons	\$5.89 per thousand gallons

- (3) **Multiunit Commercial Structures.** Where commercial tenants are served by a single water meter, the total water usage will be divided by the number of tenants, the bill calculated from the per tenant usage derived therefore shall be multiplied by the number of tenants to determine the amount due. The minimum per unit charge will be \$55.06.
- (4) **Without Water Service.** Customers without city water service will be charged \$70.38 per month.

That Section 4.403 be amended as follows:

4.403 **Electric Service Rates.**

(1) Residential

- (a) **Availability.** To any customer for electric service used for residential purposes in individual, private dwellings and in individually metered apartments supplied at one point of delivery and measured through one meter.

(b) Type of Service. Service shall be single phase at 60 cycles and standard secondary voltages.

(c) Rate.

Facilities charge	\$11.16 per month
Energy charge	\$0.1272 per kwh
\$11.61	Minimum monthly charge

(2) Commercial

(a) Availability. To commercial customers for all uses when service is taken through one meter at a single point of delivery. Not applicable to resale or breakdown service.

(b) Type of Service. Service shall be single or three phase at 60 cycles and any standard voltages available from the distribution system and through one standard transformation. When entire service cannot be measured at one utilization voltage with one standard type meter, it will be measured at primary voltage.

(c) Rate.

Facilities charge	\$17.65 per month
Energy charge	\$0.1299 per kwh
\$17.65	Minimum monthly charge

(3) Industrial

(a) Availability. To any customer for electric service supplied at one point of delivery and measured through one meter. This applies to all customers with usage of 10,000,000 kwh or more per year.

(b) Rate.

Facilities charge	\$38.22 per month
Energy charge	\$0.1137 per kwh
\$38.22	Minimum monthly charge

4.404 **Reserved.**

4.405 **Reserved.**

4.406 Security/Guard Light Rates.

- (a) 150W H.P.S.: \$16.24 per month.
- (b) 400W H.P.S. directional floodlight: \$37.89 per month.
- (c) 1,000W metal halide floodlight: \$75.78 per month.

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 or any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 4. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5. This ordinance and the rates herein adopted shall become effective, charged, and applied to services rendered by the City, and all usage by Customers of the City effective with the first billing issued on or after October 1, 2023.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 7th day of August 2023.

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

APPROVED TO FORM:

Hugh Coleman, City Attorney



CITY COUNCIL COMMUNICATION

DATE: August 7, 2023

FROM: Clayton Gray, Finance Director

AGENDA ITEM: Consideration and possible action on Ordinance 08-16-23 amending the Fee Schedule, Appendix A, Article 4.00 Utility Related Fees, Section 4.101 Utility Reconnection Fees, Section 4.102 Tampering Fee, Section 4.103 Utility Service Fees; providing for the repeal of all ordinances in conflict; providing for a severability clause; and providing a savings clause; authorizing publication; and establishing an effective date.

SUMMARY:

- This ordinance is to clarify terms for clarity and to be consistent throughout the Code.
- This ordinance does not change the amount of any fees.
- Section 4.101
 - Title "Utility **Reconnection** Fees" retitled "Utility **Service** Fees"
 - "Twenty-seventh day **of the month**" updated to "Twenty-seventh day **following the billing date**" in two places
- Section 4.102
 - "An average **kWh fee** will be charged" updated to "An average **usage** will be charged **at current rates**"
- Section 4.103
 - Title "Utility **Service** Fees" retitled "**Other** Utility Fees"
 - Item (a)
 - "**Utility Service** Fee" updated to "**Additional Trip** Fee"
 - "**For reconnect:** \$20.00" changed to "**Will be charged an additional trip fee of \$20.00 per trip**"
 - Item (b)
 - "Disconnection after **4:30 p.m.**" updated to "Disconnection after **regular business hours or less than one hour before close of business**"
 - "Will be charged **a service** fee of \$50.00" updated to "Will be charged **an after-hours** fee of \$50.00"

FISCAL INFORMATION:

Budgeted: NO

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends approval of Ordinance 08-16-23

ATTACHMENTS:

- Ordinance 08-16-23

CITY OF SANGER, TEXAS

ORDINANCE 08-16-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING APPENDIX A, FEE SCHEDULE, ARTICLE 4.00 UTILITY RELATED FEES, DIVISION 4.100 GENERALLY, SECTION 4.101 UTILITY RECONNECTION FEES, SECTION 4.102 TAMPERING FEE, SECTION 4.103 UTILITY SERVICE FEES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; 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 approved Ordinance 03-05-19 adopting utility fees on November 15, 2010; 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 AMENDS :

SECTION 1. That Sections 4.101, 4.102, and 4.103 be amended as follows:

4.101 Utility Fees.

Service may be discontinued, upon ten days’ written notice to customers having past due bills on the twenty-seventh day following the billing date. In addition, a thirty-dollar (\$30.00) service fee will be assessed to all water customers and a thirty dollar (\$30.00) service fee will be assessed to all electric customers whose service bill has not been paid by the twenty-seventh [day] following the billing date, whether the service has been disconnected or not.

That Section 4.102 be amended as follows:

4.102 Tampering Fee.

In the event the user or customer or his agent restores water services or electric services after service has been disconnected by the city, or the user or customer or his agent tampers with the water meter or the electric meter or service line appurtenances in any manner, based on the best estimated time that tampering occurred, an average usage will be charged at current rates. All vehicle, manhours and equipment replacement costs will also be charged. A tampering fee of two hundred dollars (\$200.00) shall be collected in addition to the reconnect fees.

That Section 4.103 be amended as follows:

4.103 Other Utility Fees.

(1) Additional Trip Fee. To a customer that has requested water service be connected and is not present at the time of connection, and there is an issue not allowing services to be left on, thus causing an additional service trip for reconnect will be charged an additional trip fee of \$20.00 per trip.

(2) After-Hours Utility Service Fee. To a customer who requests a utility service connection or disconnection after regular business hours or less than one hour before close of business, where the connection or disconnection is due to no fault of the city, will be charged an after-hours fee of \$50.00 in addition to the \$30.00 service fee on each service.

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 or any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 4. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5. This ordinance and the rates herein adopted shall become effective, charged, and applied to services rendered by the City, and all usage by Customers of the City effective with the first billing issued on or after October 1, 2023.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 7th day of August 2023.

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

APPROVED TO FORM:

Hugh Coleman, City Attorney



CITY COUNCIL COMMUNICATION

DATE: August 7, 2023

FROM: Clayton Gray, Finance Director

AGENDA ITEM: Consideration and possible action on Ordinance 08-17-23 amending the Code of Ordinances, Chapter 13 Utilities, Article 13.1600 Utility Billing Procedures, Section 13.1602 When Bills Become Delinquent, Section 13.1603 Service to Be Discontinued when Delinquent, and Section 13.1606 Waiver of Late Fees and Penalties; providing for the repeal of all ordinances in conflict; providing for a severability clause; and providing a savings clause; authorizing publication; and establishing an effective date.

SUMMARY:

- This ordinance is to clarify terms for clarity and to be consistent throughout the Code.
- This ordinance does not change the amount of any fees.
- Section 13.1602
 - "Ten percent (10%) **penalty**" updated to "Ten percent (10%) **late fee**"
- Section 13.1603
 - Item (a)
 - "A fee as set **faith**" updated to "A **service** fee as set **forth**"
 - "Customers whose service has been discontinued" updated to "Customer whose service has been **set to be** discontinued"
- Section 13.1606
 - Title "Waiver of Late Fees **and Penalties**" retitled "Waiver of Late Fees"

FISCAL INFORMATION:

Budgeted: NO

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Ordinance 08-17-23

ATTACHMENTS:

- Ordinance 08-17-23

CITY OF SANGER, TEXAS

ORDINANCE 08-17-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE CODE OF ORDINANCES, CHAPTER 13 UTILITIES, ARTICLE 13.1600 UTILITY BILLING PROCEDURES, SECTION 13.1602 WHEN BILLS BECOME DELINQUENT, SECTION 13.1603, SERVICE TO BE DISCONTINUED WHEN DELINQUENT, AND SECTION 13.1606 WAIVER OF LATE FEES AND PENALTIES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; 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 approved Ordinance 11-37-17 adopting utility billing procedures on November 20, 2017; 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 AMENDS :

SECTION 1. That Sections 13.1602, 13.1603, and 13.1606 be amended as follows:

13.1602 When Bills Become Delinquent.

Payments become delinquent on the fifteenth (15th) day following the billing date whereupon a ten percent (10%) late fee is assessed to each delinquent bill.

That Section 13.1603 be amended as follows:

13.1603 Service to Be Discontinued When Delinquent.

(a) Service may be discontinued upon due written notice to customers having past due bills on the twenty-seventh (27th) day following the billing date. In addition, a service fee as set forth in the fee schedule in Appendix A of this code will be assessed to all customers whose service has been set to be discontinued. If a customer account is disconnected pursuant to this section, the account must be paid in full before service shall be restored. Failure to receive any notice provided by this section shall not relieve the customer of any liability thereof.

(b) The city may delay disconnecting residential utility service for nonpayment if the national weather service reports a temperature or temperature forecast that:

(1) The average daily temperature is 32 degrees Fahrenheit or below or the average daily temperature is predicted to be 32 degrees Fahrenheit or below for more than 24 consecutive hours.

(2) The temperature is at or above 100 degrees Fahrenheit for five consecutive days and the temperature is forecast to reach or exceed 100 degrees Fahrenheit for the next five days.

(c) If the city delays disconnecting utility service due to weather, it is not required to restore previously disconnected service.

That Section 13.1606 be amended as follows:

13.1606 Waiver of Late Fees.

Late fees shall not be waived for any individual customer more than once in any twelve-month-period without the express permission of the finance director. The finance director shall review and approve all requests for the waiver of fees.

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 or any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 4. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5. This ordinance and the rates herein adopted shall become effective, charged, and applied to services rendered by the City, and all usage by Customers of the City effective with the first billing issued on or after October 1, 2023.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 7th day of August 2023.

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

APPROVED TO FORM:

Hugh Coleman, City Attorney



CITY COUNCIL COMMUNICATION

DATE: August 7, 2023

FROM: Clayton Gray, Finance Director

AGENDA ITEM: Consideration and possible action on Resolution No.2023-13 to take a record vote adopting the proposed tax rate contained in the City's proposed 2023 budget as the City's proposed 2023 tax rate to be considered for adoption at a public hearing held for that purpose; establishing the date, time, and place for public hearings on the proposed 2023-24 budget and tax rate; and providing for the publication as provided by the Texas Property Tax Code.

SUMMARY:

- The Denton County Tax Assessor / Collector's office has prepared tax rate calculations
 - The no-new-revenue rate (\$0.534529 / \$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 (\$0.669136 / \$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 (\$0.689747 / \$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.
- The City's proposed 2023-2024 budget has been prepared using the de minimis tax rate
- Public hearings on the 2023-2024 budget and property tax rate will be scheduled for August 14, 2023, at 6:00 pm.
- Adoption of the 2023-2024 budget and property tax rate will be scheduled for August 21, 2023, at 7:00 pm.

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 \$0.689747 / \$100, which is the de minimis rate.
- If making a motion according to staff's recommendation, please use the following:

"I move to conduct the public hearings for the FY 2023-2024 budget and tax rate on August 14, 2023, at 6:00 p.m. I further place a proposal to adopt the FY 2023-2024 budget and tax rate of \$0.689747 per \$100 of valuation on the August 21, 2023, City Council agenda."
- A record vote of the Council is required for this item.

ATTACHMENTS:

- Resolution 2023-13
- Tax Rate Calculation

RESOLUTION #2023-13

A RESOLUTION OF THE CITY OF SANGER TEXAS, TO TAKE A RECORD VOTE ADOPTING THE PROPOSED TAX RATE CONTAINED IN THE CITY'S PROPOSED 2023 MUNICIPAL BUDGET AS THE CITY'S PROPOSED 2023 TAX RATE TO BE CONSIDERED FOR ADOPTION AT A PUBLIC HEARING HELD FOR THAT PURPOSE; ESTABLISHING THE DATE, TIME AND PLACE FOR THE PUBLIC HEARINGS ON THE PROPOSED FY 2023-24 BUDGET AND TAX RATE; AND PROVIDING FOR THE PUBLICATION AS PROVIDED BY THE TEXAS PROPERTY TAX CODE.

WHEREAS, the City of Sanger has proposed a 2023 Budget; and

WHEREAS, the proposed tax rate of \$0.689747/\$100 exceeds the no-new-revenue rate of \$0.534529/\$100 and voter-approval tax rate of \$0.669136/\$100 and does not exceed the de minimis rate of \$0.689747/\$100; and

WHEREAS, the proposed 2023 Budget contains a proposed tax rate to support the proposed budget; 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 is of the opinion that the proposed tax rate contained in the proposed 2023 Budget is the appropriate tax rate to be considered for adoption at a public hearing to be held for that purpose, pursuant to Section 26.05 of the Texas Tax Code; 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 2023-24 and Tax Rate is hereby set to be held on Monday, August 14, 2023 at 6:00 P.M. in the historic church building located at 403 N 7th 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 7th day of August, 2023.

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

2023 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50 Item 11.

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.	2022 total taxable value. Enter the amount of 2022 taxable value on the 2022 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). ¹	\$ 1,107,138,278
2.	2022 tax ceilings. Counties, cities and junior college districts. 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 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 0
3.	Preliminary 2022 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,107,138,278
4.	2022 total adopted tax rate.	\$ 0.589497 /\$100
5.	2022 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.	
	A. Original 2022 ARB values: \$ 0	
	B. 2022 values resulting from final court decisions: - \$ 0	
	C. 2022 value loss. Subtract B from A. ³	\$ 0
6.	2022 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2022 ARB certified value: \$ 328,915	
	B. 2022 disputed value: - \$ 65,783	
	C. 2022 undisputed value. Subtract B from A. ⁴	\$ 263,132
7.	2022 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 263,132

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount	Item 11.
8.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,107,401,410	
9.	2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2021 value of property in deannexed territory. ⁵	\$ 0	
10.	2022 taxable value lost because property first qualified for an exemption in 2023. 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 2023 does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use 2022 market value: \$ 165,280 B. Partial exemptions. 2023 exemption amount or 2023 percentage exemption times 2022 value: + \$ 908,952 C. Value loss. Add A and B. ⁶	\$ 1,074,232	
11.	2022 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 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022. A. 2022 market value: \$ 0 B. 2023 productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁷	\$ 0	
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 1,074,232	
13.	2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0	
14.	2022 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,106,327,178	
15.	Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 6,521,765	
16.	Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. 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 2022. This line applies only to tax years preceding tax year 2022. ⁹	\$ 6,492	
17.	Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 6,528,257	
18.	Total 2023 taxable value on the 2023 certified appraisal roll today. 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. ¹¹ A. Certified values: \$ 1,269,102,045 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹² - \$ E. Total 2023 value. Add A and B, then subtract C and D.	\$ 1,269,102,045	

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

Line	No-New-Revenue Tax Rate Worksheet	Amount
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
	A. 2023 taxable value of properties under protest. 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. ¹⁴ \$ 16,778,596	
	B. 2023 value of properties not under protest or included on certified appraisal roll. 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. ¹⁵ + \$ 0	
	C. Total value under protest or not certified. Add A and B.	\$ 16,778,596
20.	2023 tax ceilings. Counties, cities and junior colleges enter 2023 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 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 0
21.	2023 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 1,285,880,641
22.	Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022. Include both real and personal property. Enter the 2023 value of property in territory annexed. ¹⁸	\$ 275,461
23.	Total 2023 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2022. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing 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, 2022 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2023. ¹⁹	\$ 64,296,491
24.	Total adjustments to the 2023 taxable value. Add Lines 22 and 23.	\$ 64,571,952
25.	Adjusted 2023 taxable value. Subtract Line 24 from Line 21.	\$ 1,221,308,689
26.	2023 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ 0.534529 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2023 county NNR tax rate. ²¹	\$ _____ /\$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.	2022 M&O tax rate. Enter the 2022 M&O tax rate.	\$ 0.575208 /\$100
29.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,107,401,410

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §26.012(6)

¹⁸ Tex. Tax Code §26.012(17)

¹⁹ Tex. Tax Code §26.012(17)

²⁰ Tex. Tax Code §26.04(c)

²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount
30.	Total 2022 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 6,369,861
31.	Adjusted 2022 levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding tax year 2022. 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 2022. This line applies only to tax years preceding tax year 2022. + \$ 6,277 B. 2022 taxes in TIF. 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 2023 captured appraised value in Line 18D, enter 0. - \$ 0 C. 2022 transferred function. 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 D. 2022 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ 6,277 E. Add Line 30 to 31D.	\$ 6,376,138
32.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,221,308,689
33.	2023 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.522074 /\$100
34.	Rate adjustment for state criminal justice mandate. ²³ If not applicable or less than zero, enter 0. A. 2023 state criminal justice mandate. 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. 2022 state criminal justice mandate. 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 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0 /\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴ If not applicable or less than zero, enter 0. A. 2023 indigent health care expenditures. 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, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. \$ 0 B. 2022 indigent health care expenditures. 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 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0 /\$100

²² [Reserved for expansion]²³ Tex. Tax Code §26.044²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount
36.	Rate adjustment for county indigent defense compensation. ²⁵ If not applicable or less than zero, enter 0. A. 2023 indigent defense compensation expenditures. 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, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose..... \$ 0 B. 2022 indigent defense compensation expenditures. 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 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0 /\$100
37.	Rate adjustment for county hospital expenditures. ²⁶ If not applicable or less than zero, enter 0. A. 2023 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ 0 B. 2022 eligible county hospital expenditures. 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 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0 /\$100
38.	Rate adjustment for defunding municipality. 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 Section 26.0444 for more information. A. Amount appropriated for public safety in 2022. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year \$ 0 B. Expenditures for public safety in 2022. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ 0 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0 /\$100
39.	Adjusted 2023 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.522074 /\$100
40.	Adjustment for 2022 sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2022 should complete this line. These entities will deduct the sales tax gain rate for 2023 in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2022, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ 0 B. Divide Line 40A by Line 32 and multiply by \$100 \$ 0 /\$100 C. Add Line 40B to Line 39.	\$ 0.522074 /\$100
41.	2023 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.540346 /\$100

²⁵ Tex. Tax Code §26.0442²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount	Item 11.
D41.	Disaster Line 41 (D41): 2023 voter-approval M&O rate for taxing unit affected by disaster declaration. 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. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ 0 / \$100	
42.	Total 2023 debt to be paid with property taxes and additional sales tax revenue. 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. A. Debt 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. ²⁸ Enter debt amount \$ 1,849,245 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 10,000 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 180,000 E. Adjusted debt. Subtract B, C and D from A.	\$ 1,659,245	
43.	Certified 2022 excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 3,159	
44.	Adjusted 2023 debt. Subtract Line 43 from Line 42E.	\$ 1,656,086	
45.	2023 anticipated collection rate. A. Enter the 2023 anticipated collection rate certified by the collector. ³⁰ 100.00 % B. Enter the 2022 actual collection rate. 99.03 % C. Enter the 2021 actual collection rate. 100.27 % D. Enter the 2020 actual collection rate. 97.90 % E. 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%. ³¹	100.00 %	
46.	2023 debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 1,656,086	
47.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,285,880,641	
48.	2023 debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.128790 / \$100	
49.	2023 voter-approval tax rate. Add Lines 41 and 48.	\$ 0.669136 / \$100	
D49.	Disaster Line 49 (D49): 2023 voter-approval tax rate for taxing unit affected by disaster declaration. 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	

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

Line	Voter-Approval Tax Rate Worksheet	Amount
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2023 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.	Taxable Sales. For taxing units that adopted the sales tax in November 2022 or May 2023, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2022, enter 0.	\$ 0
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2022 or in May 2023. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2022. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0
53.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,285,880,641
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ 0 /\$100
55.	2023 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.534529 /\$100
56.	2023 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2022 or in May 2023. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2022.	\$ 0.534529 /\$100
57.	2023 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.669136 /\$100
58.	2023 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ 0.669136 /\$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.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ 0
60.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,285,880,641
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ 0 /\$100
62.	2023 voter-approval tax rate, adjusted for pollution control. 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).	\$ 0.669136 /\$100

³² Tex. Tax Code §26.041(d)

³³ Tex. Tax Code §26.041(i)

³⁴ Tex. Tax Code §26.041(d)

³⁵ Tex. Tax Code §26.04(c)

³⁶ Tex. Tax Code §26.04(c)

³⁷ Tex. Tax Code §26.045(d)

³⁸ Tex. Tax Code §26.045(i)

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

Item 11.

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate adjusted to remove the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate must be backed out of the calculation for that year.

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

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ 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.⁴²

Individual components can be negative, but the overall rate would be the greater of zero or the calculated rate.

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

Line	Unused Increment Rate Worksheet	Amount/Rate
63. Year 3 component.	Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate.	
A.	Voter-approval tax rate \$ 0.561763 /\$100 As applicable: Line 49, Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control)	
B.	Unused increment rate (Line 66) \$ 0.000000 /\$100	
C.	Subtract B from A \$ 0.561763 /\$100	
D.	Adopted Tax Rate \$ 0.589497 /\$100	
E.	Subtract D from C \$ -0.027734 /\$100	
64. Year 2 component.	Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate.	
A.	Voter-approval tax rate \$ 0.597770 /\$100 As applicable: Line 49, Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control)	
B.	Unused increment rate (Line 66) \$ 0.000000 /\$100	
C.	Subtract B from A \$ 0.597770 /\$100	
D.	Adopted Tax Rate \$ 0.633711 /\$100	
E.	Subtract D from C \$ -0.035941 /\$100	
65. Year 1 component.	Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate.	
A.	Voter-approval tax rate \$ 0.673039 /\$100 As applicable: Line 47, Line 50 (counties), Line 56 (taxing units with the additional sales tax) or Line 60 (taxing units with pollution control)	
B.	Unused increment rate \$ 0 /\$100	
C.	Subtract B from A \$ 0.673039 /\$100	
D.	Adopted Tax Rate \$ 0.679100 /\$100	
E.	Subtract D from C \$ -0.006061 /\$100	
66. 2023 unused increment rate.	Add Lines 63E, 64E and 65E.	\$ 0 /\$100
67. Total 2023 voter-approval tax rate, including the unused increment rate.	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).	\$ 0.669136 /\$100

³⁹ Tex. Tax Code §26.013(a)

⁴⁰ Tex. Tax Code §26.013(c)

⁴¹ Tex. Tax Code §26.0501(a) and (c)

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

⁴³ Tex. Tax Code §26.063(a)(1)

⁴⁴ Tex. Tax Code §26.012(8-a)

⁴⁵ Tex. Tax Code §26.063(a)(1)

SECTION 6: De Minimis Rate

Item 11.

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.⁴⁶

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.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2023 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ 0.522074 /\$100
69.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,285,880,641
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ 0.038883 /\$100
71.	2023 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.128790 /\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ 0.689747 /\$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.⁴⁶

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.⁴⁷

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. 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.	2022 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.589497 /\$100
74.	Adjusted 2022 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2022 and the taxing unit calculated its 2022 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2022 worksheet due to a disaster, complete the applicable sections or lines of Form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2022 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 2022, 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 2022 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2022 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2022 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.	Increase in 2022 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ 0 /\$100
76.	Adjusted 2022 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,106,327,178
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ 0
78.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,221,308,689
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ 0 /\$100

⁴⁶ Tex. Tax Code §26.042(b)

⁴⁷ Tex. Tax Code §26.042(f)

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount	Item 11.
80.	2023 voter-approval tax rate, adjusted for emergency revenue. 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).	\$ 0.669136	
		\$ _____/\$100	

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.534529 /\$100

As applicable, enter the 2023 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

Indicate the line number used: 26

Voter-approval tax rate. \$ 0.669136 /\$100

As applicable, enter the 2023 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: 27

De minimis rate. \$ 0.689747 /\$100

If applicable, enter the 2022 de minimis rate from Line 72.

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 the Tax Code.⁵⁰

**print
here** ➡

Printed Name of Taxing Unit Representative

**sign
here** ➡

Taxing Unit Representative

Date

⁵⁰ Tex. Tax Code §§26.04(c-2) and (d-2)

Notice About 2023 Tax Rates

Property tax rates in CITY OF SANGER.

This notice concerns the 2023 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.

This year's no-new-revenue tax rate	\$0.534529/\$100
This year's voter-approval tax rate	\$0.669136/\$100

To see the full calculations, please visit for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

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	11,963,602
DEBT SERVICE FUND	461,401

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
CERTIFICATES OF OBLIGATION, SERIES 2007	37,400	7,180	0	44,580
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019	225,000	23,300	0	248,300
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021B	31,200	5,134	0	36,334
LIMITED TAX NOTES, SERIES 2023	646,000	175,454	0	821,454
CERTIFICATES OF OBLIGATION, SERIES 2023C	160,000	537,327	0	697,327
BOND	0	0	1,250	1,250
ADMINISTRATION FEES				

Total required for 2023 debt service	\$1,849,245
- Amount (if any) paid from funds listed in unencumbered funds	\$10,000
- Amount (if any) paid from other resources	\$180,000
- Excess collections last year	\$3,159
= Total to be paid from taxes in 2023	\$1,656,086
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2023	\$0
= Total debt levy	\$1,656,086

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by , on 07/26/2023 .

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.