

PLANNING & ZONING COMMISSION

MEETING AGENDA

JANUARY 08, 2024, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

CONSENT AGENDA

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

- [1.](#) Consideration and possible action of the minutes from December 11, 2023, meeting.

PUBLIC HEARING ITEMS

- [2.](#) Conduct a public hearing on an amendment to Ordinance No. 04-11-22 to amend the planned development language and add 21.17 acres of land described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.
- [3.](#) Conduct a public hearing on a request for a Specific Use Permit (SUP) for Outside Sales and Display, on the west end 8.17 acres of land described as A1241A TIERWESTER, TR 165, zoned as Business District 2 (B-2) and generally located on the east side of I-35 at the intersection of South Stemmons and Wood Street.

ACTION ITEMS

- [4.](#) Consideration and possible action on an amendment to Ordinance No. 04-11-22 to amend the planned development language and add 21.17 acres of land described as

A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

5. Consideration and possible action on a request for a Specific Use Permit (SUP) for Outside Sales and Display, on the west end 8.17 acres of land described as A1241A TIERWESTER, TR 165, zoned as Business District 2 (B-2) and generally located on the east side of I-35 at the intersection of South Stemmons and Wood Street.
6. Consideration and possible action on the Preliminary Plat of Duck Creek Ridge, being 1.010 acres, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive
7. Consideration and possible action on the Preliminary Plat of Duncan Retail, being 5.770 acres, located in the City of Sanger, and generally located on the east side of the I-35 Frontage Road approximately 60 feet north of the intersection of I-35 Frontage Road and S 5th Street.

FUTURE AGENDA ITEMS

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

INFORMATIONAL ITEMS

8. FM455 & 1-35 Update

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on January 4, 2024, at 8:30 AM.

Stefani Dodson

Stefani Dodson, Secretary

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 8, 2023
FROM: Stefani Dodson, Secretary
AGENDA ITEM: Consideration and possible action of the minutes from December 11, 2023, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Minutes from December 11, 2023

PLANNING & ZONING COMMISSION

MEETING MINUTES

DECEMBER 11, 2023, 7:00 PM



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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 7:00 P.M.

BOARD MEMBERS PRESENT

- Commissioner, Place 1 Shane Stone
- Commissioner, Place 2 Sally Amendola
- Commissioner, Place 3 Jackie Turner
- Commissioner, Place 4 Allen McAlister
- Commissioner, Place 5 Jacob Gastelum
- Commissioner, Place 6 Jason Miller
- Commissioner, Place 7 Lisa Freeman

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from October 9, 2023, meeting.

Commissioner Stone makes a motion to approve the consent agenda
Commissioner Gastelum seconded the motion.

Voting Yea: Commissioner Amendola, Commissioner Miller, Commissioner McAlister,
Commissioner Freeman, Commissioner Turner. The motion passes unanimously.

ACTION ITEMS

2. Consideration and possible action on a Minor Plat of Lots 1-3, Block A, of Mallard Estates, being 10.656 acres, located in the City of Sanger's ETJ, and generally located on the north side of Duck Creek Road approximately 1014 feet east of the intersection of Duck Creek Road and Sam Bass Road.

Commissioner Amendola makes a motion to approve the plat with the condition all comments are met by City Council.

Commissioner McAlister seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Miller, Commissioner Gastelum, Commissioner Freeman, Commissioner Turner. The motion passes unanimously.

FUTURE AGENDA ITEMS

Commissioner Freeman requested an update on the FM 455 construction.

INFORMATIONAL ITEMS

3. Roberts Rules of Order

Director Hammonds briefly goes over the Roberts Rules of Order.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:11 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 8, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on an amendment to Ordinance No. 04-11-22 to amend the planned development language and add 21.17 acres of land described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

SUMMARY:

- The applicant has acquired additional acreage adjacent to PD 04-11-22
- The applicant is proposing to rezone the additional acreage of approximately 21.17 acres from Agricultural (A) to Planned Development (PD).
- The applicant has amended some of the language and requirements in PD 04-11-22. Below are the changes the applicant is proposing:
 - Added language to Community Features to allow metal or wood as accent materials for entry monuments, screening walls, and community signage. Originally was only brick or stone.
 - Decreased the Garden lot depth from 120 feet to 110 feet and the overall size of the lot from 4800 square feet to 4400 square feet.
 - Decreased the depth of the cul-de-sac lots from the original 120 feet to 95 feet. The minimum lot square footage still applies.
 - Decreased Manor Lot housing square footage from minimum 1800 square feet to minimum 1650 square feet.
 - For Manor Lots increased the maximum total lot count below 2000 square feet from 15% to 20%.
 - For Garden Lots increased the maximum total lot count below 1650 square feet from 15% to 20%.
 - Increased maximum height for single family attached from 35 feet to 40 feet.
 - Added language to single family attached that all dwellings will be either front entry from a public street or rear entry from an alleyway.
 - In Single Family attached reduced side yard setback adjacent a street on a corner from 20 feet to 10 feet.
 - Added language for single family attached that end units abutting a common area will have a side yard setback of 5 feet.
 - Single family attached add language that the minimum rear yard setback for front entry lots shall be 10 feet excluding porches and architectural features and all rear entry lots shall be 20 feet. Porches and architectural features may extend 5 feet into rear setback.
 - Amended parking text to state 2 parking spaces per unit within required garage and a minimum 20-foot driveway for additional parking beyond the garage.
 - Added language to single family attached that guest parking will be provide within site at a ratio of 1 space per 4 units.
 - Added language in Multi-family that the maximum building height shall be 3 stories or 45 feet.
- The parkland/open space was increased from 83.78 acres to 86.69.
- The dedicated parkland was decreased from 59.7 acres to 38.50 acres.

- The Multi-family acreage was decreased from 18.469 acres to 15 acres.
- The added 21.17 acreage will increase Garden lots (40' x110') from 158 to 299, Manor Lots (50' x 120') from 541 to 603, and Estate Lots (60' x 120') from 46 to 54. This increases the total lot count from 875 to 1086. Townhomes remained the same at 130 lots.
- The trail system increased from 2.56 miles to 3.02 miles.
- Altered roadway configuration on concept plan.
- Staff mailed out 65 public hearing notices to owners of properties within 200 feet of the subject property and received 4 responses at the time of this report. One in favor and three opposed.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

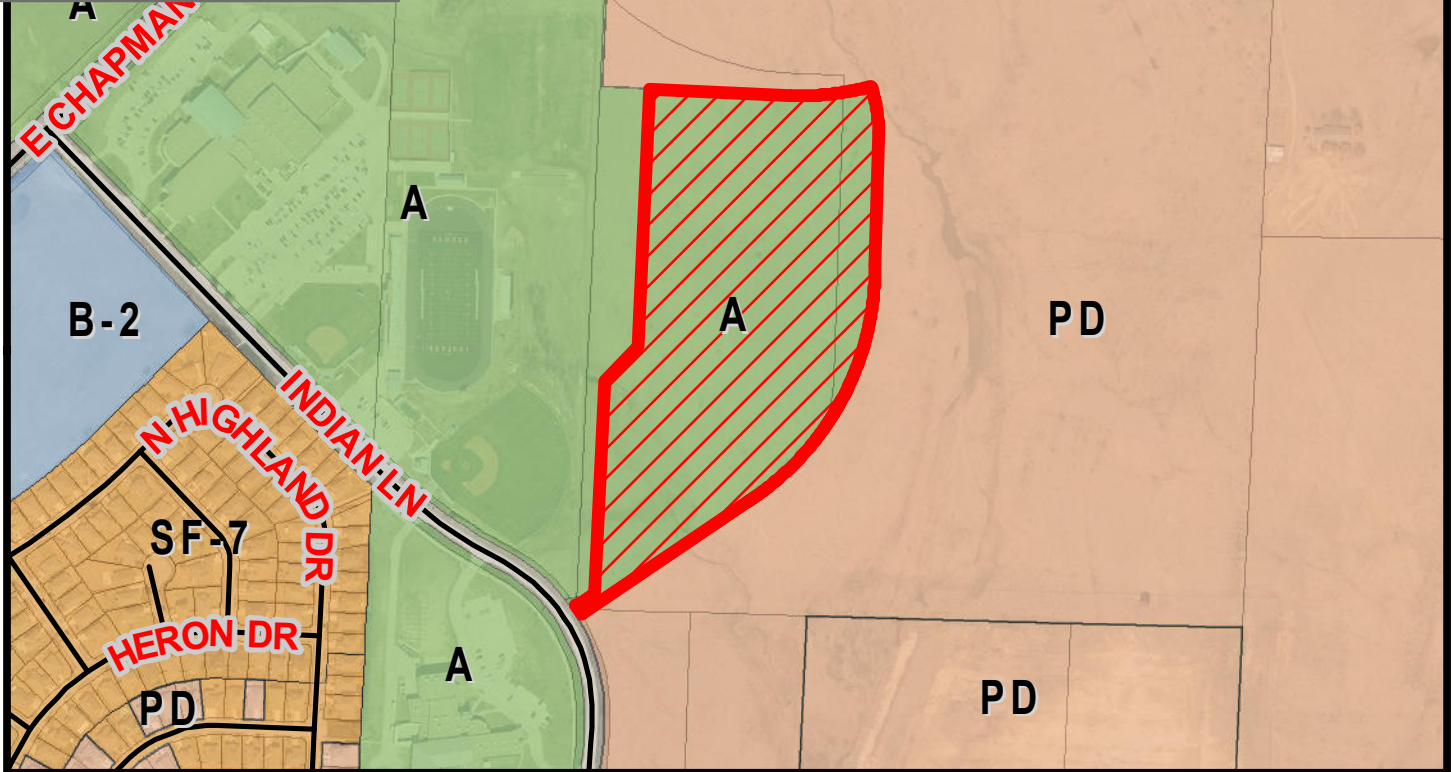
RECOMMENDED MOTION OR ACTION:

N/A

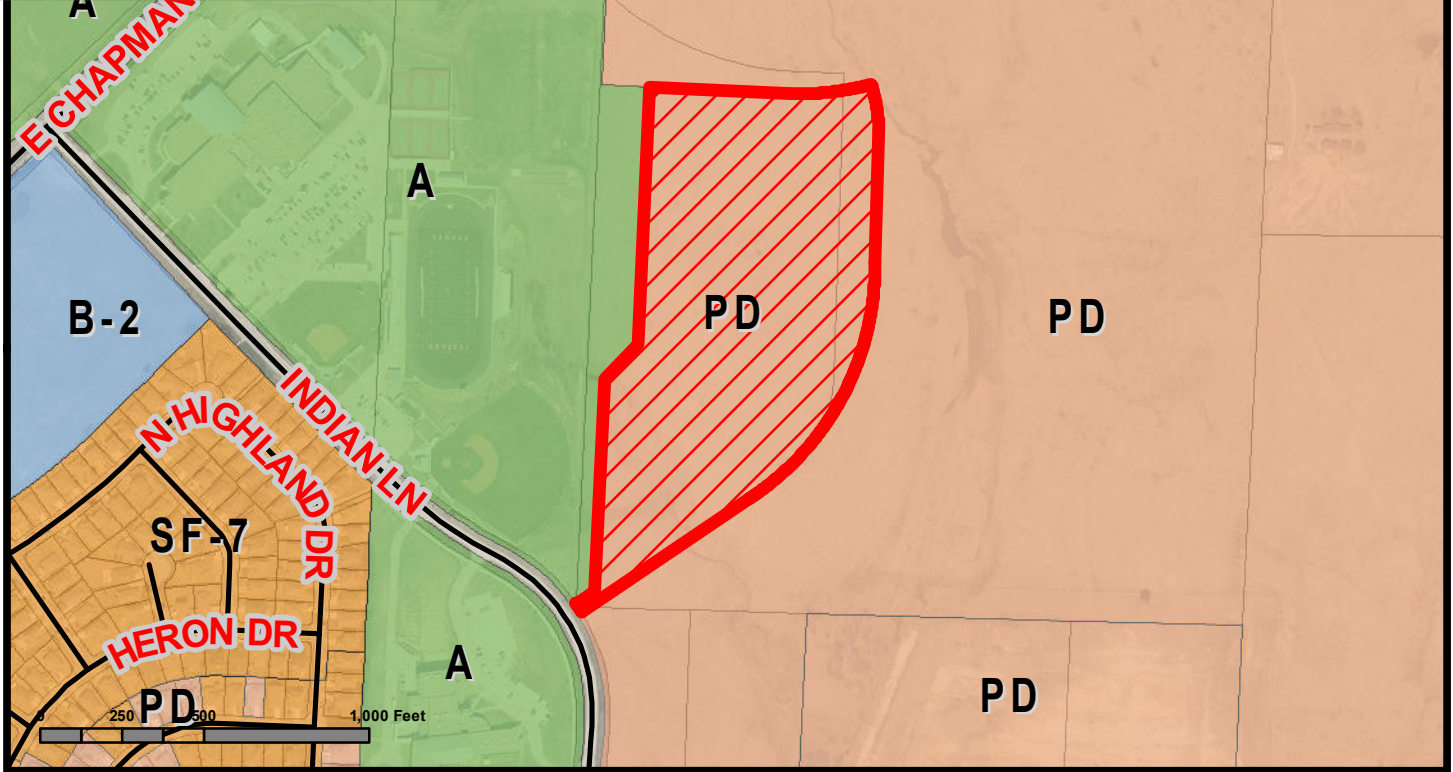
ATTACHMENTS:

Location Map

Current Zoning



Proposed Zoning



Location: Lane Ranch
 PD Zoning Change
 Project: 23SANZON-0027

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.





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 8, 2024

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a request for a Specific Use Permit (SUP) for Outside Sales and Display, on the west end 8.17 acres of land described as A1241A TIERWESTER, TR 165, zoned as Business District 2 (B-2) and generally located on the east side of I-35 at the intersection of South Stemmons and Wood Street.

SUMMARY:

- The applicant is proposing a Farmer’s Market on the west end of Stephen Baker Field that is owned by Sanger ISD.
- Sanger ISD has granted permission for the Farmer’s Market use.
- This lot is located on the east side of I-35 at the intersection of South Stemmons and Wood Street.
- The site is zoned Business District 2 (B-2) which allows Outside Sales and Display with a SUP.
- The Farmer’s Market would operate Saturday and Sunday on the first and third weekends of the month.
- They would operate approximately 10 months of the year beginning in mid-March and running through December.
- Staff mailed 22 notices and at the time of this report has received 1 in favor.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

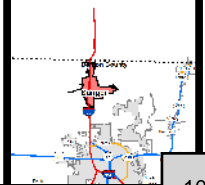
Location Map



Project Name: Farmers Market
 SUP Wood Street
 Project: 23SANZON-0050

 City Limits  Exhibits

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 Date: 10/29/2022 1:50:46 PM
 Doc Name: 23SANZON-0056_FarmersMarketSUP





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 8, 2024

FROM: Ramie Hammonds, Development Services Director

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- Altered roadway configuration on concept plan.
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FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Revised PD

Legal Description

Lane Ranch Concept Map

Lane Ranch Park Plan

Application

Letter of Intent

Original Approved PD

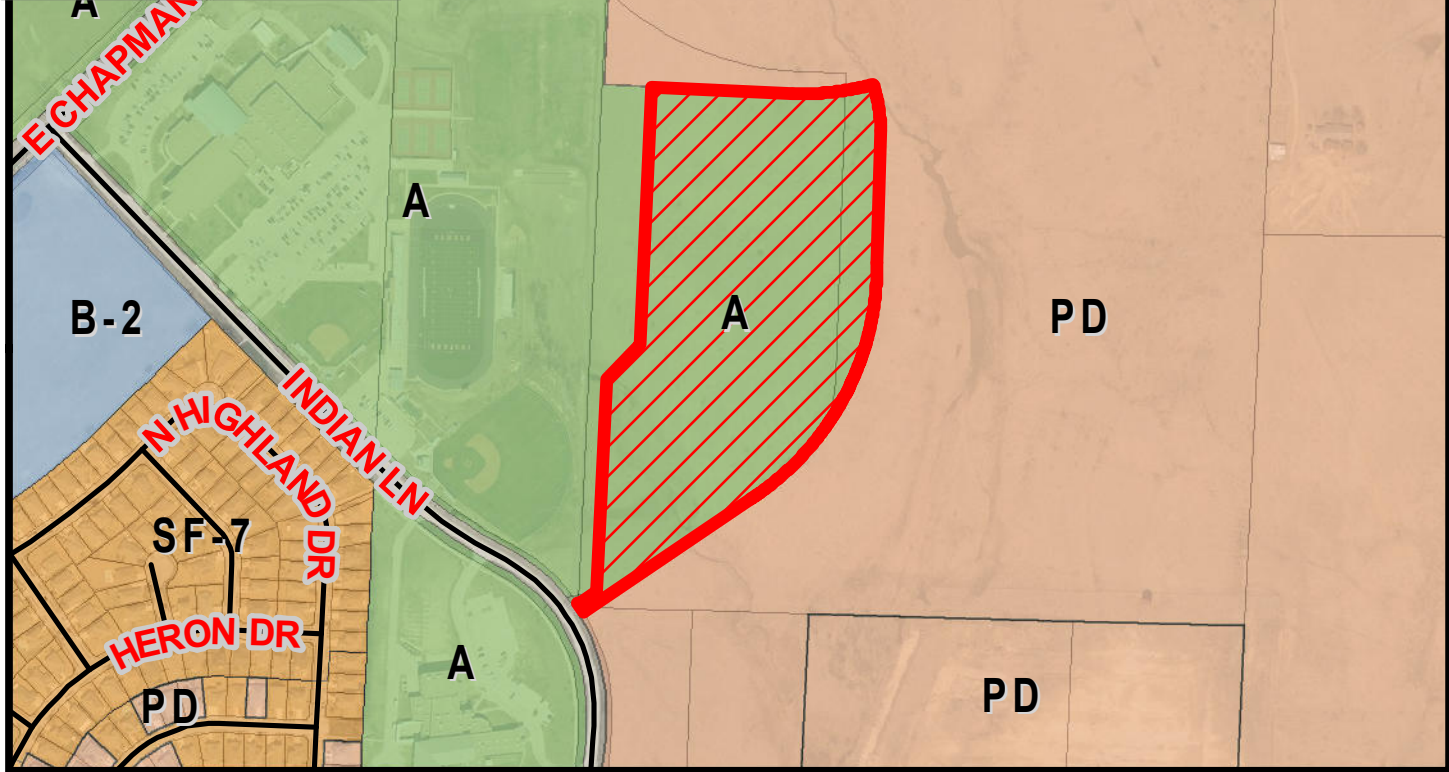
Response Form 1 – In favor

Response Form 1 – Opposed

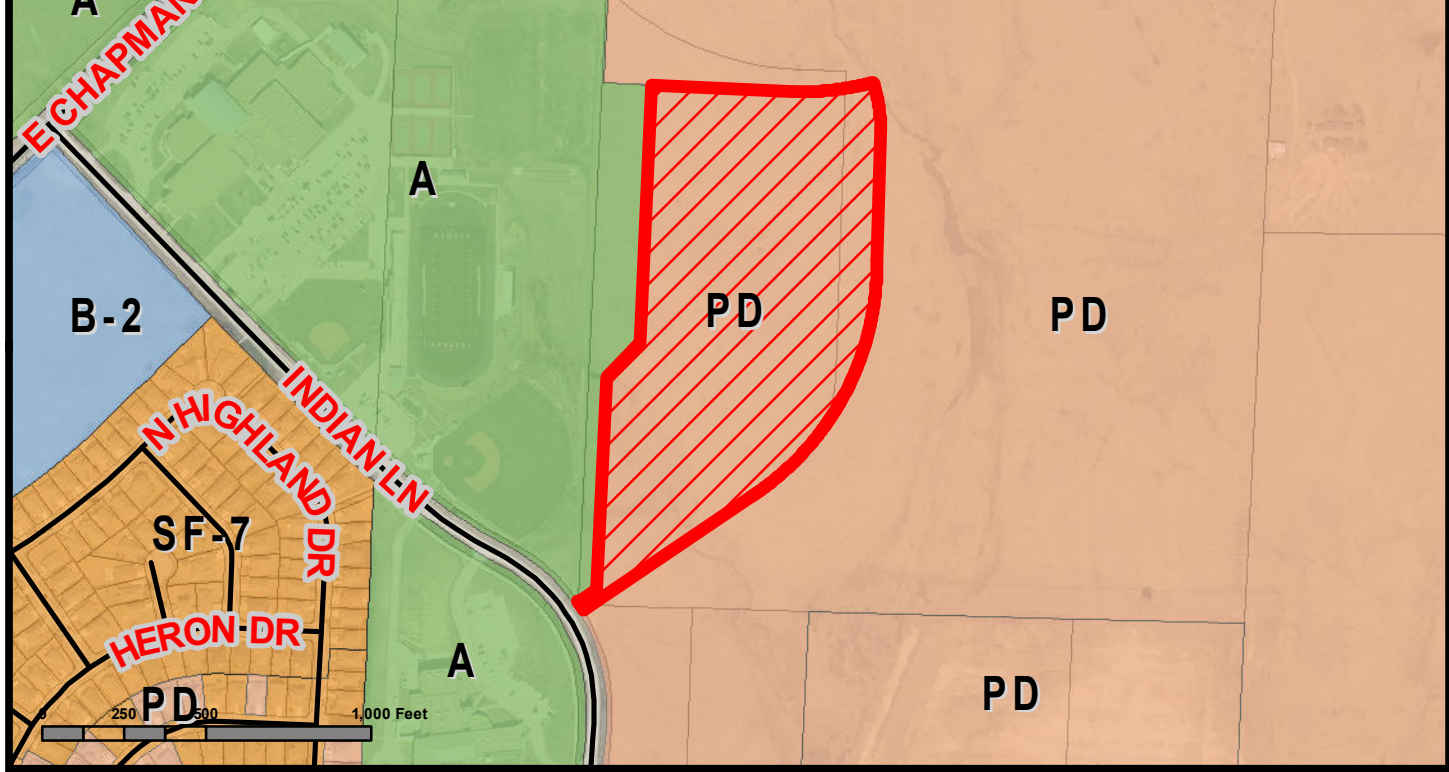
Response Form 2 – Opposed

Response Form 3 - Opposed

Current Zoning



Proposed Zoning



Location: Lane Ranch
 PD Zoning Change
 Project: 23SANZON-0027

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347.329 ACRE LANE RANCH PD SUMMARY

Purpose Statement - To amend PD 04-11-22 and establish a quality master planned multi-phase and multiple product residential and commercial community for the property described by metes and bounds on Exhibit "A" (the "Property") of this PD Ordinance. Development and use of the Property shall comply with the Sanger Zoning Ordinance as it existed on the date of its adoption on August 3, 1987 and subsequent amended (the "The Zoning Ordinance") and this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD Ordinance, this PD ordinance shall control.

PROPOSED USES

Single Family (210.499 Acres)

Approximately 190.299 acres are proposed as single-family detached uses and 20.20 acres as single family attached (townhome).

Business District (50.14 Acres)

Approximately 50.14 acres are proposed as local business and retail. Within this area we also anticipate approximately 8 acres of assisted living along with 15 acres of multi-family.

Open Space/Floodplain (86.69 Acres)

Approximately 86.69 acres of proposed open space, park area and floodplain.

COMMUNITY FEATURES

The hardscape within the community shall include entry monuments, screening walls and community signage constructed primarily of brick and stone. Wood and metal elements can be used to add interest. Signs shall not be within the sight visibility triangles.

A mandatory homeowners association shall be established to own and maintain the private open spaces, common areas and greenbelts; all private landscape improvements; dog parks and dog waste stations, perimeter masonry and tubular steel fencing; entry monuments and signage. The homeowner's association shall maintain on street parking spaces within a street right-of-way

and any parking spaces located within a common area lot. Private trails and sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the HOA.

The 100-year floodplain shall be designated as a public drainage easement within the Public Parkland dedication. Maintenance responsibility shall be identified on the plat using the City of Sanger Standard drainage easement inscription.

RESIDENTIAL LAND USES

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

A. Minimum Lot Width, Depth, and Size.

The Estate Lots:

The minimum lot width shall be 60 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 7,200 square feet.

The Manor Lots:

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

The Garden Lots:

The minimum lot width shall be 40 feet. The minimum lot depth shall be 110 feet. The minimum lot size shall be 4,400 square feet.

B. Lot Depths for Cul-de-Sac and Eyebrow Lots.

The minimum lot depth for all lots within any proposed residential use along a cul-de-sac or eyebrow may have a reduced lot depth of 95 feet. The lot minimum square footage still applies.

C. Minimum House Size.

The Estate Lots:

The minimum air-conditioned area within each residence shall be 2,250 square feet.

The Manor Lots:

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

The Garden Lots:

The minimum air-conditioned area within each residence shall be 1,500 square feet. Garden Lots shall place a limit of 20% of the total lot count to be below 1,650 square feet.

D. Maximum Height.

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

E. Front Yard Setback.

The minimum front yard building setback for all lots shall be 25 feet. Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet.

F. Side Yard Setback.

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

G. Rear Yard Setback.

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

H. Maximum Lot Coverage.

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

I. Garages.

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

J. Design Elements

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

II. Lot Sizes, Setbacks, etc. for Single Family Attached. Except as otherwise provided below, attached single family residences shall comply with Section 57, "TH" TOWNHOME RESIDENTIAL DISTRICT of the Zoning Ordinance, subject to the following changes:

A. Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 22 feet. The minimum lot depth shall be 90 feet. The minimum lot size shall be 1,980 square feet.

B. Minimum House Size.

The minimum air-conditioned area within each residence shall be 1,300 square feet.

C. Maximum Height.

The maximum building height shall be 2 stories or 40 feet.

D. Driveway/Garage Locations.

All residential dwellings shall be either front entry from a public street, or rear entry from an alleyway.

E. Front Yard Setback.

The minimum front yard building setback for all lots shall be 20 feet. Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet.

F. Side Yard Setback.

The minimum side yard building setback shall be seven and one-half feet (7.5') on each side. A side yard adjacent to a street on a corner lot shall always have a minimum ten-foot (10') side yard building setback. For end dwelling units that abut a common area lot rather than an alley or street right of way, the minimum side yard setback adjacent to the common area lot shall be 5 feet.

G. Rear Yard Setback.

The minimum rear yard building setback for all front entry lots shall be 10 feet from the rear facade of the residence (excluding porches and projecting architectural features) to the rear lot line. All rear entry lots shall have a 20-foot setback from the garage to the alley right-of-way. Porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the rear yard a maximum of five feet (5').

H. Maximum Lot Coverage.

The maximum lot coverage shall not apply to any townhomes.

I. Parking.

Two off-street parking spaces shall be provided per unit within the required garage. All residential dwellings shall have a minimum 20-foot driveway for additional parking beyond the garage.

Guest parking will be provided within the site at a ratio of 1 space per 4 units.

J. Design Elements

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

III. Lot Sizes, Setbacks, etc. for Multi-Family. Except as otherwise provided below, Multi-Family residences shall comply with Section 19, “MF-2” MULTI-FAMILY RESIDENTIAL DISTRICT – 2 of the Zoning Ordinance., subject to the following changes:

A. Maximum Height.

The maximum building height shall be 3 stories or 45 feet.

IV. General Conditions.

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

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

The following requirements apply to single family residential development:

- A. Each single-family residence shall have an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.
- B. Each Home lot shall have a minimum of two shade trees that are at least three inches in caliper planted. The trees shall be planted in the front and rear yard. If the lot fronts or sides onto a common area lot, the front yard requirement may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall apply.

- C. All required trees shall be selected from a tree list approved during the Home Permitting stage.
- D. Each Home lot shall have a minimum of twelve (12) shrubs placed in the front yard. Individual shrubs shall be a minimum of three (3) gallons in size when planted.

VI. Multifamily, Townhome and Non-residential Uses Landscape Requirements.

All landscape requirements shall comply with Sections 48.4 and 48.5, Landscape Regulations of the Zoning Ordinance.

VII. Parkland/Open Space (86.69 Acres)

- A. The developer, and its assigns, agree to dedicate approximately 38.50 acres of the total 86.69 acres of open space/floodplain as Public Park property (the “Parkland”) to the City of Sanger. Common areas shall include floodplain, ponds, detention areas, and small open spaces as shown on the Preliminary Park Concept Plan. Small Open Spaces shall be connected with sidewalks to be a comprehensive pedestrian system. Common areas will abut a public street right-of-way in at least one location with a sidewalk connection. The Parkland shall be credited toward the Park Land Dedication requirement.
- B. A pedestrian circulation system shall be provided that affords connectivity to the entire community and the perimeter of the Property. The pedestrian circulation system shall include concrete trails that are a minimum of six feet in width. Trails in greenbelts will be constructed of concrete and shall connect with the project sidewalks. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. The pedestrian circulation system shall include such items as benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and doggie waste stations. These items are represented on the Preliminary Park Concept Plan.
- C. All interior residential street rights-of-way shall be improved with sidewalks that are a minimum of four feet in width and (1) constructed by the homebuilders at the time of adjacent house construction; or (2) constructed by the developer for all non-buildable lots. All sidewalks along Collector and Arterial Road frontages are to be five feet in width. The pedestrian circulation system will replace the required public sidewalk along Lane Ranch Drive as shown on the Preliminary Park Concept Plan.
- D. The developer, and its assigns, agree to also install additional amenities such as an off-street parking lot, dog park, covered picnic area, playground equipment and fishing docks as shown on the Preliminary Park Concept Plan. The exact number and location of these amenities may change during the final design process. They are generally represented on the Preliminary Park Concept Plan.
- E. The phasing of the park improvements will coincide with the residential phasing plan and is noted on the overall Preliminary Park Concept Plan.

VIII. Fencing Requirements

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

IX. Street Typology

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

X. Utilities and Equipment

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

XI. Refuse Locations

- A. Refuse containers should be stored within an enclosed storage area, fenced, or walled to be screened from view from adjacent streets or common open spaces. Landscaping could also be added as a screening measure.

XII. Home Variety

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

BUSINESS DISTRICT USES

Except as otherwise provided below, commercial uses shall comply with Section 23, “B-2” Business District - 2 of the Zoning Ordinance, subject to the following changes:

1. A 15-acre multi-family site will be allowed. The base zoning for this tract will be “MF-2” Multi-Family Residential District - 2 at 20 units per gross acre. See Section III for other changes to the MF-2 base zoning category.
2. Self-Storage facilities may be allowed by SUP approval.
3. Boat storage facilities may be allowed by SUP approval.
4. The building height for a pitched roof building shall be a maximum of 45 feet.
5. The front, rear, and side building setbacks adjacent to any internal street shall be a minimum of 15 feet.
6. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping, or rooftop screening as applicable.

LEGAL DESCRIPTION

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

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

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

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

THENCE North 88°13'32" West a distance of 1,325.35 feet to a 2" iron rod found for the northwest corner of the Marion Hills Apartments, LLC;

THENCE South 2°25'03" West a distance of 2,504.45 feet to a 1/2" iron rod set for the southwest corner of Lake Ridge Estates, Phase 1 an addition to the City of Sanger recorded in Cabinet V, Page 752 of the Plat Records of Denton County, Texas (PRDCT) and the north right-of-way line of McReynolds Road;

THENCE with the north right-of-way line of McReynolds Road North 87°25'44" West a distance of 612.45 feet to a 1/2" iron rod set for the southwest corner of the Sanger Town Center LLC tract and the east right-of-way line of Indian Lane right-of-way recorded in Document No. 2004-145888 (RPRDCT);

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

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

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

North 2°02'56" East a distance of 24.96 feet to the beginning of a curve to the left, having a radius of 550.39 feet, a chord of North 16° 40' 37" West – 354.48 feet, a distance of 360.91 feet to a 1/2" iron rod set for corner in the east line of a tract of land described in a deed to Sanger ISD (herein called Tract 1) recorded in Volume 1841, Page 662 (RPRDCT);

THENCE South 88°03'30" East a distance of 21.92 feet to a 1/2" iron rod set for the southwest corner of a tract of land described in a deed to Sanger ISD recorded in Document No. 2022-160016 (RPRDCT);

THENCE with the south and east line of the Sanger ISD tract

North 56°02'48" East a distance of 62.25 feet to a 1/2" iron rod set for corner;

North 02°36'29" East a distance of 643.72 feet to a 1/2" iron rod set for corner;

North 45°05'54" East a distance of 148.05 feet to a 1/2" iron rod set for corner;

North 02°36'29" East a distance of 1013.28 feet to a 1/2" iron rod set for the northeast corner of a tract of land described in a deed to Sanger ISD recorded in Document No. 2022-160017 (RPRDCT);

THENCE with the north line of the Sanger ISD tract North $87^{\circ}23'31''$ West a distance of 150.00 feet to a 1/2" iron rod set for corner in the east line of a tract of land described in a deed to Sanger ISD Tract 1;

THENCE with the east line of the Sanger ISD Tract 1 North $2^{\circ}36'29''$ East a distance of 616.01 feet to a 1/2" iron rod set for the northeast corner of the Sanger ISD Tract 1 and the northwest corner of the Sanger Town Center LLC and the south right-of-way line of West Chapman Road;

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

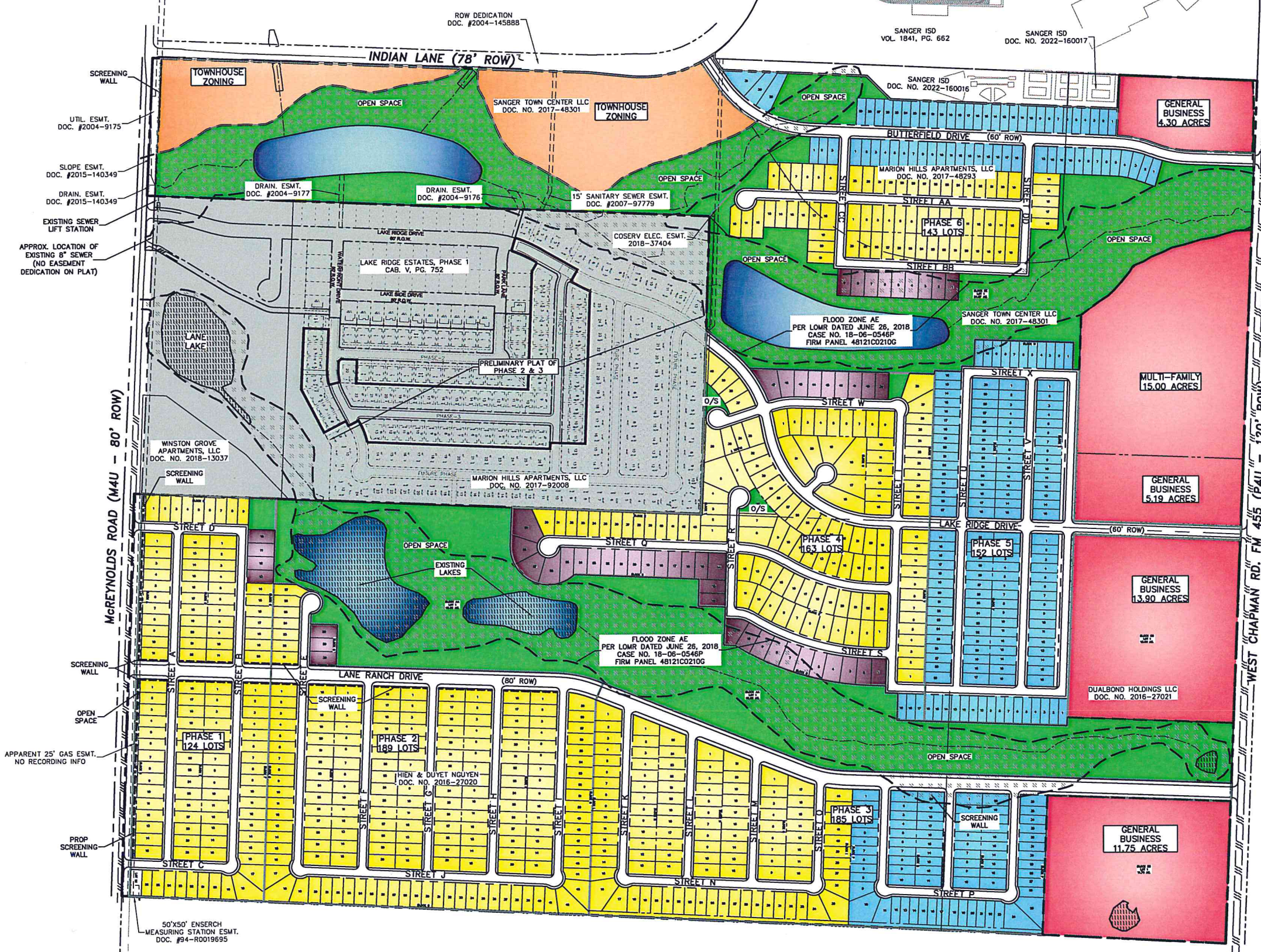
South $87^{\circ}53'26''$ East a distance of 1,269.90 feet to a 1/2" iron rod set for corner;

South $88^{\circ}02'57''$ East a distance of 500.69 feet to a 1/2" iron rod set for corner;

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

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

THENCE South $2^{\circ}42'07''$ West a distance of 3,659.25 feet to the place of beginning, containing 347.329 acres, or 15,129,632 square feet of land.



LEGEND

[Red]	GENERAL BUSINESS AREAS
[Purple]	60' ESTATE LOTS
[Yellow]	50' MANOR LOTS
[Blue]	40' GARDEN LOTS
[Orange]	TOWN HOME LOTS
[Green]	GRASS/OPEN SPACE
[Light Blue]	LAKES
[Grey]	LAKERIDGE PD

APPROX. RESIDENTIAL LOT COUNT BY TYPE

54 LOTS (ESTATE LOTS)
603 LOTS (MANOR LOTS)
299 LOTS (GARDEN LOTS)
130 LOTS (TOWN HOMES)
TOTAL 1086 LOTS

RESIDENTIAL AREA 210.499 AC.

- SINGLE FAMILY 190.299 AC.
- TOWN HOMES 20.20 AC.

GENERAL BUSINESS AREA 50.14 AC.

OPEN SPACE/FLOODPLAIN 86.69 AC.

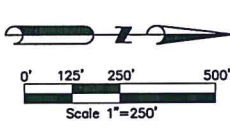
PRELIMINARY - FOR REVIEW ONLY
 These documents are for design review
 and not intended for construction, or
 permit purposes. The work was prepared
 by F. E. MIDDLETON, JR., P.E. 87448



No.	DATE	REVISION	APPROV.

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

CONCEPT PLAN
LANE RANCH
347.329 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

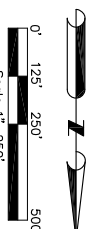


Drawing File: 0001032CONCEPT6.DWG	DATE: 11-29-23	SCALE: 1"=250'	SHEET NO: 1
Project No. 0001032			1



WILLER FAMILY TRUST
DOC. NO. 94-0089291

SANGER ISD
VOL. 1841, PG. 662



LEGEND

- PARK BENCH/DOG WASTE STATION/TRASH CANS
- 6' HIKE & BIKE TRAIL
- PARK AREA/OPEN SPACE
- LAKES
- ▭ COVERED PICNIC AREA
- ⊞ PLAYGROUND
- ⊞ FISHING PIER
- ① PARK PHASE NUMBER
- PARK PHASE LINE
- ▭ PARKING AREA FOR PARKS

TOTAL OPEN SPACE – 86.69 AC.
 PARKLAND DEDICATION REQUIREMENT

- SINGLE FAMILY (1 AC./50 D.U.) 21.70 AC.
- MULTI-FAMILY (1 AC./21 BEDROOMS) 16.80 AC.
- TOTAL 38.50 AC.

PARKLAND DEDICATION WILL BE ACCOMPLISHED BY DEDICATING OPEN SPACE AND USABLE FLOODPLAIN WITHIN THE 86.69 ACRES.

TOTAL LENGTH OF TRAIL SYSTEM=16,779 L.F. (3.2 MILES)

No.	DATE	REVISION	APPROX. DATE

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

PRELIMINARY PARK CONCEPT PLAN

LANE RANCH
347.329 ACRES – CITY OF SANGER
DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT6-PARK DATE: 11-29-23 SCALE: 1"=250' SHEET NO: 1
 Project No. 0001032

PRELIMINARY – FOR REVIEW ONLY
 These documents are for design review only. Not intended for construction or permit purposes. The supervisor or P.E. of F. E. MIDDLETON, Jr., P.E. 67449





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

ZONING CHANGE/SUP APPLICATION

Zoning Change

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Mr. Casey McGinnis	Name: See attached sheet
Company: JTWSCM Development LLC	Company:
Address: 4029 Veneto Drive	Address:
City, State, Zip: Frisco, Texas 75033	City, State, Zip
Phone: 214-232-6180	Phone:
Fax: N/A	Fax:
Email: mcginnisdevelopment@gmail.com	Email:

Submittal Checklist

<input checked="" type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

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

347.329 acres located at the northeast corner of Indian Land and McReynolds Road (known as Lane Ranch)

Describe the proposed zoning change or Specific Use Permit (SUP):

Amending the original PD zoning Ordinance No. 4-11-22 to add the Marion Property Holding tract (21.17 acres)

See attached sheet for owner signatures

Owner Signature

Applicant Signature

Date

May 31, 2023
Date

Office Use

Fee	
Date	

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

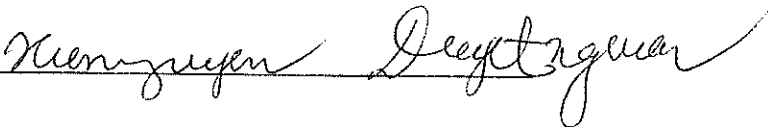
LANE RANCH PD OWNERSHIPS (THIS INFORMATION WAS TAKEN FROM THE DENTON COUNTY APPRASIAL WEB SITE)

1)

NGUYEN, HIEN T & DUYET 151.67 ACRES
3608 WAYNOKA DR,
CARROLLTON, TX, 75007-2792
PHONE: 469-900-7113
EMAIL: nguyenhelen15@gmail.com

A0029A R. BEEBE, TR 56B, 149.658 ACRES, OLD DCAD SHT 2, TR 3

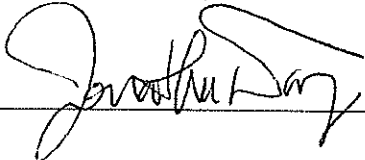
A0029A R. BEEBE, TR 56A, 2.012 ACRES

SIGNATURE: 

2)

DUALBOND HOLDINGS LLC 51.17 ACRES
MR. JONATHAN WANG
101 FOREST BEND DR,
COPPELL, TX, 75019-2040
PHONE: 214-316-2256
EMAIL: wangjtc@verizon.net

A0029A R. BEEBE, TR 56, 51.17 ACRES, OLD DCAD SHT 2, TR 3

SIGNATURE: 

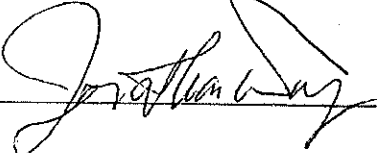
3)

SANGER TOWN CENTER LLC 122.52 ACRES
MR. JONATHAN WANG
101 FOREST BEND DR,
COPPELL, TX, 75019-2040
PHONE: 214-316-2256
EMAIL: wangjtc@verizon.net

A0029A R. BEEBE, TR 65(PT), 84.5014 ACRES, OLD DCAD SHT 2, TR 4

A0029A R. BEEBE, TR 60, 25.22 ACRES, OLD DCAD SHT 2, TR 7

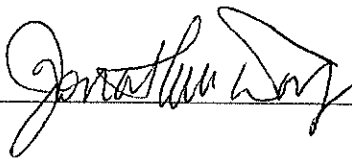
A0029A R. BEEBE, TR 61, 12.8 ACRES, OLD DCAD SHT 2, TR 8

SIGNATURE: 

4)

MARION PROPERTY HOLDING LLC 21.1720 ACRES
MR. JONATHAN WANG
101 FOREST BEND DR,
COPPELL, TX, 75019-2040
PHONE: 214-316-2256
EMAIL: wangjtc@verizon.net

A0029A R. BEEBE, TR 65B

SIGNATURE:  _____



MIDDLETON & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS AND LAND PLANNERS

May 31, 2023

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

RE: Letter of Intent
 Rezoning for Lane Ranch
 Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the rezoning of the Lane Ranch property located at the northeastern intersection of McReynolds Road and Indian Lane in Sanger. This zoning application is to amend the current zoning Ordinance 04-11-22 for Lane Ranch. The property is approximately 347 acres consisting of seven (7) different properties owned by Hien T. & Duyet Nguyen, Dualbond Holdings, LLC, Sanger Town Center, LLC and Marion Property Holding, LLC. This tract is currently open pastureland with no tree cover.

The purpose of this request is to amend the current PD zoning to now include an additional 21 acres known as the Marion Property. This tract was acquired by the owners of Lane Ranch, and they are requesting it be part of the overall Lane Ranch PD. The amended PD would add an additional 142 single family residential lots to the current PD. This PD amendment would also revise the roadway configuration for Lane Ranch Drive as it intersects FM 455. Unfortunately, the negotiations with the Sanger ISD did not allow for the anticipated continuation of the roadway across school property.

The applicant for this submittal is Mr. Casey McGinnis with JTWSCM Development. If you have any other questions or would like additional information regarding our submittal, please contact me at 972-393-9800 or Mr. McGinnis at 214-232-6180.

Sincerely,
MIDDLETON & ASSOCIATES, LLC.

Eugene Middleton, P.E.
 President

CITY OF SANGER, TEXAS

ORDINANCE No. 04-11-22

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING APPROXIMATELY 326 ACRES OF TRACTS DESCRIBED AS A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, FROM “A” AGRICULTURAL TO “PD” PLANNED DEVELOPMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Planning and Zoning Commission on May 9, 2022, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

WHEREAS, On May 9, 2022 the City Council approved the amendment to the Zoning Map from Agricultural (A) to Planned Development (PD); and

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

WHEREAS, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

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

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

SECTION 1. That the legal description of the tracts zoned herein is generally described as **A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65 326 ACRES.**

SECTION 2. That the subject property described in Section 1 and further described through metes and bounds in Exhibit A, and generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Road and FM 455 and continuing south

to McReynolds Rd, is rezoned from A (Agricultural) to PD (Planned Development), as illustrated in Exhibit B and the conceptual plan as illustrated in Exhibit C.

SECTION 3. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 5. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

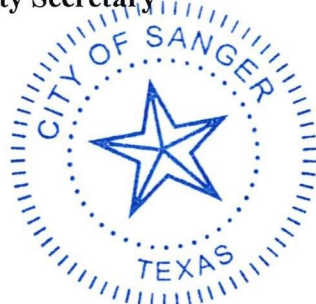
SECTION 6. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 7. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 9th day of May, 2022.

ATTEST:

Kelly Edwards
Kelly Edwards, City Secretary



APPROVED:

Thomas E. Muir
Thomas E. Muir, Mayor

APPROVED TO FORM:

Hugh Coleman
Hugh Coleman, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

THENCE North 88°13'32" West a distance of 1,325.35 feet to a 2" iron rod found for the northwest corner of the Marion Hills Apartments, LLC;

THENCE South 2°25'03" West a distance of 2,504.45 feet to a 1/2" iron rod set for the southwest corner of Lake Ridge Estates, Phase 1 an addition to the City of Sanger recorded in Cabinet V, Page 752 of the Plat Records of Denton County, Texas (PRDCT) and the north right-of-way line of McReynolds Road;

THENCE with the north right-of-way line of McReynolds Road North 87°25'44" West a distance of 612.45 feet to a 1/2" iron rod set for the southwest corner of the Sanger Town Center LLC tract and the east right-of-way line of Indian Lane right-of-way recorded in Document No. 2004-145888 (RPRDCT);

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

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

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

North 2°02'56" East a distance of 24.96 feet to the beginning of a curve to the left, having a radius of 550.39 feet, a chord of North 14° 26' 46" West – 313.65 feet, a distance of 318.05 feet to a 1/2" iron rod set for the southwest corner of land described in a deed to Marion Hills Apartments, LLC recorded in Document No. 2017-48293 (RPRDCT);

THENCE with the east line of the Marion Hills Apartments, LLC as follows:

North 56°02'48" East a distance of 658.23 feet to a 1/2" iron rod set for the beginning of a curve to the left, having a radius of 800.00 feet, a chord of North 29° 03' 15" East – 726.20 feet, a distance of 753.77 feet to a 1/2" iron rod set corner;

North 2°03'42" East a distance of 408.45 feet to the beginning of a curve to the left, having a radius of 800.00 feet, a chord of North 05° 18' 19" West – 205.15 feet, a distance of 205.72 feet to a 1/2" iron rod set for the northeast corner of the Marion Hills Apartments, LLC tract;

THENCE with the north line of the Marion Hills Apartments, LLC as follows:

South 78°30'05" West a distance of 64.61 feet to a curve to the right, having a radius of 800.00 feet, a chord of South 85° 33' 17" West – 196.47 feet, a distance of 196.97 feet to a 1/2" iron rod set corner;

Ordinance – #04-11-22

North 87°23'31" West a distance of 565.51 feet to a 1/2" iron rod set for the northwest corner of the Marion Hills Apartments, LLC and the east line of a tract of land described in a deed to Sanger ISD recorded in Volume 1841, Page 662 (RPRDCT);

THENCE with the east line of the Sanger ISD tract North 2°36'29" East a distance of 840.18 feet to a 1/2" iron rod set for the northeast corner of the Sanger ISD tract and the northwest corner of the Sanger Town Center LLC and the south right-of-way line of West Chapman Road;

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

South 87°53'26" East a distance of 1,269.90 feet to a 1/2" iron rod set for corner;

South 88°02'57" East a distance of 500.69 feet to a 1/2" iron rod set for corner;

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

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

THENCE South 2°42'07" West a distance of 3,659.25 feet to the place of beginning, containing 326.825 acres, or 14,236,483 square feet of land.

EXHIBIT B

326.825 ACRE LANE RANCH PD SUMMARY

Purpose Statement - To establish a quality master planned multi-phase and multiple product residential and commercial community for the property described by metes and bounds on Exhibit "A" (the "Property") of this PD Ordinance. Development and use of the Property shall

comply with the Sanger Zoning Ordinance as it existed on the date of its adoption on August 3, 1987 and subsequent amended (the "The Zoning Ordinance") and this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD Ordinance, this PD ordinance shall control.

PROPOSED USES

Single Family (242.890 Acres)

Approximately 152.38 acres are proposed as single family detached uses, 16.35 acres as single family attached (townhome) and 74.16 acres of open space. The net density is 3.76 units/acre.

Business District (83.935 Acres)

Approximately 43.079 acres are proposed as local business and retail, 8.762 acres of assisted living along with 18.469 acres of multi-family and 13.625 acres of open space.

COMMUNITY FEATURES

The hardscape within the community shall include entry monuments, screening walls and community signage constructed of brick or stone. Signs shall not be within the sight visibility triangles.

A mandatory homeowners association shall be established to own and maintain the private open spaces, common areas and greenbelts; all private landscape improvements; dog parks and dog waste stations, perimeter masonry and tubular steel fencing; entry monuments and signage. The homeowner's association shall maintain on street parking spaces within a street right-of-way and any parking spaces located within a common area lot. Private trails and sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the HOA.

The 100-year floodplain shall be designated as a public drainage easement within the Public Parkland dedication. Maintenance responsibility shall be identified on the plat using the City of Sanger Standard drainage easement inscription.

RESIDENTIAL LAND USES

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

A. Minimum Lot Width, Depth, and Size.

The Estate Lots (60’ X 120’):

The minimum lot width shall be 60 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 7,200 square feet.

The Manor Lots (50’ X 120’):

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

The Garden Lots (40’ X 120’):

The minimum lot width shall be 40 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 4,800 square feet.

B. Minimum House Size.

The Estate Lots:

The minimum air-conditioned area within each residence shall be 2,250 square feet.

The Manor Lots:

The minimum air-conditioned area within each residence shall be 1,800 square feet. Over the entire development, the Manor Lots shall average over 2,000 square feet in house size. The Manor Lots shall place a limit of 15% of the total lot count to be below 2,000 square feet.

The Garden Lots:

The minimum air-conditioned area within each residence shall be 1,500 square feet. Over the entire development, the Garden Lots shall average over 1,650 square feet in house size. The Garden Lots shall place a limit of 15% of the total lot count to be below 1,650 square feet.

C. Maximum Height.

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

D. Front Yard Setback.

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

E. Side Yard Setback.

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

F. Rear Yard Setback.

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

G. Maximum Lot Coverage.

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

H. Garages.

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

I. Design Elements

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

II. Lot Sizes, Setbacks, etc. for Single Family Attached. Except as otherwise provided below, attached single family residences shall comply with Section 57, "TH" TOWNHOME RESIDENTIAL DISTRICT of the Zoning Ordinance, subject to the following changes:

A. Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 22 feet. The minimum lot depth shall be 90 feet. The minimum lot size shall be 1,980 square feet.

B. Minimum House Size.

The minimum air-conditioned area within each residence shall be 1,300 square feet.

C. Maximum Height.

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

D. Front Yard Setback.

The minimum front yard building setback shall be twenty-five feet (20'). Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet (5').

E. Side Yard Setback.

The minimum side yard building setback at the end of each building shall be seven- and one-half feet (7.5') on each side creating a 15-foot separation between buildings. A side yard adjacent to a street on a corner lot shall always have a minimum twenty-feet (20') side yard building setback.

F. Rear Yard Setback.

The minimum rear yard setback shall be five feet from the rear facade of the residence to the alley right-of-way.

G. Maximum Lot Coverage.

The maximum lot coverage shall not apply to any townhomes.

H. Parking

Two off-street parking spaces shall be provided per unit and shall not be within the required front yard.

I. Design Elements

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

III. Lot Sizes, Setbacks, etc. for Multi-Family. Multi-Family residences shall comply with Section 19, "MF-2" MULTI-FAMILY RESIDENTIAL DISTRICT – 2 of the Zoning Ordinance.

IV. General Conditions.

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

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

The following requirements apply to single family residential development:

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

VI. Multifamily, Townhome and Non-residential Uses Landscape Requirements.

All landscape requirements shall comply with Sections 48.4 and 48.5, Landscape Regulations of the Zoning Ordinance.

VII. Parkland/Open Space (83.783 Acres)

- A. Developer, and its assigns, agree to dedicate approximately 59.7 acres of the total 83.783 acres of floodplain/open space as Public Park property (the "Parkland") to the City of Sanger. Common areas shall include floodplain, ponds, detention areas, and small open spaces as shown on the Preliminary Park Concept Plan. Small Open Spaces shall be connected with sidewalks to be a comprehensive pedestrian system. Common areas will abut a public street right-of-way in at least one location with a sidewalk connection. The Parkland shall be credited toward the Park Land Dedication requirement.
- B. A pedestrian circulation system shall be provided that affords connectivity to the entire community and the perimeter of the Property. The pedestrian circulation system shall include concrete trails that are a minimum of six feet in width. Trails in greenbelts will be constructed of concrete and shall connect with the project sidewalks. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. The pedestrian circulation system shall include such items as benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and doggie waste stations. These items are represented on the Park Plan.

- C. All interior residential street rights-of-way shall be improved with sidewalks that are a minimum of four feet in width and (1) constructed by the homebuilders at the time of adjacent house construction; or (2) constructed by the developer for all non-buildable lots. All sidewalks along Collector and Arterial Road frontages are to be five feet in width. The pedestrian circulation system will replace the required public sidewalk along Lane Ranch Drive as shown on the Preliminary Park Concept Plan.
- D. Developer, and its assigns, agree to also install additional amenities such as an off-street parking lot, dog park, covered picnic area, playground equipment and fishing docks as shown on the Preliminary Park Concept Plan. The exact number and location of these amenities may change during the final design process. They are generally represented on the Park Plan.
- E. The phasing of the park improvements will coincide with the residential phasing plan and is noted on the overall Preliminary Park Concept Plan.

VIII. Fencing Requirements

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

IX. Street Typology

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

X. Utilities and Equipment

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

XI. Refuse Locations

- A. Refuse containers should be stored within an enclosed storage area, fenced, or walled to be screened from view from adjacent streets or common open spaces with landscaping can be added.

XII. Home Variety

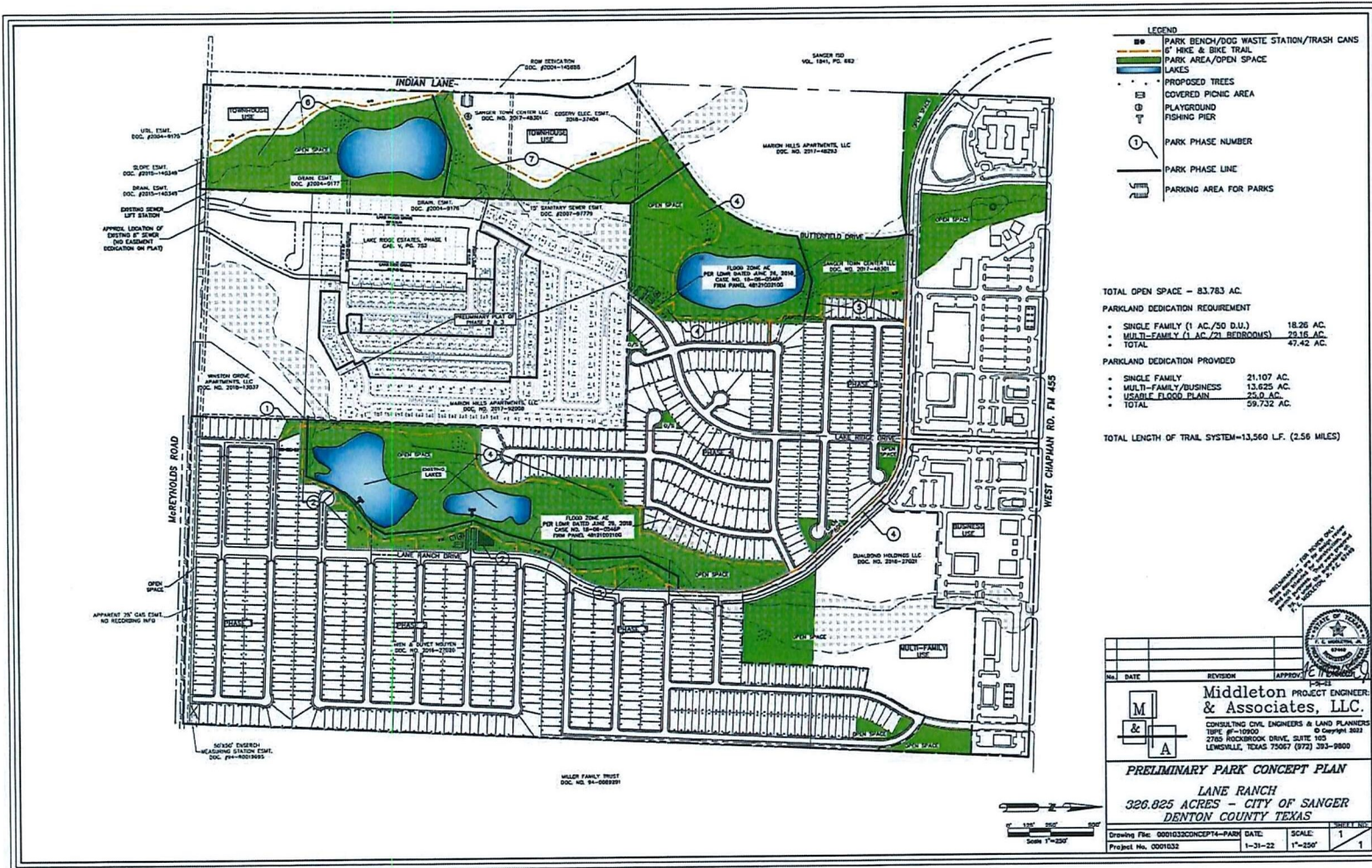
- A. Detached home designs with the same or similar facade, materials, or colors should be separated by a minimum of three lots on the same side of the street and should not be located directly across or diagonally across the street from each other.
- B. If a detached home plan is repeated on an adjacent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

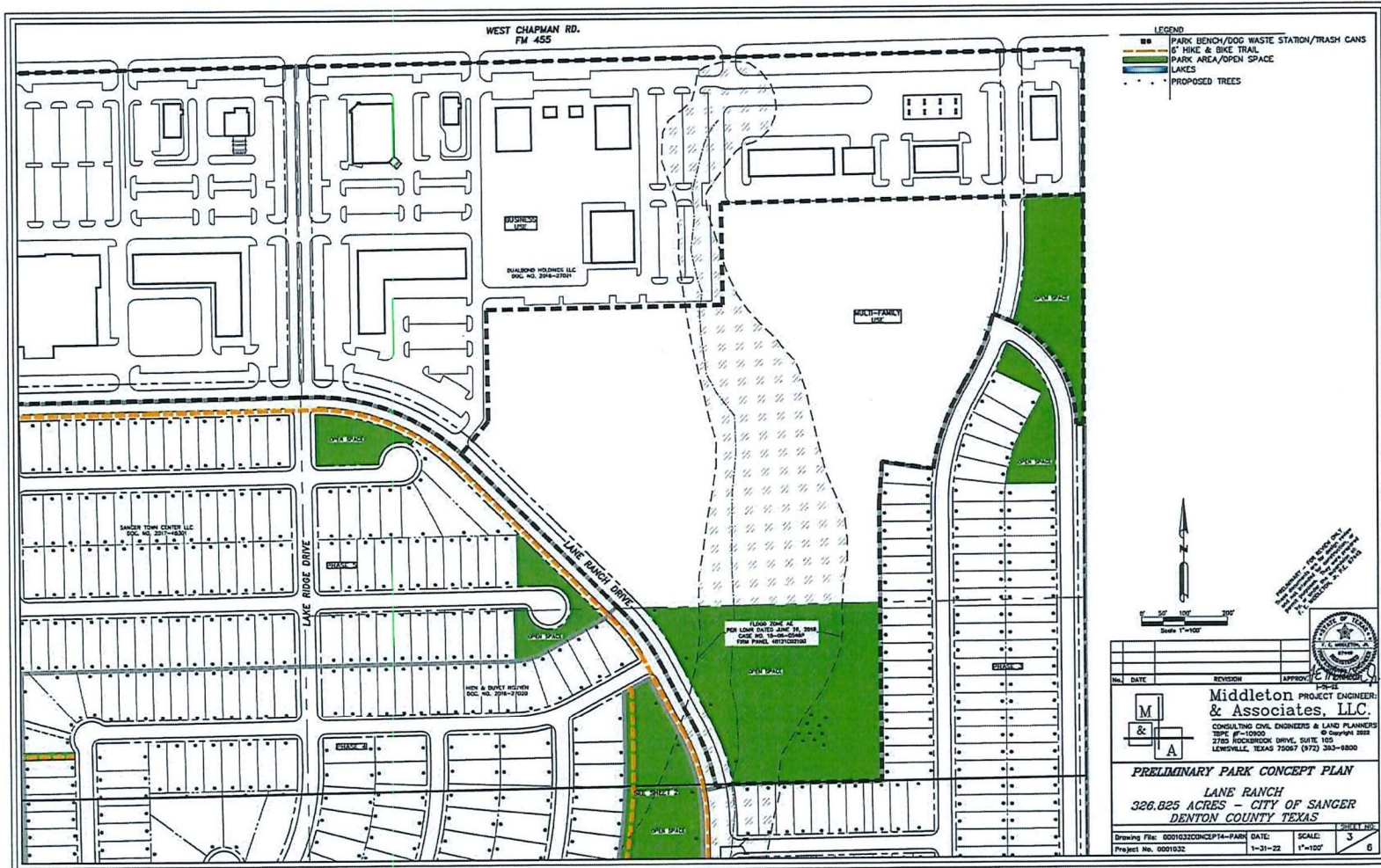
BUSINESS DISTRICT USES

Except as otherwise provided below, commercial uses shall comply with Section 23, "B-2" Business District - 2 of the Zoning Ordinance, subject to the following changes:

1. An 18.5-acre multi-family site will be allowed. The base zoning for this tract will be "MF-2" Multi-Family Residential District - 2 at 20 units per gross acre.
2. Self-Storage facilities may be allowed by SUP approval.
3. Boat storage facilities may be allowed by SUP approval.

4. The building height for a pitched roof building shall be a maximum of 45 feet.
5. The front, rear and side building setbacks adjacent to any internal street shall be a minimum of 15 feet.
6. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.





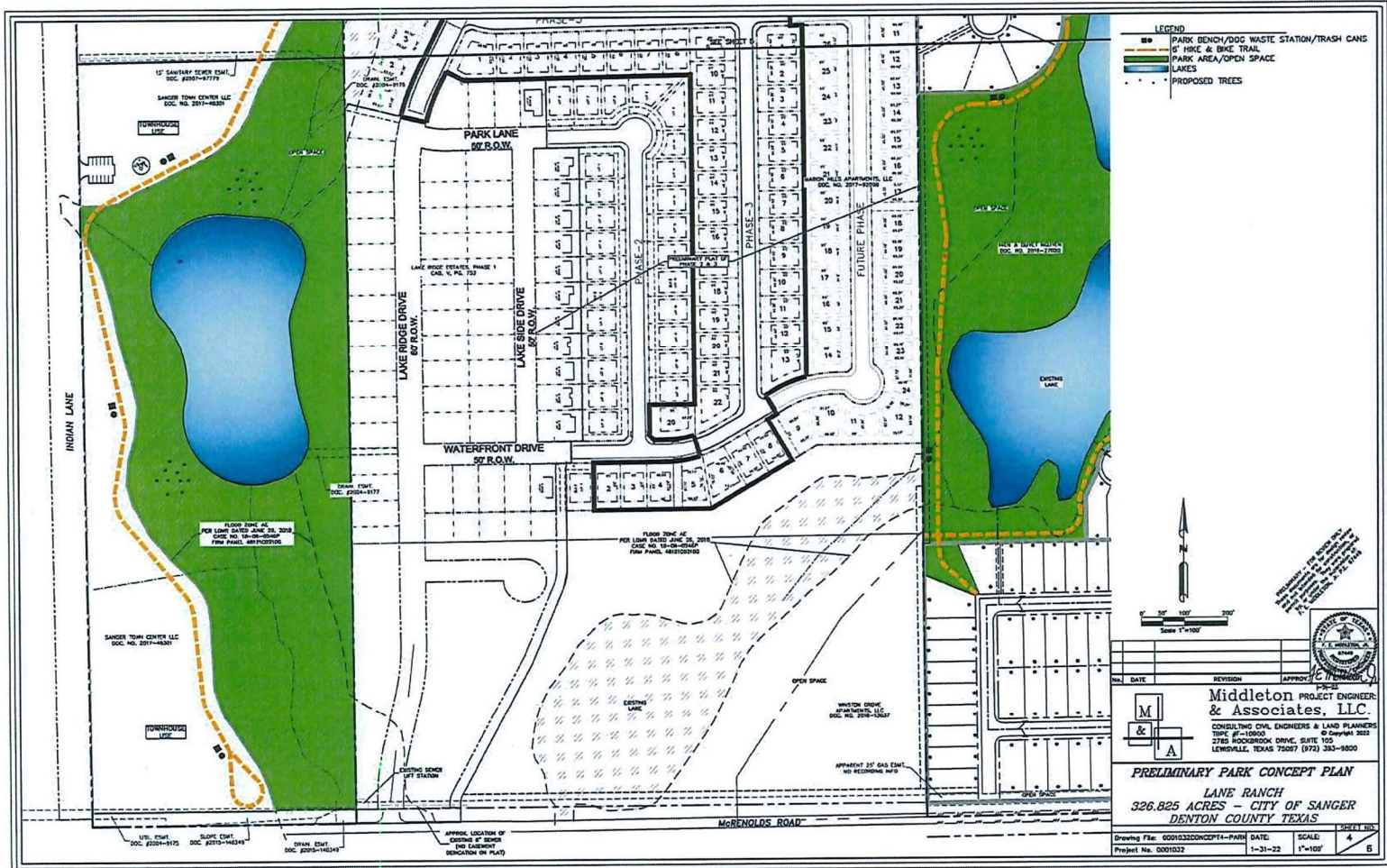




EXHIBIT C



LEGEND

- COMMERCIAL AREAS
- 60'X120' RESIDENTIAL LOTS
- 50'X120' RESIDENTIAL LOTS
- 40'X120' RESIDENTIAL LOTS
- TOWN HOME ZONING
- GRASS/OPEN SPACE
- LAKES
- STREETS
- LAKERIDGE PD

RESIDENTIAL LOT COUNT BY SIZE

60'X120' LOTS (R-1)	46 LOTS (ESTATE LOTS)
50'X120' LOTS (R-1)	541 LOTS (MANGR LOTS)
40'X120' LOTS (R-1)	158 LOTS (GARDEN LOTS)
24'X100' LOTS (TH)	130 LOTS (8 PER AC.)
TOTAL	875 LOTS

TOTAL RESIDENTIAL AREA - 242,890 AC.

- SINGLE FAMILY 152,377 AC.
- TOWN HOMES 16,355 AC.

OPEN SPACE (RESIDENTIAL) 74,158 AC.

- INSIDE FLOODPLAIN 53,051 AC.
- OUTSIDE FLOODPLAIN 21,107 AC.

TOTAL BUSINESS AREA 83,935 AC.

- GENERAL BUSINESS 43,079 AC.
- ASSISTED LIVING 8,762 AC.
- MULTI-FAMILY 18,469 AC.
- OPEN SPACE 13,625 AC.

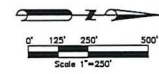
REVISIONS TO BE MADE ONLY
 BY THE ORIGINAL DESIGNER
 ANY CHANGES TO THIS PLAN
 MUST BE APPROVED BY THE
 ORIGINAL DESIGNER
 DATE: 03/22/2022

No.	DATE	REVISION	APPROVED

**Middleton PROJECT ENGINEER
 & Associates, LLC.**
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 189E #F-10800 © Copyright 2022
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (872) 393-9800

CONCEPT PLAN
LANE RANCH
326.825 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT4.DWG	DATE: 4-20-22	SCALE: 1"=250'	SHEET NO.: 1
Project No. 0001032			1



DRC MEDIA COMPANY

NEWS & ADVERTISING SOLUTIONS

One company delivers it all.

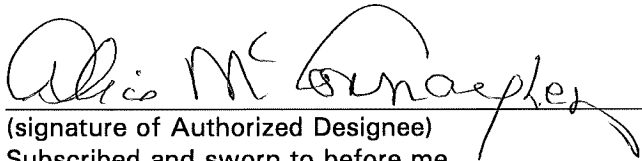
3555 Duchess Drive
P.O. Box 369
Denton, TX 76202
940-387-3811

Publication(s): Denton Record-Chronicle

PROOF OF PUBLICATION

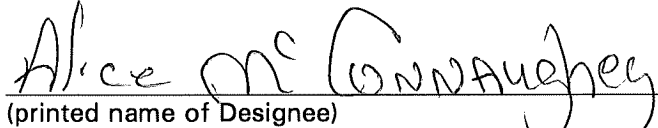
Being duly sworn (s)he is the Publisher/authorized designee of Denton Record-Chronicle, in City of Denton/surrounding areas in Denton County; Newspaper of general circulation which has been continuously and regularly published for a period of not less than one year preceding the date of the attached notice, and that the said notice was published in said newspaper Denton Record-Chronicle on the following dates below:

06/10/2022 06/12/2022 06/14/2022



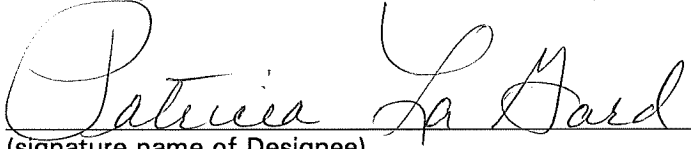
(signature of Authorized Designee)

Subscribed and sworn to before me
this 14th day of June, 2022 by



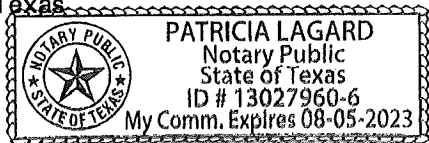
(printed name of Designee)

Witness my hand and official seal:



(signature name of Designee)

Notary Public, Denton County, Texas



SANGER CITY OF
P O BOX 1729
SANGER TX 76266

CITY OF SANGER, TEXAS
ORDINANCE No. 04-11-22

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING APPROXIMATELY 326 ACRES OF TRACTS DESCRIBED AS A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, FROM "A" AGRICULTURAL TO "PD" PLANNED DEVELOPMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 6. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code. DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 9th day of May, 2022.

drc 06/10/2022 & 06/14/2022

Ad Number: 45702

Price: \$56.70

Ad Copy:
CITY OF SANGER, TEXAS
ORDINANCE No. 04-11-22

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING APPROXIMATELY 326 ACRES OF TRACTS DESCRIBED AS A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, FROM "A" AGRICULTURAL TO "PD" PLANNED DEVELOPMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. SECTION 6. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code. DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 9th day of May, 2022.

drc 06/10/2022 & 06/14/2022

Response Form

23SANZON-0027

Lane Ranch – PD Amendment

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

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 23SANZON-0027/ PD Amendment

Please circle one In favor of request Opposed to request

Comments:

Signature Eddie Lane C.

Printed Name EDDIE LANE

Mailing Address 111 W. McKinney

City, State, Zip DENTON TX 76201

Phone Number 940-384-7378

Email Address EDDIELANE@OUTLOOK.COM

Physical Address of Property within 200 feet APPROX 5 AC ON WEST SIDE
INDIAN LN,

Response Form

23SANZON-0027

Lane Ranch – PD Amendment

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

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 23SANZON-0027/ PD Amendment

Please circle one: In favor of request

Opposed to request

Comments:

Signature

Carrie Ann Sisco

Printed Name

Carrie Ann Sisco

Mailing Address

P.O. Box 21

City, State, Zip

Sanger, TX 76266

Phone Number

940-368-2165

Email Address

C-Sisco63@yahoo.com

Physical Address of Property within 200 feet

2124 FM 455 W, Sanger, TX 76266

Response Form

23SANZON-0027

Lane Ranch – PD Amendment

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

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 23SANZON-0027/ PD Amendment

Please circle one: In favor of request

Opposed to request

Comments:

As a Resident of this Lake Ridge neighborhood, development and construction would very negatively affect school routes, accessibility to the neighborhood and would cause horrible shifting and disturbance

to the houses and their foundations causing physical flaws and safety concerns as time goes on.

Signature

~~Victoria Parker~~ Victoria Parker

Printed Name

Victoria Parker

Mailing Address

3015 Lake Ridge DR

City, State, Zip

Sanger, TX 76266

Phone Number

940-395-2140

Email Address

victoria.texas@hotmail.com

Physical Address of Property within 200 feet

3015 Lake Ridge DR, Sanger, TX

76266

Response Form

23SANZON-0027

Lane Ranch – PD Amendment

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

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

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 23SANZON-0027/ PD Amendment

Please circle one: In favor of request

Opposed to request

Comments:

Signature

Carolyn Mask

Printed Name

Carolyn B. Mask

Mailing Address

P.O. Box 804

City, State, Zip

Sanger Texas 76266

Phone Number

940-391-8145

Email Address

c2mask@embargmail.com

Physical Address of Property within 200 feet

10935 Mesquite Hill Rd and 455



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 8, 2024

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on a request for a Specific Use Permit (SUP) for Outside Sales and Display, on the west end 8.17 acres of land described as A1241A TIERWESTER, TR 165, zoned as Business District 2 (B-2) and generally located on the east side of I-35 at the intersection of South Stemmons and Wood Street.

SUMMARY:

- The applicant is proposing a Farmer's Market on the west end of Stephen Baker Field that is owned by Sanger ISD.
- Sanger ISD has granted permission for the Farmer's Market use.
- This lot is located on the east side of I-35 at the intersection of South Stemmons and Wood Street.
- The site is zoned Business District 2 (B-2) which allows Outside Sales and Display with a SUP.
- The Farmer's Market would operate Saturday and Sunday on the first and third weekends of the month.
- They would operate approximately 10 months of the year beginning in mid-March and running through December.
- Staff mailed 22 notices and at the time of this report has received 1 in favor.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Site Plan

Application

Letter of Intent

Response Form 1 – In Favor



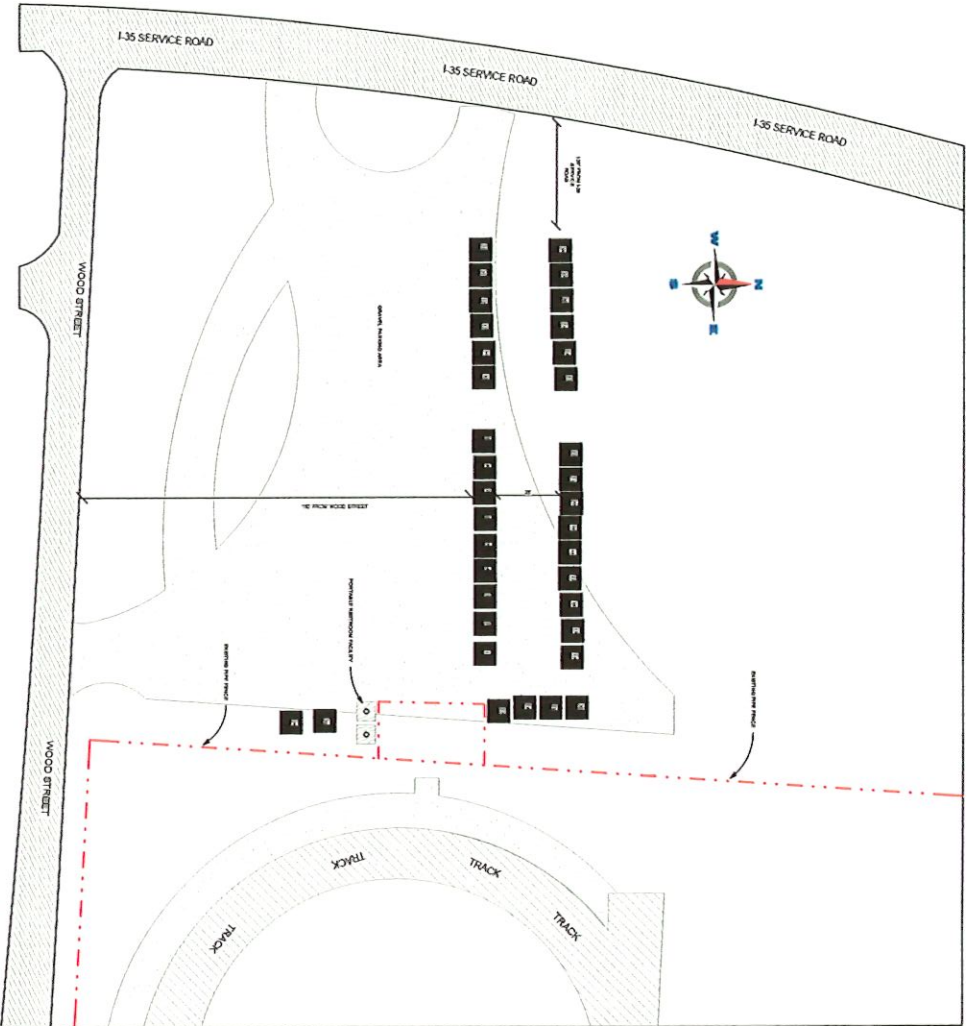
Project Name: Farmers Market
 SUP Wood Street
 Project: 23SANZON-0050

 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: 10/29/2022 1:50:46 PM
 Doc Name: 23SANZON-0056_FarmersMarketSUP



DOWNTOWN SANGER FARMERS MARKET 2024 PROPOSED SITE LAYOUT, STEPHEN BAKER FIELD



= 10' X 10' POP UP VENDOR TENT

= PORTABLE RESTROOM FACILITY

36 TOTAL TENTS 10X 10' POP UP VENDOR TENTS WITH 25' SPACING BETWEEN EXISTING ROWS
PARKING WEST OF THE VENDORS.

VENDOR TENTS SUBJECT TO CHANGE PENDING VENDOR INTEREST

ATTENTION:

ALL DIMENSIONS AND CALL OUTS TO BE VERIFIED PRIOR TO FABRICATION. THESE PLANS ARE INTENDED FOR BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THIS PROJECT. THIS MEANS THE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE PERSONS IN AUTHORITY FOR THIS JOB. ALL CONSTRUCTION CODES TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS. BY PURCHASING THESE PLANS YOU AGREE THAT THESE ARE FOR DESIGN PURPOSES ONLY AND WILL NOT HOLD DRAFTSMAN LIABLE FOR ANY PROBLEMS THAT MAY OCCUR DURING THE CONSTRUCTION PROCESS.

DOWNTOWN SANGER FARMERS MARKET 2024 STEPHEN BAKER FIELD



DRAWN BY: BRANDON WHITWORTH.

SCALE:

1/32" = 1'

11-20-23



201 Dallas Street/PO Box 12791 Sanger, TX 76766
817-458-7059 (office) www.sangerid.net

ZONING CHANGE/SUP APPLICATION

Zoning Change Specific Use Permit

Applicant Name: Amber Whitworth-Spigner	Owner (if different from applicant) Name:
Company: Downtown Sanger Farmers Market	Company: Sungu ISD
Address: PO Box 1258	Address: 1001 Elm Street
City, State, Zip: Sanger, TX 76210	City, State, Zip: Sungu TX 76210
Phone: 940-200-2707	Phone: (940) 458-7438
Fax: N/A	Fax:
Email: info@dsfarmersmarket.com	Email: leann.loyless@sangerid.net

Submittal Checklist

<input checked="" type="checkbox"/> Site Plan (for Specific Use Permits Only)
<input checked="" type="checkbox"/> Letter of Intent
<input checked="" type="checkbox"/> Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (lot/acre, location, size, etc.)
**West end of 8.7 acres of land zoned business (B-2)
Stephen Baker Field**

Describe the proposed zoning change or Specific Use Permit (SUP)
**Special Use permit for a farmers market located
at Stephen Baker Field**

Leann Loyless / Sungu ISD
Owner Signature

11-29-23
Date

Amber Whitworth-Spigner
Applicant Signature

11-20-2023
Date

Office Use

Fee
Date

City of Sanger
201 Dallas Street
Sanger, TX 76766
817-458-7059 (office)



11/29/2023

I-35 & Wood St
Sanger, TX 76266

Re: Letter of Intent for the use of Stephen Baker Field for a bi-weekly Farmers Market

To Whom It May Concern,

This letter is to present to you the intentions of the Farmers Wife North TX, LLC on continuing the use of the existing parking lot of Stephen Baker Field for a bi-weekly farmers market. The market, (which is called: "Downtown Sanger Farmers Market") will be on the 1st and 3rd weekends 10 months out of the year running from mid-March to early December. The goal of the Market is to bring local producers a safe and fun environment to sell their goods.

The location of the market will be the parking lot of Stephen Baker Field. The physical address is I-35 & Wood St Sanger, TX 76266. Currently, the zoning for Stephen Baker Field is business district 2 (B2) . We will use the parking lot which is next to the football field, a tire shop and is on the corner of Wood street and I-35 Service Road.

To discuss this with me further please contact me at 940-206-2707 or email info@dsfarmersmarket.com

I appreciate this opportunity and look forward to the Commission and Councils feedback.

Thank you,

Amber Whitworth-Spigner
President, The Farmer's Wife North TX, LLC

Response Form

Item 5.

23SANZON-0050

Specific Use Permit

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

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 23SANZON-0050/ Specific Use Permit – Farmer's Market

Please circle one: In favor of request Opposed to request

Comments: A FARMERS MARKET IS A GREAT USE OF THE SUBJECT SITE & WILL BE A GOOD SHOPPING SITE FOR RESIDENCES @ 1002 & 1004 WOOD ST. THANKS
REN

Signature

Robert E Nelson

Printed Name

ROBERT E NELSON

Mailing Address

303 COTTONWOOD TRAIL

City, State, Zip

SHADY SHORES, TX 76208

Phone Number

0140-453-2091

Email Address

bk.nelson66@hotmail.com



Physical Address of Property within 200 feet

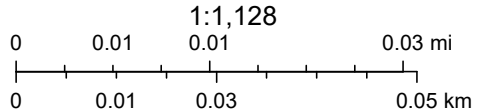
1002/1004 WOOD STREET

Denton CAD Web Map

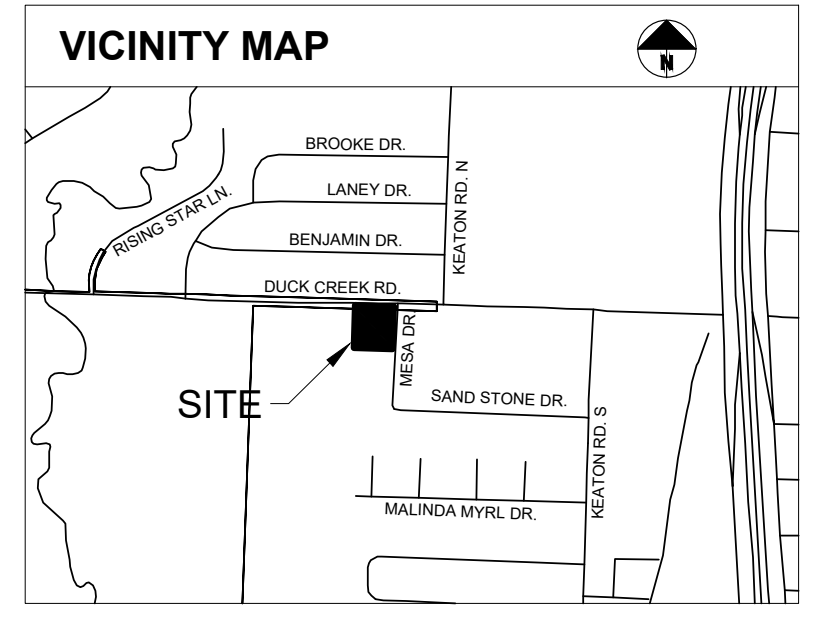
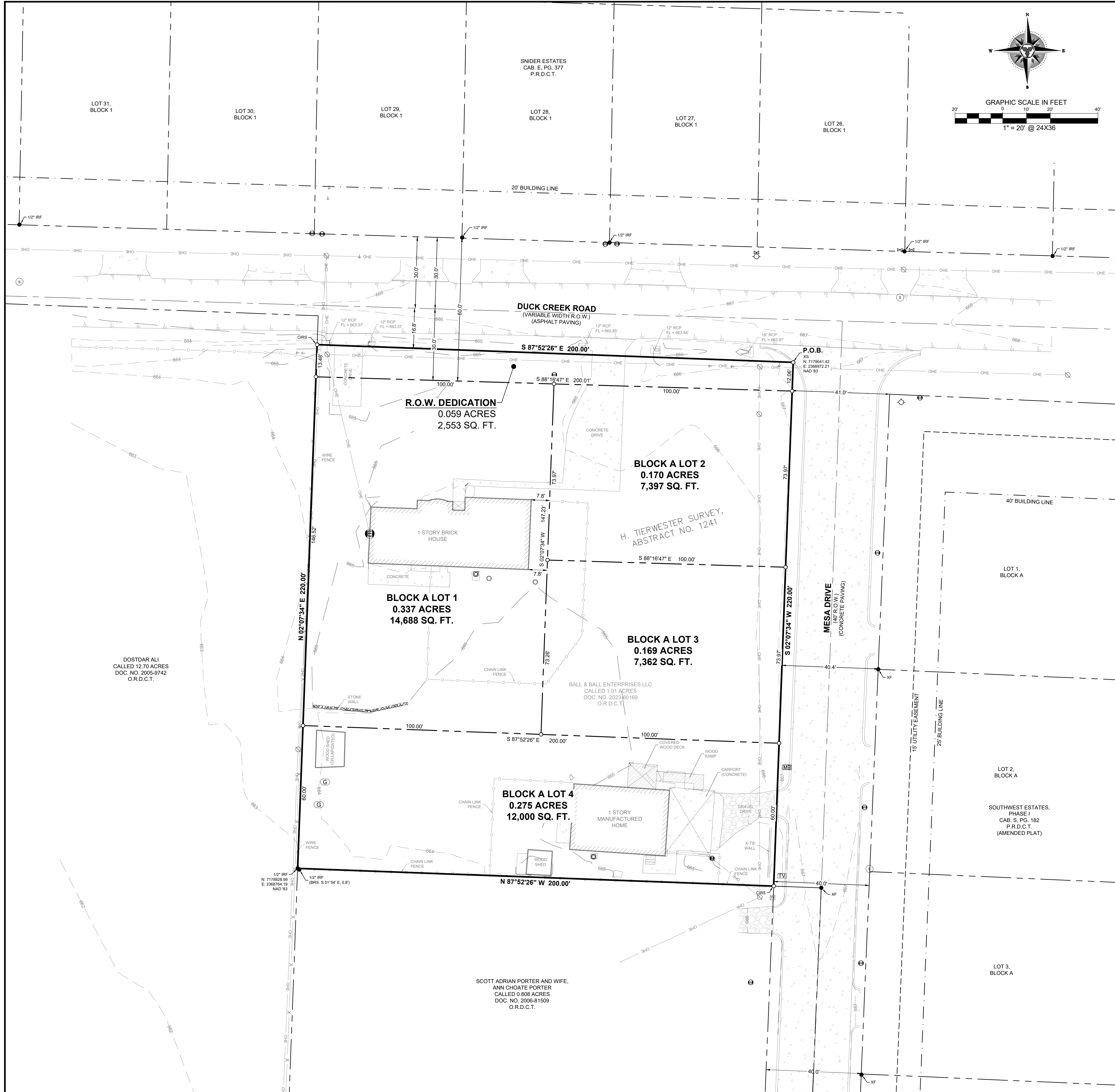


12/1/2023, 9:59:43 AM

-  Parcels
-  Roads



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



LEGEND

□	CABLE TV BOX	○	BORE LOCATION
□	CABLE TV VAULT	○	FLAG POLE
□	COMMUNICATIONS BOX	○	GREASE TRAP
□	COMMUNICATIONS VAULT	○	IRRIGATION VALVE
○	BENCHMARK	○	MAIL BOX
○	FIBER OPTIC BOX	○	SANITARY SEWER CLEAN OUT
○	FIBER OPTIC MANHOLE	○	SANITARY SEWER METER
○	FIBER OPTIC VAULT	○	SANITARY SEWER MANHOLE
○	GAS BOX	○	SANITARY SEWER SEPTIC TANK
○	GAS METER	○	STORM SEWER BOX
○	GAS MANHOLE	○	STORM SEWER MANHOLE
○	GAS TANK	○	STORM SEWER MANHOLE
○	GAS VAULT	○	TRAFFIC BOX
○	GAS VALVE	○	CROSS WALK SIGNAL
○	TELEPHONE BOX	○	TRAFFIC HANDHOLE
○	TELEPHONE MANHOLE	○	TRAFFIC MANHOLE
○	TELEPHONE VAULT	○	TRAFFIC VAULT
○	PIPELINE METER	○	WATER VALVE
○	PIPELINE VALVE	○	WATER METER
○	ELECTRIC BOX	○	WATER METER
○	ELECTRIC MANHOLE	○	WATER MANHOLE
○	ELECTRIC VAULT	○	WATER VALVE
○	UTILITY POLE	○	WATER WELL
○	ELECTRIC TRANSFORMER	○	WATER WELL
○	ELECTRIC VAULT	○	WATER WELL
○	HANDICAPPED PARKING	○	WATER WELL
○	PARKING METER	○	WATER WELL
○	SKIN	○	WATER WELL
○	MARQUEE/BILLBOARD	○	WATER WELL
○	A/C UNIT	○	WATER WELL

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	OVERHEAD UTILITY LINE
---	WIRE FENCE
---	WOOD FENCE
---	METAL FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

SURVEYOR'S NOTES:

- The grid bearings and coordinates shown hereon are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- Elevations are reference to the North American Vertical Datum of 1988 (NAVD88) (US feet) using the Smartnet RTK GPS Network (Geoid 12B)
- This property lies within the city limits of the City of Sanger, Texas.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Water service to be provided by City of Sanger, P.O. Box 1729, Sanger, Tx. 76266, 940-458-2571
- Electric Service to be provided by: Sanger Electric Utilities, 202 Railroad Ave., Sanger, Tx. 76266, 940-458-2064.
- Sanitary sewer to be handled by facilities approved by the Denton County Public Health.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- Only above ground observable utilities were located. No underground utilities and/or subsurface improvements, if any, have been located.
- This survey has been prepared without the benefit of a current title report. The property shown hereon may be subject to various easements and/or "Rights of Others". This survey is subject to revisions as such a report may reveal.
- The surveyed property is zoned Single Family Residential District - 10 (SF-10).
- The purpose of this plat is to create 17 residential lots from a previously unplatted tract of land.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0205G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain".

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

NOTICE:
Preliminary Plat for Review Purposes Only.

**PRELIMINARY PLAT
DUCK CREEK RIDGE
LOTS 1-4, BLOCK A**

4 RESIDENTIAL LOTS
0.059 OF AN ACRE RIGHT-OF-WAY DEDICATION

1.010 ACRES
OUT OF THE
H. TIERWESTER SURVEY, ABSTRACT NO. 1241,
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2023



121 W. Hickory St., Ste. 106 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	11/10/2023	2023-040	1 OF 2

OWNER / APPLICANT:
Ball & Ball Enterprises LLC
2300 Wing Point Lane
Piano, Texas 75093
Ph: 214-690-9010
Email: tim@networthdfw.com
Contact: Tim Ball

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (940) 293-3180
Email: mlb@trinity-surveying.com
Contact: Michael Black, RPLS

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Ball & Ball Enterprises LLC, is the owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the H. Tierwester Survey, Abstract No. 1241, in the City of Sanger, Denton County, Texas and being all of a called 1.01 acre tract described in a General Warranty Deed to Ball & Ball Enterprises LLC, as recorded in Document No. 2023-60169 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in a concrete curb set at the intersection of the south right-of-way line of Duck Creek Road, a variable width right-of-way, with the west right-of-way line of Mesa Drive, a 40 feet-wide right-of-way, for the northeast corner of said 1.01 acre tract;

THENCE South 02°07'34" West, along the west right-of-way line of said Mesa Drive and the east line of said 1.01 acre tract, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the northeast corner of a called 0.808 acre tract described in a General Warranty Deed to Scott Adrian Porter and wife, Ann Choate Porter, as recorded in Document No. 2006-81509 of the Official Public Records of said county;

THENCE North 87°52'26" West, leaving the west right-of-way line and along the north line of said 0.808 acre tract and the south line of said 1.01 acre tract, a distance of 200.00 feet to a 1/2 inch iron rod found on the east line of a called 12.70 acre tract described in a General Warranty Deed to Dostdar Ali, as recorded in Document No. 2005-9742 of said Official Public Records, for the northwest corner of said 0.808 acre tract and the southwest corner of said 1.01 acre tract, from which a 1/2 inch iron rod found bears South 51°54' East, a distance of 0.8 feet;

THENCE North 02°07'34" East, along the east line of said 12.70 acre tract and the west line of said 1.01 acre tract, a distance of 200.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "TRINITY 6854", set on the south right-of-way line of the aforementioned Duck Creek Road, for the northwest corner of said 1.01 acre tract;

THENCE South 87°52'26" East, along the south right-of-way line of said Duck Creek Road and the north line of said 1.01 acre tract, a distance of 200.00 feet to the POINT OF BEGINNING and containing 44,000 square Feet or 1.010 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Ball & Ball Enterprises LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as DUCK CREEK RIDGE, 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 _____, 2023.

By: Tim Ball

Signature Title: Owner

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Tim Ball, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

Notary Public, State of Texas

Printed Name My Commission Expires

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Extra Territorial Jurisdiction of the City of Sanger, Texas.

Michael L. Black
Registered Professional Land Surveyor No. 6854

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

APPROVAL BLOCK

Approved for Preparation of Final Plat

City of Sanger, TX Date
Planning & Zoning Commission

NOTICE:
Preliminary Plat for Review Purposes Only.

**PRELIMINARY PLAT
DUCK CREEK RIDGE
LOTS 1-4, BLOCK A**

4 RESIDENTIAL LOTS
0.059 OF AN ACRE RIGHT-OF-WAY DEDICATION

1.010 ACRES
OUT OF THE
H. TIERWESTER SURVEY, ABSTRACT NO. 1241,
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2023



121 W. Hickory St., Ste. 106 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	MLB	TLS	11/10/2023	2023-040	2 OF 2

OWNER / APPLICANT:
Ball & Ball Enterprises LLC
2300 Wing Point Lane
Piano, Texas 75093
Ph: 214-690-9010
Email: tim@newworthdfw.com
Contact: Tim Ball

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (940) 293-3180
Email: mblack@trinity-surveying.com
Contact: Michael Black, RPLS



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

SUBDIVISION APPLICATION

Preliminary Plat Minor Plat

Final Plat/Replat Amended Plat

Vacating Plat Conveyance Plat

Applicant

Owner (if different from applicant)

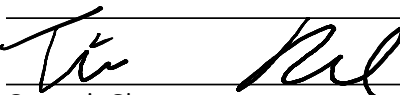
Name: Michael Black	Name: Tim Ball
Company: TRINITY LAND SURVEYING LLC	Company:
Address: 121 W Hickory ST. Ste 106	Address 2300 Wing Point Lane
City, State, Zip: Denton, Texas 76201	City, State, Zip: Plano, Texas 75093
Phone 940-293-3180	Phone: 214-690-9010
Fax:	Fax:
Email: mblack@trinity-surveying.com	Email: tim@networthdfw.com

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: <u>07 / 13 / 2023</u>)
<input type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): 56630


Owner's Signature

11-15-23
Date


Applicant's Signature

11/15/23
Date

Office Use: Reviewed by Director of Development Services / /



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SUBDIVISION PACKET

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

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

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

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

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



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

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

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

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



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5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.

6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.

7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
 - a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
 - b. recent original certified & sealed tax certificates showing \$0.00 amount due;
 - c. \$100.00 plat filing fee;

Note: Preliminary Plats are not filed for record

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



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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.



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PRELIMINARY PLAT CHECKLIST

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

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



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Existing Features:

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

PRELIMINARY PLAT CHECKLIST (cont.)

New Features:

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

Table showing the following information:

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



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

Approval Block:

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

"Preliminary Plat for Review Purposes Only"

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

subdivider: Approved for Preparation of Final Plat

 City of Sanger, TX
 Planning & Zoning Commission

 Date

November 10, 2023

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

Re: Duck Creek Ridge Preliminary Plat

Property Location: Southwest Corner of Duck Creek Road and Mesa Drive
Address: 2010 Duck Creek Road, Sanger, Texas

Letter of Intent

Ms. Hammonds,

On behalf of my client, Tim Ball, we respectfully submit this letter of intent for the attached Preliminary Plat for Duck Creek Ridge, a proposed 1.010 acre subdivision within the City of Sanger.

We appreciate your review of my client's variance request and any comments or input you may have. If you have any questions or require additional information, please contact me at (940) 293-3180 or by email at mblack@trinity-surveying.com.

Thank you,

Michael L. Black, RPLS #6854 (Tx) PLS #1982 (Ok)

Trinity Land Surveying LLC

Email: mblack@trinity-surveying.com

Phone: 940-293-3180



DATE: 11/22/2023

1st REVIEW COMMENTS – Preliminary Plat (Duck Creek Ridge)

The request is for a Preliminary Plat of Duck Creek Ridge containing 4 lots, being approximately 1.01 acres in the H. TIERWESTER SURVEY, ABSTRACT NO 1241, prepared by Trinity Land Surveying, submitted on 11/15/2023. 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. Show location and dimension of all boundary lines (accurate in scale) with dimensions and bearing including lot lines, **building lines**, and City limits (if any).
2. Show location of existing fire hydrants.
3. Show location of proposed fire hydrants if any.
4. Show UPSP Postmaster approved location of mailboxes (if cluster boxes).
5. Show proposed building lines with square footage and proposed use.
6. Show proposed parking layout.
7. In table list lots with square footage, and associated lot widths at building line.
8. In table show square footage of total building footprint.

Informational Comments

1. The property is within the City of Sanger.
2. The Preliminary Plat will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, December 11, 2023, and the City Council meeting on Tuesday, January 2, 2024.



November 27, 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: **Duck Creek Ridge Preliminary Plat -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Preliminary Plat for Duck Creek Ridge. The submittal was prepared by Trinity Land Surveying, LLC and was dated November 10, 2023.

We have completed our review and offer the following comments:

Preliminary Plat Comments

1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Provide a preliminary grading plan. Grading does not have to be highly detailed. However, it does need to demonstrate that proper drainage is feasible upon lot development with no adverse impacts to proposed lots or adjacent properties.
3. The point of beginning appears to originate at a set X cut into the concrete and not from a found monument. Verify and revise.
4. An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the city engineer. per ordinance 10.104(c)(3)
5. Acreage does not match Denton County records.
6. It appears that the owner must apply to rezone the property to a single residential district. Lot sizes do not meet the minimum 30,000 square foot area for an agricultural district per ordinance 8.32.
7. Surveyors note do not accurately describe zoning or number of lots.
8. 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. Per Ordinance 10.104(c)(10)(C).
9. Follow Surveyor's Certification format outlined in ordinance 10.104(d)(10)(V).

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

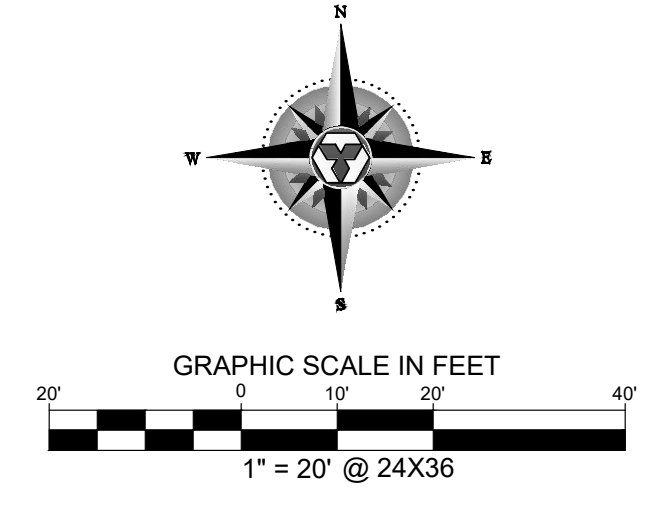
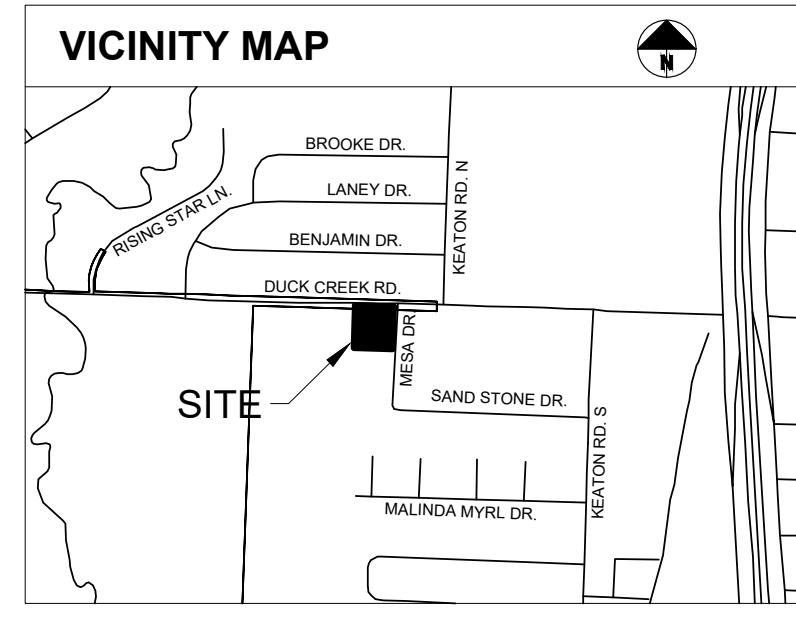
10. Provide closure report to verify subdivision boundary error of closure is within acceptable limits per ordinance 10.104(d)(10).

The surveyor shall revise the plat 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 (214) 937-3928.

Sincerely,



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



LEGEND

[Symbol]	CABLE TV BOX	[Symbol]	BORE LOCATION
[Symbol]	CABLE TV VAULT	[Symbol]	FLAG POLE
[Symbol]	COMMUNICATIONS BOX	[Symbol]	GREASE TRAP
[Symbol]	COMMUNICATIONS MANHOLE	[Symbol]	IRRIGATION VALVE
[Symbol]	COMMUNICATIONS VAULT	[Symbol]	MAIL BOX
[Symbol]	BENCHMARK	[Symbol]	SANITARY SEWER CLEAN OUT
[Symbol]	FIBER OPTIC BOX	[Symbol]	SANITARY SEWER HANDHOLE
[Symbol]	FIBER OPTIC MANHOLE	[Symbol]	SANITARY SEWER METER
[Symbol]	FIBER OPTIC VAULT	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	GAS BOX	[Symbol]	SANITARY SEWER SEPTIC TANK
[Symbol]	GAS METER	[Symbol]	STORM SEWER BOX
[Symbol]	GAS MANHOLE	[Symbol]	STORM SEWER MANHOLE
[Symbol]	GAS TANK	[Symbol]	TRAFFIC BOX
[Symbol]	GAS VALVE	[Symbol]	CROSS WALK SIGNAL
[Symbol]	TELEPHONE BOX	[Symbol]	TRAFFIC HANDHOLE
[Symbol]	TELEPHONE MANHOLE	[Symbol]	TRAFFIC MANHOLE
[Symbol]	TELEPHONE VAULT	[Symbol]	TRAFFIC SIGNAL
[Symbol]	PIPELINE METER	[Symbol]	TRAFFIC VAULT
[Symbol]	PIPELINE VALVE	[Symbol]	FIRE HYDRANT
[Symbol]	ELECTRIC BOX	[Symbol]	WATER METER
[Symbol]	GUY ANCHOR	[Symbol]	WATER MANHOLE
[Symbol]	LIGHT STANDARD	[Symbol]	WATER VALVE
[Symbol]	ELECTRIC METER	[Symbol]	WATER WELL
[Symbol]	ELECTRIC MANHOLE	[Symbol]	(X-X) RECORD DIMENSION
[Symbol]	UTILITY POLE	[Symbol]	CIRC 12" IRON ROD W/ "TRINITY 6854"
[Symbol]	ELECTRIC TRANSFORMER	[Symbol]	CAP SET
[Symbol]	ELECTRIC VAULT	[Symbol]	CIRC IRON ROD WITH CAP FOUND
[Symbol]	HANDICAPPED PARKING	[Symbol]	PKS PK NAL SET
[Symbol]	PARKING METER	[Symbol]	IRF IRON ROD FOUND
[Symbol]	IRON	[Symbol]	72" CUT IN CONCRETE SET
[Symbol]	MARQUEE/BILLBOARD	[Symbol]	P.O.B. POINT OF BEGINNING
[Symbol]	A/C UNIT		

LINE TYPE LEGEND

[Line Style]	BOUNDARY LINE
[Line Style]	EASEMENT LINE
[Line Style]	BUILDING LINE
[Line Style]	OVERHEAD UTILITY LINE
[Line Style]	WIRE FENCE
[Line Style]	WOOD FENCE
[Line Style]	METAL FENCE
[Line Style]	CONCRETE PAVEMENT
[Line Style]	ASPHALT PAVEMENT

SURVEYOR'S NOTES:

- The grid bearings and coordinates shown hereon are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- Elevations are reference to the North American Vertical Datum of 1988 (NAVD88) (US feet) using the Smartnet RTK GPS Network (Geoid 12B).
- This property lies within the city limits of the City of Sanger, Texas.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Water service to be provided by City of Sanger, P.O. Box 1729, Sanger, Tx. 76266, 940-458-2571
- Electric Service to be provided by: Sanger Electric Utilities, 202 Railroad Ave., Sanger, Tx. 76266, 940-458-2064.
- Sanitary sewer to be handled by facilities approved by the Denton County Public Health.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- Only above ground observable utilities were located. No underground utilities and/or subsurface improvements, if any, have been located.
- This survey has been prepared without the benefit of a current title report. The property shown hereon may be subject to various easements and/or "Rights of Others". This survey is subject to revisions as such a report may reveal.
- The surveyed property is zoned Single Family Residential District - 10 (SF-10).
- The purpose of this plat is to create 17 residential lots from a previously unplatted tract of land.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0205G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain".

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

NOTICE:
Preliminary Plat for Review Purposes Only.

**PRELIMINARY PLAT
DUCK CREEK RIDGE
LOTS 1-4, BLOCK A**

4 RESIDENTIAL LOTS
0.059 OF AN ACRE RIGHT-OF-WAY DEDICATION

1.010 ACRES
OUT OF THE
H. TIERWESTER SURVEY, ABSTRACT NO. 1241,
CITY OF SANGER, DENTON COUNTY, TEXAS
NOVEMBER 2023

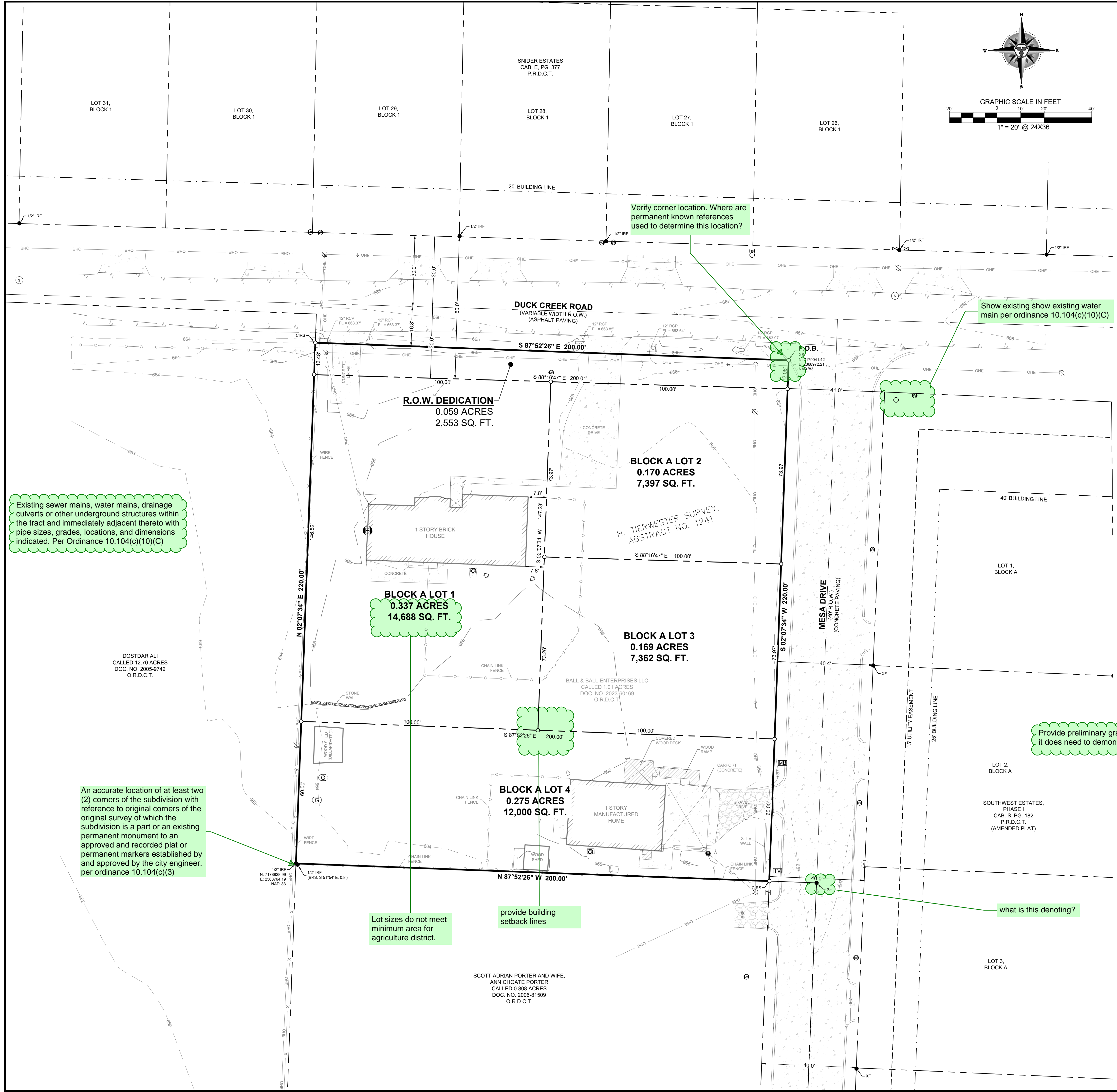


121 W. Hickory St., Ste. 106 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	11/10/2023	2023-040	1 OF 2

OWNER / APPLICANT:
Ball & Ball Enterprises LLC
2300 Wing Point Lane
Piano, Texas 75093
Ph: 214-690-9010
Email: tim@networthdfw.com
Contact: Tim Ball

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (940) 293-3180
Email: mlb@trinity-surveying.com
Contact: Michael Black, RPLS



Verify corner location. Where are permanent known references used to determine this location?

Show existing show existing water main per ordinance 10.104(c)(10)(C)

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. Per Ordinance 10.104(c)(10)(C)

R.O.W. DEDICATION
0.059 ACRES
2,553 SQ. FT.

BLOCK A LOT 2
0.170 ACRES
7,397 SQ. FT.

BLOCK A LOT 1
0.337 ACRES
14,688 SQ. FT.

BLOCK A LOT 3
0.169 ACRES
7,362 SQ. FT.

BLOCK A LOT 4
0.275 ACRES
12,000 SQ. FT.

Provide preliminary grading plan. Grading does not have to be highly detailed. However, it does need to demonstrate that proper drainage is feasible upon lot development.

An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the city engineer, per ordinance 10.104(c)(3)

Lot sizes do not meet minimum area for agriculture district.

provide building setback lines

Does not match Denton county CAD records

what is this denoting?

Property is currently zoned as an Agriculture district. Developer must apply for rezoning to a single family residential district

4 lots

Follow format outlined in ordinance 10.104(d)(10)(V)

persons per ordinance 10.104(d)(10)(W)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Ball & Ball Enterprises LLC, is the owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the H. Tierwester Survey, Abstract No. 1241, in the City of Sanger, Denton County, Texas and being all of a called 1.01 acre tract described in a General Warranty Deed to Ball & Ball Enterprises LLC, as recorded in Document No. 2023-60169 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in a concrete curb set at the intersection of the south right-of-way line of Duck Creek Road, a variable width right-of-way, with the west right-of-way line of Mesa Drive, a 40 feet-wide right-of-way, for the northeast corner of said 1.01 acre tract;

THENCE South 02°07'34" West, along the west right-of-way line of said Mesa Drive and the east line of said 1.01 acre tract, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "TRINITY 6854", set for the northeast corner of a called 0.808 acre tract described in a General Warranty Deed to Scott Adrian Porter and wife, Ann Choate Porter, as recorded in Document No. 2006-81509 of the Official Public Records of said county;

THENCE North 87°52'26" West, leaving the west right-of-way line and along the north line of said 0.808 acre tract and the south line of said 1.01 acre tract, a distance of 200.00 feet to a 1/2 inch iron rod found on the east line of a called 12.70 acre tract described in a General Warranty Deed to Dostdar Ali, as recorded in Document No. 2005-9742 of said Official Public Records, for the northwest corner of said 0.808 acre tract and the southwest corner of said 1.01 acre tract, from which a 1/2 inch iron rod found bears South 51°54' East, a distance of 0.8 feet;

THENCE North 02°07'34" East, along the east line of said 12.70 acre tract and the west line of said 1.01 acre tract, a distance of 200.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "TRINITY 6854", set on the south right-of-way line of the aforementioned Duck Creek Road, for the northwest corner of said 1.01 acre tract;

THENCE South 87°52'26" East, along the south right-of-way line of said Duck Creek Road and the north line of said 1.01 acre tract, a distance of 200.00 feet to the POINT OF BEGINNING and containing 44,000 square Feet or 1.010 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Ball & Ball Enterprises LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as DUCK CREEK RIDGE, 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 _____, 2023.

By: Tim Ball

Signature Title: Owner

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Tim Ball, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

Notary Public, State of Texas

Printed Name My Commission Expires

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Extra Territorial Jurisdiction of the City of Sanger, Texas.

Michael L. Black Registered Professional Land Surveyor No. 6854

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

APPROVAL BLOCK

Approved for Preparation of Final Plat

City of Sanger, TX Date Planning & Zoning Commission

NOTICE: Preliminary Plat for Review Purposes Only.

PRELIMINARY PLAT DUCK CREEK RIDGE LOTS 1-4, BLOCK A

4 RESIDENTIAL LOTS 0.059 OF AN ACRE RIGHT-OF-WAY DEDICATION

1.010 ACRES OUT OF THE H. TIERWESTER SURVEY, ABSTRACT NO. 1241, CITY OF SANGER, DENTON COUNTY, TEXAS NOVEMBER 2023



121 W. Hickory St., Ste. 106 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: -, MLB, TLS, 11/10/2023, 2023-040, 2 OF 2

OWNER / APPLICANT: Ball & Ball Enterprises LLC 2300 Wing Point Lane Plano, Texas 75093 Ph: 214-490-9010 Email: tim@newworthdfw.com Contact: Tim Ball

SURVEYOR: Trinity Land Surveying, LLC 1222 Greenbriar St Denton, TX 76201 Ph: (940) 293-3180 Email: mblack@trinity-surveying.com Contact: Michael Black, RPLS



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 8, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Duncan Retail, being 5.770 acres, located in the City of Sanger, and generally located on the east side of the I-35 Frontage Road approximately 60 feet north of the intersection of I-35 Frontage Road and S 5th Street.

SUMMARY:

- The applicant is proposing to create 5 commercial lots from 1 unplatted tract.
- This site is located on the east side of the I-35 Frontage Road approximately 60 feet north of the intersection of I-35 Frontage Road and S. 5th Street.
- The property is zoned B-2.
- There is one existing business located on the site currently.
- This development is located in the City of Sanger
- The property will be served by City of Sanger Water, Sewer and Electric.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

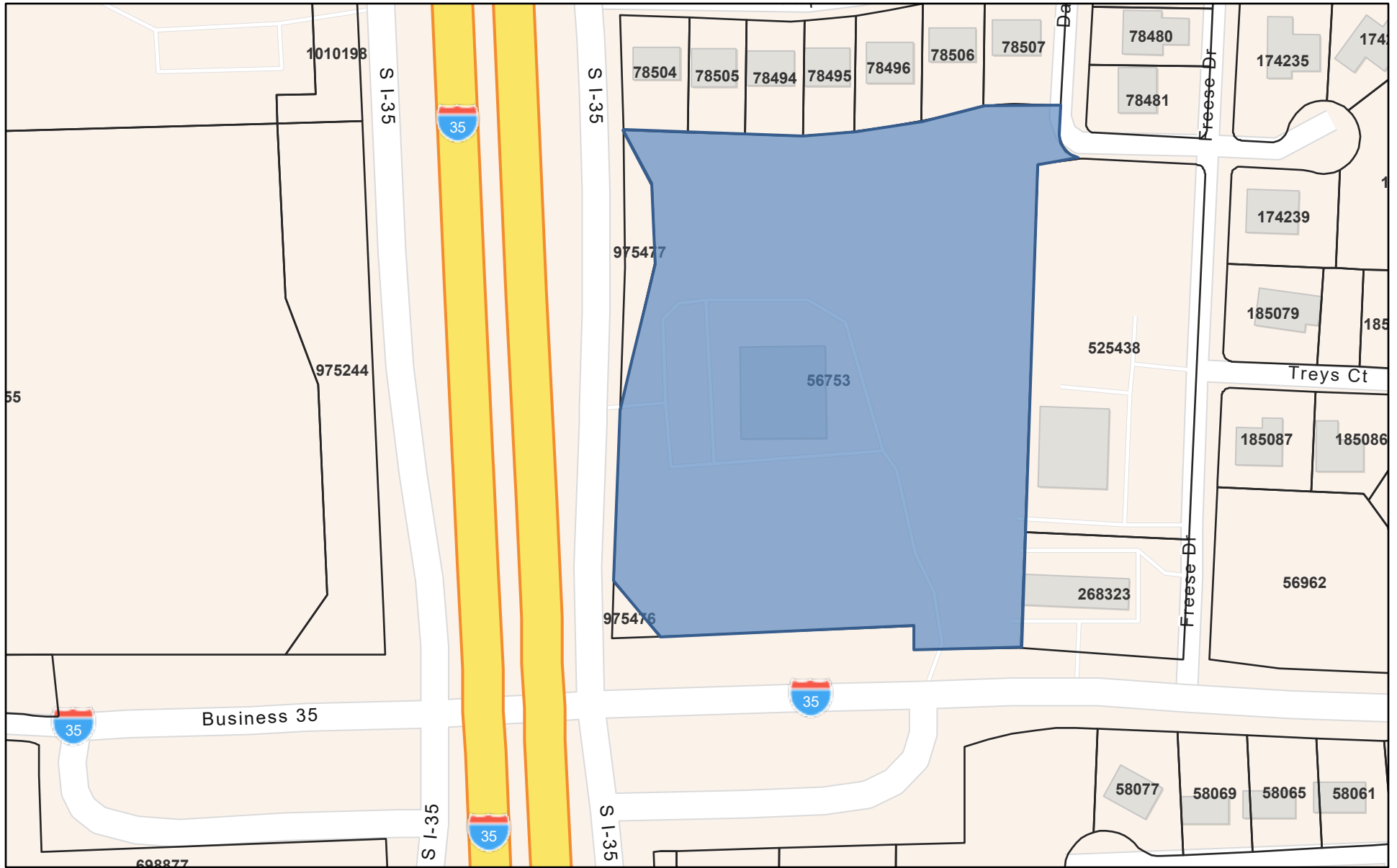
Staff recommends APPROVAL with the condition all comments are satisfied prior to City Council approval.

ATTACHMENTS:

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

Denton CAD Web Map

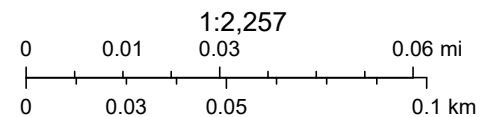
Item 7.



1/3/2024, 12:26:22 PM

Parcels

23SANZON-0049 Duncan Retail Addition



Esri Community Maps Contributors, Texas Parks & Wildlife, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGra

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

LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N28°51'58"W	68.67'	C1	27°34'51"	65.00'	31.29'	S14°14'42"E	30.99'
L2	N86°21'59"W	72.88'	C2	24°53'48"	212.00'	92.12'	S15°35'13"E	91.40'
L3	N00°39'41"W	24.45'						
L4	N44°55'05"W	80.31'						
L5	S00°27'16"E	17.64'						
L6	S03°08'19"E	42.00'						

BENCH MARK LIST

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on October 3, 2023 with an applied combined scale factor of 1.00015063.

BM#102 MAG NAIL WITH SHINER STAMPED "Y" CONTROL POINT" SET IN CONCRETE ON THE NORTH WEST CORNER OF AN ELECTRIC VAULT ON THE SOUTH SIDE OF THE BRIDGE FOR KEATON ROAD ON THE EAST SIDE OF I-35, 12± NORTH OF A LIGHT POLE, AND 16± NORTHWEST OF A STOP SIGN.
ELEV: 675.82

BM#104 1/2-INCH IRON ROD SET ON THE EAST SIDE OF I-35, 22± WEST OF THE CENTERLINE OF I-35 FRONTAGE ROAD, AND 53± SOUTHWEST OF A BOX CULVERT DRAINAGE STRUCTURE.
ELEV: 672.05

LOT ACREAGE TABLE

LOT 1	1.043 ACRES
LOT 2	1.399 ACRES
LOT 3	1.534 ACRES
LOT 4	1.281 ACRES
LOT 5	0.513 ACRES
TOTAL	5.770 ACRES

LEGAL DESCRIPTION

BEING a 5.770 acre (251,351 square foot) tract of land situated in the Henry Tierwester Survey, Abstract No. 1241, City of Sanger, Denton County, Texas, and being part of a called 5.963 acre tract of land described in the General Warranty Deed to Yellow W Land Co., LLC, recorded in Instrument No. 2020-215605, Official Public Records, Denton County, Texas, said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for the north corner of a called 0.0412 acre tract of land (Parcel 59, Part 1) described in the Deed to the State of Texas recorded in Instrument No. 2021-82582, said Official Public Records, and being in the west line of the said called 5.963 acre tract, and being at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of Interstate Highway No. 35, a variable width right-of-way, and the north right-of-way line of South 5th Street, a variable width right-of-way;

THENCE along the said east right-of-way line, the following four (4) calls:

North 03°14'26" West, along the said west line, a distance of 256.47 feet to a 5/8-inch iron rod with cap stamped "TXDOT ROW MARKER" found for the south corner of a called 0.1191 acre tract of land (Parcel 59, Part 2) described in the said Deed to the State of Texas recorded in Instrument No. 2021-82582;

North 12°52'01" East, along the east line of the said called 0.1191 acre tract, a distance of 108.24 feet to a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for corner;

North 03°15'57" West, continuing along the said east line, a distance of 90.03 feet to a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found for corner;

North 28°51'58" West, continuing along the said east line, a distance of 68.67 feet to a point for corner, being the northwest corner of a called 5.932 acre tract of land described in the General Warranty Deed to Kenneth Charles Minihennet and wife, Linda A. Minihennet, recorded in Instrument No. 2010-59070, said Official Public Records, and being at the southwest corner of Block E, Gateway Addition, Section II, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabinet C, Page 93, Plat Records, Denton County, Texas, from which a 1/2-inch iron rod with cap stamped "ALLIANCE" found bears South 81°14'08" West, a distance of 0.47 feet;

THENCE with the north line of the said called 5.932 acre tract, and along the south line of said Block E, the following four (4) calls:

South 87°57'59" East, a distance of 205.00 feet to a 1/2-inch square tube found for corner;

North 83°03'51" East, a distance of 65.00 feet to a 1/2-inch square tube found for corner;

North 76°02'21" East, a distance of 142.30 feet to a 1/2-inch iron rod with cap stamped "RPLS 4857" found for corner;

South 87°49'59" East, a distance of 70.49 feet to a point for corner, being the northeast corner of the said called 5.932 acre tract, and being in the west right-of-way line of David Drive, a variable width right-of-way, from which a 1/2-inch iron rod with cap stamped "KAZ" found bears South 02°10'28" West, a distance of 0.29 feet;

THENCE South 02°10'28" West, departing the south line of Block E, and with the east line of the said called 5.932 acre tract, a distance of 613.81 feet to a point for the southeast corner of the said called 5.932 acre tract, being in the north right-of-way line of the aforementioned South 5th Street, from which a 1/2-inch iron rod with cap stamped "KAZ" found bears South 82°59'16" West, a distance of 0.32 feet, and from which a 1/2-inch iron rod with cap stamped "RPLS 4857" found bears South 02°10'28" West, a distance of 2.17 feet;

THENCE with the southerly line of the said called 5.932 acre tract of land, and along said north right-of-way line, the following three (3) calls:

North 86°21'59" West, a distance of 72.88 feet to a 1/2-inch iron rod with cap stamped "KAZ" found for corner;

North 00°39'41" West, a distance of 24.45 feet to a 5/8-inch iron rod found for corner, from which a "+" cut in concrete found bears South 5°45'55" West, a distance of 3.49 feet;

South 86°51'41" West, a distance of 296.72 feet to a point for corner, being at the south end of a right-of-way corner clip at the intersection of the said north right-of-way line, and the aforementioned east right-of-way line of Interstate Highway No. 35, and being on the northeast line of the aforementioned called 0.0412 acre tract of land (Parcel 59, Part 1), from which a 5/8-inch iron rod with cap stamped "TXDOT ROW SURVEY MARKER" found bears South 44°55'05" East, a distance of 4.31 feet;

THENCE North 44°55'05" West, along the said northeast line, and along said corner clip, a distance of 80.31 feet to the **POINT OF BEGINNING** and containing 251,351 square feet or 5.770 acres of land, more or less.

NOTES

- The bearings and coordinates shown on this survey are based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on October 3, 2023 with an applied combined scale factor of 1.00015063.
- According to Map No. 48121C0210G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on October 3, 2023 and that all corners are shown hereon.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

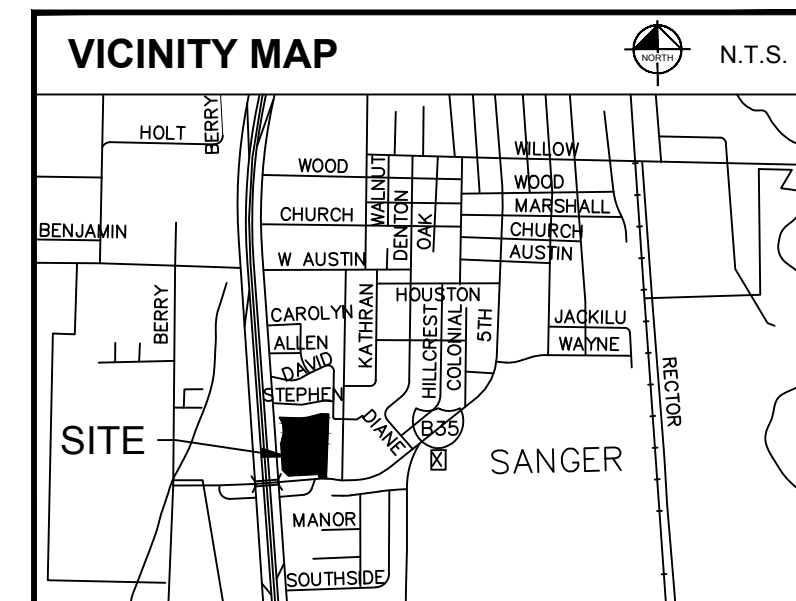
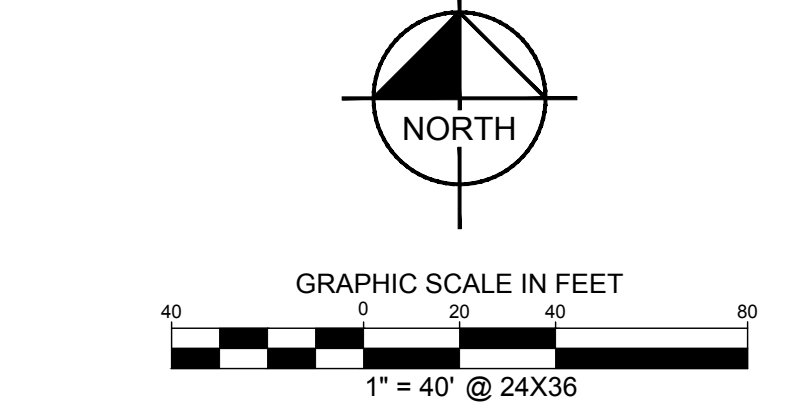
Joshua D. Wargo
Registered Professional Land Surveyor
No. 6391

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

OWNER/DEVELOPER
Yellow W Land Co., LLC
1425 Turtle Creek Dr.
Lufkin, Texas 75904

ENGINEER
Chris Taube, P.E.
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511

SURVEYOR
Joshua D. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-770-6511





DEVELOPMENT SERVICES

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

SUBDIVISION APPLICATION

X	Preliminary Plat Minor Plat

	Final Plat/Replat Amended Plat

	Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Chris Taube, PE	Name: Rufus Duncan
Company: Kimley-Horn	Company: Yellow W Land Co., LLC
Address: 801 Cherry Suite, Suite 1300	Address 1425 Turtle Creek Dr
City, State, Zip: Fort Worth, TX 76102	City, State, Zip: Lufkin, TX 75904
Phone 817-339-2246	Phone: 936-676-0207
Fax: N/A	Fax: N/A
Email: chris.taube@kimley-horn.com	Email: rufus@duncantwo.com

Submittal Checklist

X	Pre-Application Conference (Date: <u>09 / 26 / 2023</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)
X	Additional Required Documents/Traffic & Drainage Studies etc.
X	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@cityofsanger.com

Supporting Materials (List if provided): Preliminary Utility Plan, Preliminary Drainage Plan, Preliminary Grading Plan

R Number(s): Prop ID: 56753

[Signature]
Owner's Signature

12-11-23
Date

[Signature]
Applicant's Signature

12/12/2023
Date

Office Use: Reviewed by Director of Development Services / /



Sanger “Duncan Retail” – Letter of Intent

The owner intends to subdivide the subject property and develop additional site infrastructure including paving, storm drainage, and utilities, to serve the new development and subdivided lots. The anticipated future uses include restaurant, retail, and/or general commercial. The +/- 5.8 acre property is located at the NE corner of I-35 and 5th Street.

The designated point of contact for future correspondence will be myself, Chris Taube.

The owner (subdivider) contact information is listed below:

Rufus Duncan
Yellow W Land Co., LLC
1425 Turtle Creek Dr
Lufkin, TX 75904
936-676-0207
rufus@duncantwo.com

We kindly request the plat be reviewed and considered by the appropriate approval body. Please feel free to reach out with any questions city staff may have during the review.

Thank you,

Chris Taube, PE
Kimley-Horn & Associates
801 Cherry St, Suite 1300
Fort Worth, TX 76102
817-339-2246
Chris.Taube@kimley-horn.com



DATE: 12/29/2023

1st REVIEW COMMENTS – Preliminary Plat (Duncan Retail Addition)

The request is for a Preliminary Plat of Duncan Retail Addition containing 5 lots, being approximately 5.770 acres in the HENRY TIERWESTER SURVEY, ABSTRACT NO 1241, prepared by Kimley Horn, submitted on 12/13/2023. 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. In title block show total number of lots.
2. Show building lines. Plat currently shows front yard setback at 25', the required setback is 20'. In places the rear building line is shown as 10' the required rear setback is 20'.
3. Show curve table for all drives within development.
4. Correct block names to be letters not numbers.
5. Provide a table listing all lots with square footage and associated lot widths at the front building line.
6. In table show 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 the Planning and Zoning (P&Z) Commission meeting on Monday, January 8, 2024, and the City Council meeting on Monday, February 5, 2024.