

PLANNING & ZONING COMMISSION

MEETING AGENDA

FEBRUARY 09, 2026, 6:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

CONSENT AGENDA

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

1. Consideration and possible action of the minutes from January 12, 2026 meeting.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a PD (Planned Development) Amendment for Sanger Circle Phase 7, to add 0.628 acres of land from A0029A R. BEEBE, TR 74 and generally located on the east side of Thistle Dr. to the existing PD.
3. Conduct a public hearing on a request for a zoning change from Agriculture (AG) to Regional Commercial (RC) for approximately 30.83 acres described as A1241A J. MORTON, TR 4 (PT), generally located on the northwest corner of N Stemmons Frwy and Belz Road.

ACTION ITEMS

4. Consideration and possible action on a request for a replat of Bolivar Ranch Estates Blk B Lot 5, being approximately 13.331 acres of land within the City of Sanger's ETJ,

generally located on the east side of Chisum Road, approximately 1341 feet north of the intersection of FM 2450 and Chisum Road.

5. Consideration and possible action on a request for a PD (Planned Development) Amendment for Sanger Circle Phase 7, to add 0.628 acres of land from A0029A R. BEEBE, TR 74 and generally located on the east side of Thistle Dr. to the existing PD.
6. Consideration and possible action on a request for a zoning change from Agriculture (AG) to Regional Commercial (RC) for approximately 30.83 acres described as A1241A J. MORTON, TR 4 (PT), generally located on the northwest corner of N Stemmons Frwy and Belz Road.
7. Consideration and possible action on a request for a replat of Kirkland Street Addition Blk A Lot 2-A, being approximately 0.23 acres of land, and A0029A R. BEEBE, TR 187, being approximately 0.114 acres of land within the City of Sanger, generally located on the southwest corner of Kirkland Street and Sims Street.
8. Consideration and possible action on a Minor Plat of Rangers Elite Field Addition being approximately 9.602 acres of land within the A0792A J. MORTON, TR 53B(PT), within the City of Sanger, generally located on the east side of Keith Dr, approximately 994 feet north of the intersection of Keith Dr and W Chapman.

FUTURE AGENDA ITEMS

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

INFORMATIONAL ITEMS

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on February 3, 2026, at 3:00 PM.

Shelley Warner, Secretary

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

PLANNING & ZONING COMMISSION

MEETING MINUTES

JANUARY 12, 2026, 6:00 PM

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

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

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Charles Wood
Commissioner, Place 3	Stephanie Holzer
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Randy Rippey

BOARD MEMBERS ABSENT:

Commissioner, Place 2	Jon Knabe
Alternate	Lisa Caberra

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Holzer.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from December 08, 2025 meeting.

Commissioner Skaggs makes a motion to approve the consent agenda. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Holzer, Commissioner Leissner and Commissioner Rippey.

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller opened the Public Hearing at 6:02 p.m.

2. Conduct a public hearing on a request for a replat of Bolivar Ranch Estates Blk B Lot 5, being approximately 13.331 acres of land within the City of Sanger's ETJ, generally located on the east side of Chisum Road, approximately 1341 feet north of the intersection of FM 2450 and Chisum Road.

Commissioner Miller read the item.

Director Hammonds presented the item and stated all comments have not been met. 14 notices were mailed. No opposed responses were received. Staff recommends denial until all comments have been met.

Property owner was present to address questions.

3. Conduct a public hearing on a request for a replat of Kirkland Street Addition Blk A Lot 2-A, being approximately 0.23 acres of land, and A0029A R. BEEBE, TR 187, being approximately 0.114 acres of land within the City of Sanger, generally located on the southwest corner of Kirkland Street and Sims Street.

Commissioner Miller read the item.

Director Hammonds presented the item and noted all comments have been met. 14 notices were mailed. 1 response in favor was received. Staff recommends denial until all comments have been met.

4. Conduct a public hearing on an amendment to Chapter 8 Offenses and Nuisances, 8.103 Notice to Abate Nuisance, amending the language to include a public hearing before the municipal court and vehicle identification if available on site.

Director Hammonds presented the item.

5. Conduct a public hearing on amendments to Apx SR Sign Regulations, Section 4, 5, 6, 7, 9, and 15 of the Code of Ordinances.

Director Hammonds presented the item.

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

Commissioner Miller closed the Public Hearing at 6:12 p.m.

ACTION ITEMS

6. Consideration and possible action on a request for a replat of Bolivar Ranch Estates Blk B Lot 5, being approximately 13.331 acres of land within the City of Sanger's ETJ, generally located on the east side of Chisum Road, approximately 1341 feet north of the intersection of FM 2450 and Chisum Road.

Commissioner Miller read the item.

Director Hammonds presented the item and stated not all comments have been met. Staff recommends denial until all comments have been met.

Commissioner Miller makes a motion to deny the request for a replat of Bolivar Ranch Estates Blk B Lot 5 until all comments have been met. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Skaggs, Commissioner Holzer, and Commissioner Rippey.

The motion passes unanimously.

7. Consideration and possible action on a request for a replat of Kirkland Street Addition Blk A Lot 2-A, being approximately 0.23 acres of land, and A0029A R. BEEBE, TR 187, being approximately 0.114 acres of land within the City of Sanger, generally located on the southwest corner of Kirkland Street and Sims Street.

Commissioner Miller read the item.

Director Hammonds presented the item and stated not all comments have been met. Staff recommends denial until all comments have been met.

Commissioner Skaggs makes a motion to deny the request for a replat of Kirkland Street Addition Blk A Lot 2-A until all comments have been met. Commissioner Rippey seconded the motion.

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

The motion passes unanimously.

8. Consideration and possible action on Ordinance No. 01-07-26 an amendment to Chapter 8 Offenses and Nuisances, 8.103 Notice to Abate Nuisance, amending the language to

include a public hearing before the municipal court and vehicle identification if available on site.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

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

Commissioner Miller makes a motion to approve the amendment to Ordinance No. 01-07-26 an amendment to Chapter 8 Offenses and Nuisances, 8.103 Notice to Abate Nuisance. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Wood, Commissioner Holzer, and Commissioner Rippey.

The motion passes unanimously.

9. Consideration and possible action on Ordinance No. 01-05-26 amendments to Apx SR Sign Regulations, Section 4, 5, 6, 7, 9, and 15 of the Code of Ordinances.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Skaggs asked questions. Director Hammonds responded. Commissioner Leissner commented.

Commissioner Leissner makes a motion to approve Ordinance No. 01-05-26 amendments to Apx SR Sign Regulations, Section 4, 5, 6, 7, 9, and 15 of the Code of Ordinances. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Skaggs, Commissioner Miller, Commissioner Holzer, and Commissioner Rippey.

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:23 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 9, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a PD (Planned Development) Amendment for Sanger Circle Phase 7, to add 0.628 acres of land from A0029A R. BEEBE, TR 74 and generally located on the east side of Thistle Dr. to the existing PD.

SUMMARY:

- This development is located in the City of Sanger.
- This amendment will add 0.628 acres to the existing PD.
- The 0.628 acres will be added to the HOA open space lot defined as Blk O, Lot 4.
- The additional acreage, combined with the HOA open space, will create 10 additional 55' x 120' lots.
- The lots will have access from Thistle Dr.
- Park fee will be applicable in place of the open space.
- Staff mailed 46 notices and, at the time of this report, has not received any responses.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map



Property
location

Layers

9



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 9, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a zoning change from Agriculture (AG) to Regional Commercial (RC) for approximately 30.83 acres described as A1241A J. MORTON, TR 4 (PT), generally located on the northwest corner of N Stemmons Frwy and Belz Road.

SUMMARY:

- This development is located in the City of Sanger.
- Regional Commercial matches the Future Land Use map for that area.
- The project is a proposed large box store.
- This use is allowed in the Regional Commercial district.
- The site will have access from N Stemmons Frwy and Belz Road.
- Staff mailed 11 notices and, at the time of this report, has not received any responses.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map

Legend

- Planning and Zoning
 - ▲ WATER WELL
 - PERMITS
- Public Safety
 - Addresses 911
- Lakes and Streams
 - Lakes
 - Streams



0 500 1000 ft

<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>

1/21/2026 11:55:49 AM

Notes:

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

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 9, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a replat of Bolivar Ranch Estates Blk B Lot 5, being approximately 13.331 acres of land within the City of Sanger's ETJ, generally located on the east side of Chisum Road, approximately 1341 feet north of the intersection of FM 2450 and Chisum Road.

SUMMARY:

- This development is located in the City of Sanger's ETJ.
- The replat will divide one single lot into 2 separate lots.
- The lot will have access from Chisum Road.
- Staff mailed 14 notices and, at the time of this report, has not received any responses.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

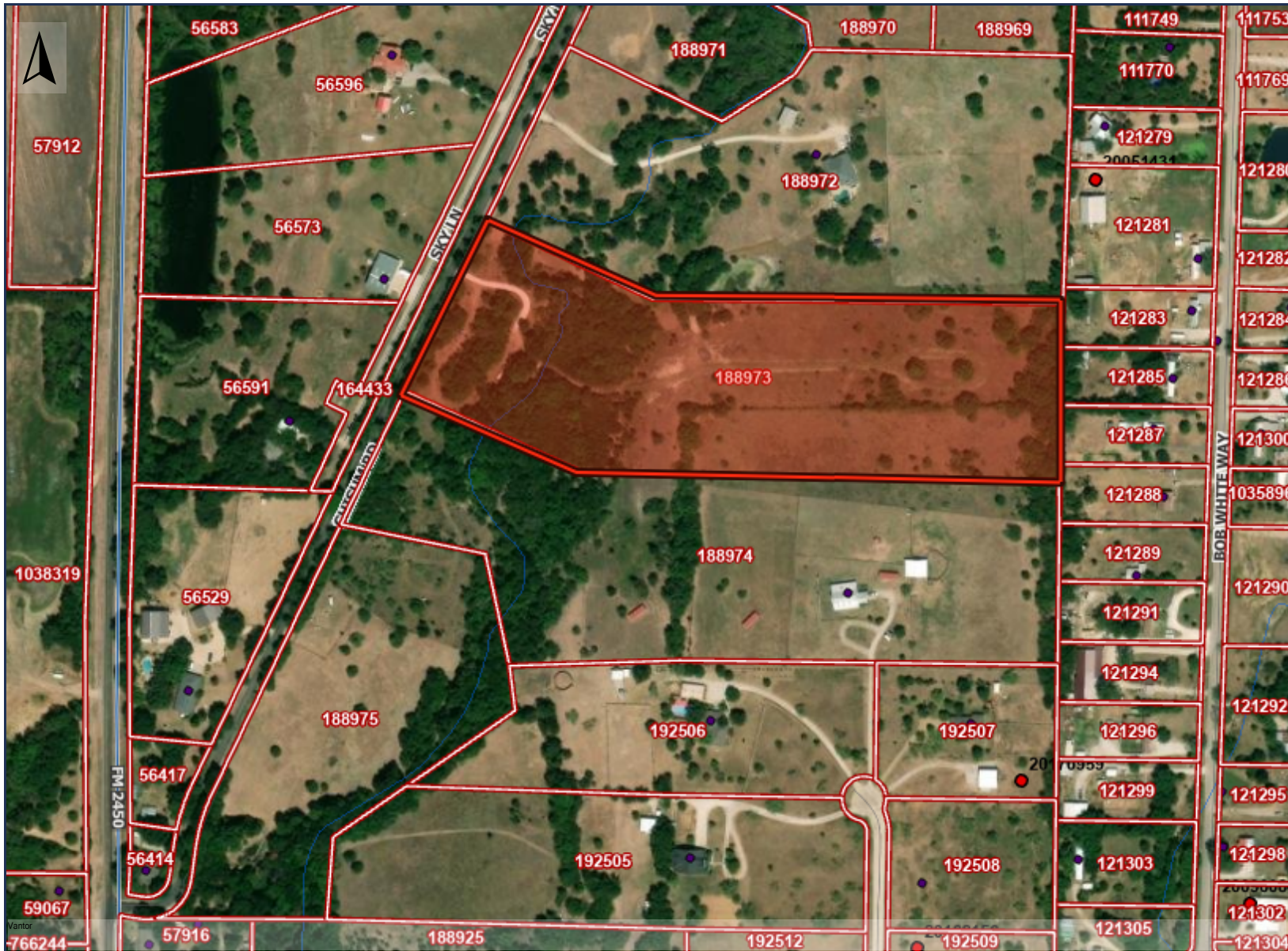
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application

Denton County Landmark Map

Item 4.



Legend

DCAD (Property Lines)

Parcels

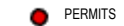


Planning and Zoning

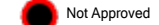
Planning and Zoning



WATER WELL



PERMITS



Not Approved



Approved

Public Safety

Addresses 911



Lakes and Streams

Streams



0 350 700
ft

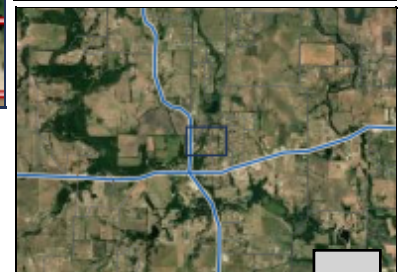
Notes:

<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>

12/22/2025 2:52:30 PM

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

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



WHEREAS DAVID M. PIATT AND DONN M. PIATT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCELS OF LAND SITUATED IN THE JAMES B.P. JANUARY SURVEY, ABSTRACT NUMBER 658, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 5, BLOCK B OF BOLIVAR RANCH ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET M, PAGE 313 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE WITH THE NORTH LINE OF SAID LOT 5 AND SOUTH LINE OF SAID LOT 4, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 65 DEGREES 02 MINUTES 30 SECONDS EAST A DISTANCE OF 384.38 FEET TO A CAPPED IRON ROD FOUND LABELED "1849" FOR CORNER;
2. SOUTH 89 DEGREES 24 MINUTES 19 SECONDS EAST A DISTANCE OF 953.87 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF REDWING HEIGHTS SUBDIVISION, PHASE IV AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET E, PAGE 322 OF SAID PLAT RECORDS, AT THE NORTHEAST CORNER OF SAID LOT 5 AND AT THE SOUTHEAST CORNER OF SAID LOT 4;

1. SOUTH 01 DEGREES 33 MINUTES 57 SECONDS WEST A DISTANCE OF 73.12 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
2. SOUTH 01 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 326.58 FEET TO A CAPPED IRON ROD FOUND LABELED "1849" FOR CORNER, AT THE SOUTHEAST CORNER OF SAID LOT 5;

1. NORTH 89 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 1104.51 FEET TO A WHITE-CAPPED IRON ROD FOUND FOR CORNER;
2. NORTH 65 DEGREES 02 MINUTES 41 SECONDS WEST A DISTANCE OF 403.83 FEET TO A YELLOW-CAPPED IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID CHISUM ROAD, AT THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 24 DEGREES 58 MINUTES 57 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CHISUM ROAD AND WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 429.85 FEET TO THE POINT OF BEGINNING AND ENCLOSING 13.331 ACRES OF LAND, MORE OR LESS.

THAT WE, DAVID M. PIATT AND DONN M. PIATT, DO HEREBY ADOPT THIS
 PLAN DESIGNATING THE HEREIN DESCRIBED PROPERTY AS A REPLAT OF
 LOT 5, BLOCK B, BOLIVAR RANCH ESTATES, AN ADDITION TO THE COUNTY
 OF DENTON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE
 FOREVER ALL STREETS AND EASEMENTS SHOWN HEREON.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID PIATT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DONN M. PIATT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DENTON

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

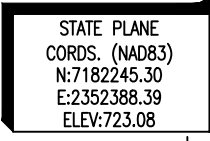
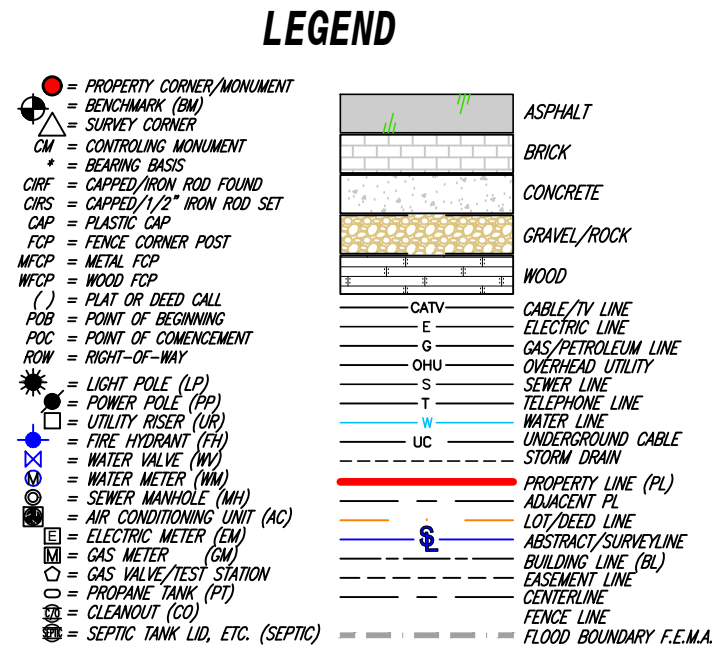
DATE _____

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

30' ACCESS EASEMENT		
Course	Bearing	Distance
L 1	S 67°24'33"E	31.24'
L 2	S 80°28'42"E	64.15'
L 3	S 80°28'42"E	41.65'
L 4	S 16°03'41"E	43.89'
L 5	S 16°03'41"E	43.89'
L 6	S 15°23'26"E	24.57'
L 7	S 58°34'34"E	141.99'
L 8	S 58°34'34"E	141.99'
L 9	S 83°26'09"E	30.98'
L 10	N 82°26'25"E	60.35'
L 11	N 82°26'25"E	60.35'
L 12	N 83°33'10"E	62.42'
L 13	N 83°33'10"E	62.42'
L 14	S 50°08'26"W	30.02'
L 15	S 88°18'50"W	141.01'
L 16	S 88°18'50"W	141.01'
L 17	S 71°57'22"E	143.89'
L 18	S 82°26'25"W	67.02'
L 19	S 82°26'25"W	67.02'
L 20	N 66°51'51"E	48.27'
L 21	N 84°34'34"W	154.21'
L 22	N 84°34'34"W	154.21'
L 23	N 26°36'42"E	16.71'
L 24	N 26°36'42"E	16.71'
L 25	N 64°54'23"W	19.57'
L 26	N 20°24'54"W	63.48'
L 27	N 20°24'54"W	63.48'
L 28	N 84°28'57"E	30.03'



FLOOD STATEMENT: HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR OF DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS OF FLOODING THAT ARE NOT IN A SPECIAL FLOOD HAZARD AREA, BUT ARE LOCATED IN AN AREA THAT IS IN A FLOOD HAZARD AREA." THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE ELEVATION DETERMINED AS SHOWN IN PANEL 0205 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE DETERMINED BY NATURAL CAUSES. THIS FLOOD STATEMENT DOES NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- 1) THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 2) THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 3) WATER SERVICE IS TO BE BY PRIVATE WELLS.
- 4) ELECTRIC SERVICE IS TO BE PROVIDED BY COSERV, 701 S STEMMONS Fwy, CORINTH, TX 76210.
- 5) SANITARY SEWER SERVICE IS TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
- 6) ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
- 7) NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES.
- 8) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- 9) MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- 10) THE PURPOSE OF THIS PLAT IS TO REPEAT LOT 5, BLOCK B OF BOLIVAR RANGE SUBDIVISION, 1995 DATED TWO TWO (2) LOTS.
- 11) THE COORDINATES BASED ON THE 1983 DATUM OF THE NATIONAL GRID COORDINATE SYSTEM NAD 83, 1985 DATUM (GRID) NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS, COORDINATES SHOWN ARE GRID.
- 12) THIS PROPERTY IS LOCATED WITHIN THE ETJ (EXTRA-TERRITORIAL JURISDICTION) OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.
- 13) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
- 14) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, THERE IS NO FLOOD INSURANCE RISK FOR THIS PROPERTY. THERE IS A BUILDING LINE ALONG ALL INTERIOR LOT LINES OF ORIGINAL LOT.
- 15) THE PROPERTY SHOWN HEREON IS NOT WITHIN THE LIMITS OF LAKE RAY ROBERTS ZONING.

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

UTILITIES:
ELECTRIC
COSERV ELECTRIC
7701 S. STEMMONS FWY
CORINTH, TX 76210
PH. 940-321-7800

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TX

MAYOR
CITY OF SANGER, TX

ATTESTED BY:

CITY SECRETARY
CITY OF SANGER, TX



**ALL
AMERICAN
SURVEYING**

111 N. DIXON ST.
AINESVILLE, TX 76240
PH. 940-665-9105
BPLS FIRM NO. 10048000

**FOR PRELIMINARY
REVIEW ONLY**



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

SUBDIVISION APPLICATION

☐ Preliminary Plat
☐ Minor Plat

☒ Final Plat/Replat
☐ Amended Plat

☐ Vacating Plat
☐ Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Susan Melton	Name: David and Donn Platt
Company: All American Surveying	Company:
Address: 111 N Dixon St	Address: 809 Greenwood
City, State, Zip: Gainesville	City, State, Zip: Denton
Phone: 940 665-9105	Phone: 214 727-2469
Fax:	Fax:
Email:	Email:

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): _____

David M. Platt

Owner's Signature

10/17/2025

Date

Susan Melton All American Surveying

Applicant's Signature

10/6/2025

Date



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 9, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a PD (Planned Development) Amendment for Sanger Circle Phase 7, to add 0.628 acres of land from A0029A R. BEEBE, TR 74 and generally located on the east side of Thistle Dr. to the existing PD.

SUMMARY:

- This development is located in the City of Sanger.
- This amendment will add 0.628 acres to the existing PD.
- The 0.628 acres will be added to the HOA open space lot defined as Blk O, Lot 4.
- The additional acreage, combined with the HOA open space, will create 10 additional 55' x 120' lots.
- The lots will have access from Thistle Dr.
- Park fee will be applicable in place of the open space.
- Staff mailed 46 notices and, received 1 response in Favor.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends Approval.

ATTACHMENTS:

Location Map
PD Amendment
Application
Letter of Intent
Response Form 1 – In Favor



Property
location

SANGER CIRCLE PH 7A PD SUMMARY

Purpose Statement - To rezone approximately 1.283 acres from PD 07-01-24 along with approximately 0.628 acres from agriculture to a new PD 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 (1.911 Acres)

1.911 acres are proposed as single family detached uses. The gross density is 5.2 units/acre.

COMMUNITY FEATURES

This PD will be a part of the mandatory homeowner's association for Sanger Circle Phase 7.

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 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.

B. Minimum House Size.

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.

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, except as noted below:

- 1.3 Garages shall be a minimum of 400 square feet. Any garage facing a public street may not extend more than 15 feet beyond the house front or front porch, whichever is closer. On non-typical lots where site constraints are present, a variance to the maximum 15 feet garage extension beyond house front may be approved by the Director of Development Services or through an alternative façade permit application by the City Council.

- 1.4 All walls, except gabled roof areas, which are on the front façade and face a street other than an alley must contain at least 25% of the wall space in windows and doors. The garage door shall count as a “door” towards the 25% requirement.

In lieu of side yard walls on corner lots requiring windows and doors comprising of 25% of the wall space, a corner lot shall comply with the following:

1. A side yard wall on a corner lot facing a street shall consist of at least 2 windows or doors totaling 25 square feet in aggregate area.
2. On corner lots, side yard fencing facing residential streets and the adjacent gate return, shall be a stained 6-foot-tall cedar board-on-board fence with a decorative top cap and metal posts. Posts and hardware shall be on the internal side of the fence and not viewed from the public ROW.
3. On corner lots, fencing facing a collector or arterial street shall be a 6-foot masonry wall with columns.
4. On corner lots, front fencing or gates that face a primary street shall be set back from the front façade a minimum of 10 feet but no more than 15 feet.
5. If a window of any size is not installed on the side of a house on a corner lot between the front build line and side yard fence return, shrubs of a minimum of 3 gallons in size shall be planted between front build line and fence return at a spacing of 4 feet on center. In addition, one 3-inch caliper eastern red cedar (*Juniperus virginiana*), or other evergreen tree species approved by the Director of Development Services, shall be planted at the longitudinal midpoint between the front build line and fence return.

II. 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.

III. 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 Preliminary Plat 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.

IV. Open Space

- A. A Park Fee will be paid in lieu of park land dedication for the 10 lots proposed in this PD.
- B. 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.

V. Fencing Requirements

- A. 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 Concept 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.
- D.

VI. 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.

VII. 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.
- F. All public utility easements (PUE) shall be a minimum of 15 feet in width. All franchise utility easements (FUE) shall be a minimum of 10 feet in width.

VIII. 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.



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

ZONING CHANGE/SUP APPLICATION

☒

Zoning Change



Specific Use Permit

Applicant

Owner (if different from applicant)

Name: Eugene Middleton, P.E.	Name: see attached sheet
Company: Middleton & Associates, LLC	Company:
Address: 2785 Rockbrook Drive, Su. 105	Address:
City, State, Zip Lewisville, Texas 75067	City, State, Zip
Phone: 972-393-9800	Phone:
Fax: N/A	Fax:
Email:	Email:

Submittal Checklist

	Site Plan (for Specific Use Permits Only)
X	Letter of Intent
X	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.):

Part of Sanger Circle Ph 7 (1.283 acres) and adjacent 0.628 acres

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

Establish a new PD (same guidelines as PD 07-01-24) to include the 0.628 acres and allow for 10 additional lots
See attached sheet for signatures

Owner Signature

Date

Eugene Middleton

1-13-26

Applicant Signature

Date

SANGER CIRCL PH 7 PD OWNERSHIPS (THIS INFORMATION WAS TAKEN FROM THE DENTON COUNTY APPRASIAL WEB SITE)

1)

LOU AND PAGE COOPER 0.68 ACRES - R60262

P.O. BOX 756

SANGER, TEXAS 76266-0756

PHONE: (940) 453-1938

EMAIL: Cooperhank@msn.com

A0029A R. BEEBE, TR 74, 8.751 ACRES, OLD DCAD SHT 3, TR 25

SIGNATURE: Lou H. Cooper DATE: 1-11-2026

2)

SANGER TOWN CENTER LLC LOT 4, BLOCK 0 WITHIN SANGER CIRCLE PH 7 AS RECORDED IN DOC. # 2025-412

MR. JONATHAN WANG

101 FOREST BEND DR,

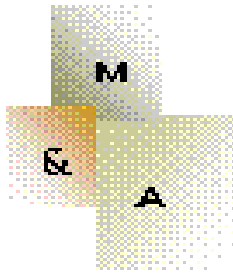
COPPELL, TX, 75019-2040

PHONE: 214-316-2256

EMAIL: wangjtc@verizon.net

LOT 4 BLOCK 0 R1079447

SIGNATURE: Jonathan Wang DATE: January 12, 2026



MIDDLETON & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS AND LAND PLANNERS

January 13, 2026

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

RE: Letter of Intent for Sanger Circle Ph 7A
PD Ordinance (being a part of
Sanger Circle Ph 7 and the Cooper Tract)
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent to Amend approximately 1.283 acres of the current PD Ordinance 07-01-24 of Sanger Circle Ph 7, and to rezone approximately 0.628 acres of the property owned by Mr. Hank Cooper located along Thistle Drive in Sanger into a new 1.911-acre PD for Sanger Circle Ph 7A. This 1.911 acres consisting of two (2) property owners – Sanger Land Development, LLC and Mr. Hank Cooper. This tract is part of the fully developed Sanger Circle Phase 7, and part undeveloped pastureland.

The purpose of this request is to allow for the addition of 0.628 acres of land into Sanger Circle Ph 7 and add an additional 10 residential lots along Thistle Drive. The owner for this submittal is Mr. Jonathan Wang with Sanger Land Development, LLC and Mr. Hank Cooper.

We also understand that these additional 10 lots will be responsible for paying the park fee in lieu of park land dedication.

If you have any other questions or would like additional information regarding our submittal, please contact myself at 972-393-9800 or Mr. Wang at 214-316-2256.

Sincerely,
MIDDLETON & ASSOCIATES, LLC.

Eugene Middleton, P.E.
President

Response Form

26SANZON-0003

Sanger Circle Phase 7 – 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**

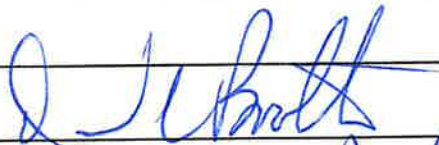
You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 26SANZON-0003/Sanger Circle Phase 7 – PD Amendment

Please circle one: ☒ In favor of request ☐ Opposed to request

Comments:

Signature**Printed Name**

David L Booth DR Horton - Texas, Ltd.

Mailing Address

4302 Miller Road

City, State, Zip

Rowlett TX 75088

Phone Number

972 877 4956

Email Address

d.booth@drhorton.com

Physical Address of Property within 200 feetvarious lots in Sanger
Circle 7



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 9, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a zoning change from Agriculture (AG) to Regional Commercial (RC) for approximately 30.83 acres described as A1241A J. MORTON, TR 4 (PT), generally located on the northwest corner of N Stemmons Frwy and Belz Road.

SUMMARY:

- This development is located in the City of Sanger.
- Regional Commercial matches the Future Land Use map for that area.
- The project is a proposed large box store.
- This use is allowed in the Regional Commercial district.
- The site will have access from N Stemmons Frwy and Belz Road.
- Staff mailed 11 notices and, at the time of this report, has not received any responses.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends Approval.

ATTACHMENTS:

Location Map
Concept Plan
Application
Letter of Intent

Legend

- Planning and Zoning
 - ▲ WATER WELL
 - PERMITS
- Public Safety
 - Addresses 911
- Lakes and Streams
 - Lakes
 - Streams



0 500 1000 ft

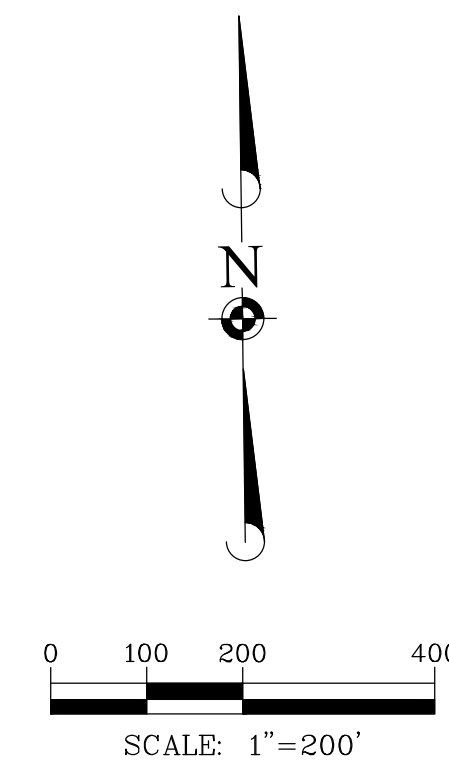
<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>

1/21/2026 11:55:49 AM

Notes:

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

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



SITE ANALYSIS TABLE	
WALMART BUILDING AREA	181,128 SF
TOTAL PROPOSED PARKING RATIO	[4.09] / 1000
TOTAL REQUIRED PARKING RATIO	[5.00] / 1000
STORE PARKING	[694] SPACES
STORE PARKING RATIO	[4.05] / 1000
OPD SPACES	[47] SPACES
TOTAL PARKING	[741] SPACES *
CART CORRALS	[32] SPACES **

* [54] SPACES WITHIN 150' OF GM VESTIBULE
[57] SPACES WITHIN 150' OF GR VESTIBULE
** CART CORRALS EXCLUDED FROM ALL PARKING
RATIOS ABOVE

ZONING TABLE	
CURRENT ZONING	AGRICULTURAL (A)
PROPOSED ZONING	REGIONAL COMMERCIAL (RC)
PERMITTED USES (RC)	RETAIL SHOP, FOOD AND BEVERAGE SALES STORES, GASOLINE SERVICE STATION
FLOOD HAZARD	YES
WETLANDS	YES
IBC BUILDING SETBACK	60'
AHJ FRONT YARD SETBACK	20'
AHJ SIDE YARD SETBACK	10' (20' ADJACENT TO RESIDENTIAL)
AHJ REAR YARD SETBACK	20'
AHJ STREET SIDE SETBACK	25'
AHJ LANDSCAPE SETBACK	10'

NOTES:
1. FURTHER INVESTIGATION REQUIRED FOR EXACT LOCATION OF EXISTING UTILITIES ONSITE
2. CONTOURS ARE SHOWN AT 2' INTERVALS
3. FLOOD STUDY MAY BE REQUIRED

ENGINEER
MANHARD CONSULTING
8144 WALNUT HILL LANE, SUITE 750,
DALLAS, TX 75231

MATTHEW T. SMITH, P.E.
PHONE: 972.972.4273
EMAIL: MSMITH@MANHARD.COM

STEVEN M. SHANHOLTZER
PHONE: 630.925.1216
EMAIL: SSHANHOLTZER@MANHARD.COM

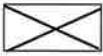
JESSE CONRAD, P.E.
PHONE: 972.972.4205
EMAIL: JCONRAD@MANHARD.COM

[illegible]



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

ZONING CHANGE/SUP APPLICATION



Zoning Change



Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Lane Spann	Name: Ron Williamson
Company: Manhard Consulting	Company: Mito Commander USA, Inc.
Address: 8144 Walnut Hill Lane, Suite 750	Address: 86 Carrick Trail
City, State, Zip Dallas, TX 75231	City, State, Zip Ontario, Can ada P1POA6
Phone: 940-765-3078	Phone: 705-681-0311
Fax:	Fax:
Email:	Email:

Submittal Checklist

<input type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input type="checkbox"/>	Letter of Intent
<input 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.):

This site is located at the intersection of Belz Road and Interstate Highway 35 in Sanger, Texas, and encompasses a total area of 30.83 acres.

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

Requesting to rezone the subject property from Agricultural (AG) to Regional Commercial (RC) to align with teh proposed development on site while maintaining consistency within the City's Future Land use plans.

Ron Williamson

Ron Williamson / Jan 5, 2026 10:53:02 EST

Owner Signature

Applicant Signature

Jan 5, 2026

Date

Jan 5, 2026

Date

Letter of Intent Rezoning Application

City of Sanger Development Services
201 Bolivar Street
Sanger, TX 76266
January 5th, 2026

To Whom It May Concern,

This letter is submitted in support of a request to rezone the subject property from Agricultural (AG) to Regional Commercial (RC) for the proposed development located at the intersection of Interstate Highway 35 and Belz Road in Sanger, Texas. The subject property consists of approximately 30.83 acres and is part of the following legal description: A1241A Tierwester, Tract 4 (Part), 89.6208 Acres, Old DCAD Sheet 6, Tract 10. The subject property is generally undeveloped, save one building and consists of a cleared site with no existing tree cover. An existing gravel road runs through the middle of the property with fencing located along the roadway. Overhead electric lines are located along the perimeter of the site.

The property is currently zoned Agricultural and the requested rezoning to Regional Commercial is intended to allow a proposed development consistent with the permitted uses and development standards within that zoning district.

The rezoning request is justified by the site's location and long-term planning context. The property is situated along Interstate Highway 35 within a prominent commercial corridor and is designated as Regional Commercial on the City of Sanger's Future land Use Plan. Rezoning the site to Regional Commercial will align the zoning designation with the adopted Future Land Use Plan and support logical, orderly growth in this area of the city.

Granting the rezoning request will allow the proposed site plan to move forward in compliance with zoning regulations and permitted uses, while maintaining consistency with the City's long-range planning objectives. For these reasons, the requested rezoning represents a reasonable and appropriate adjustment that aligns zoning, land use policy, and the site's development potential.

For any questions or concerns please contact Lane Spann or Matthew T. Smith.



Lane Spann, Project Manager
lspann@manhard.com, (972) 972-4275

Jan 5, 2026

Date



Matthew T. Smith, P.E., Project Manager
msmith@manhard.com, (972) 972-4273

Jan 5, 2026

Date



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 9, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a replat of Kirkland Street Addition Blk A Lot 2-A, being approximately 0.23 acres of land, and A0029A R. BEEBE, TR 187, being approximately 0.114 acres of land within the City of Sanger, generally located on the southwest corner of Kirkland Street and Sims Street.

SUMMARY:

- This development is located in the City of Sanger.
- The replat will take two separate lots and create one single lot.
- The lot will have access from Kirland Street.
- The plat meets all of the zoning regulations.
- Staff mailed 14 notices and, at the time of this report, has received 1 response in favor.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application
Response Form 1 – In Favor

Denton County Landmark Map

Item 7.



Legend

DCAD (Property Lines)

Parcels

Planning and Zoning

Planning and Zoning

WATER WELL

PERMITS

Not Approved

Approved

Public Safety

Addresses 911



0 50 100 ft

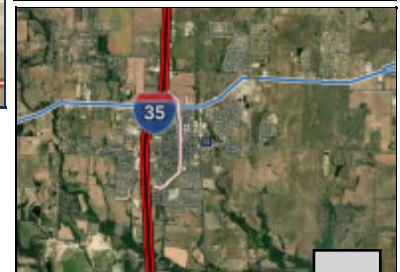
<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>

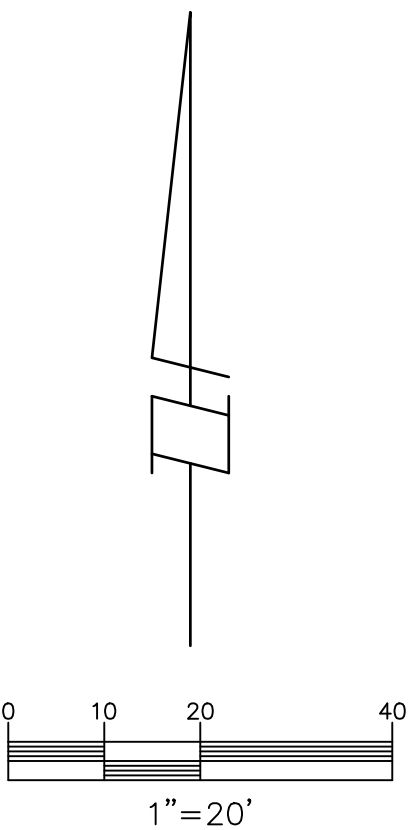
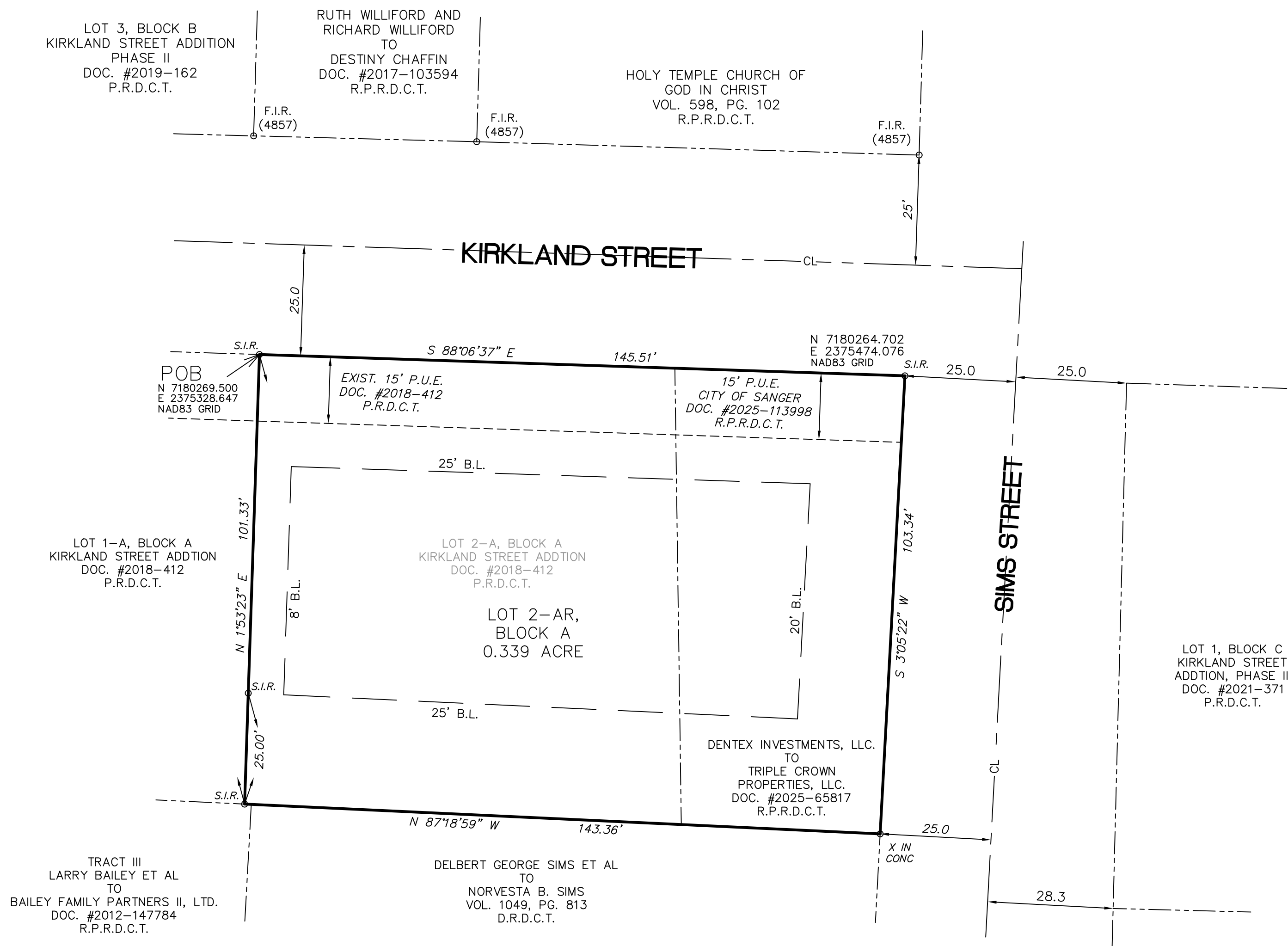
12/22/2025 2:55:22 PM

Notes:

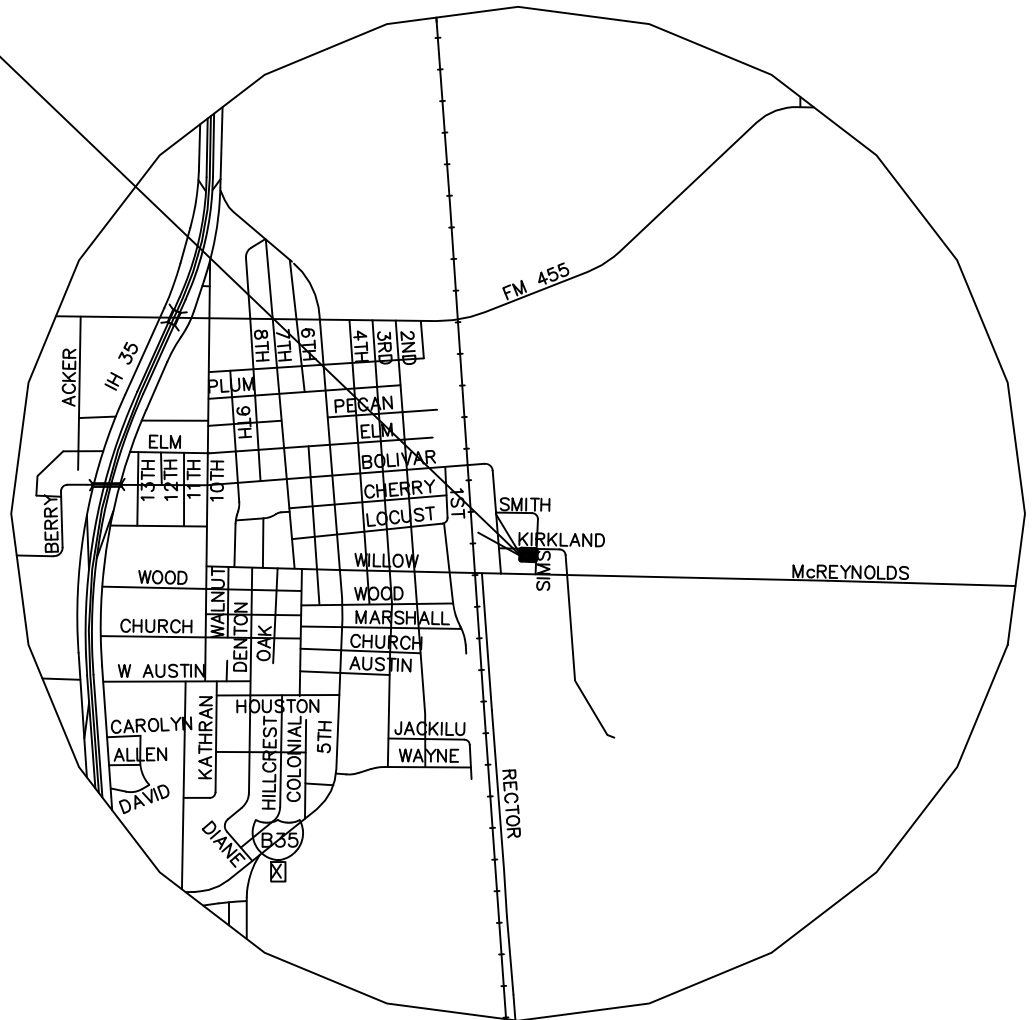
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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





PROJECT LOCATION

VICINITY MAP
SCALE 1" = 2000'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GNSS observations.

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

REVISED: 06 JANUARY, 2026

DRAWN BY: BTH SCALE: 1"=20' DATE: 10 DECEMBER, 2025 JOB NO: 258215

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS

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

BEING all that certain lot, tract, or parcel of land situated in the R. Bebee Survey Abstract Number 29 in the City of Sanger, Denton County, Texas, being all of Lot 2-A, Block A of Kirkland Street Addition, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded under Document number 2018-412, Plat Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Dentex Investments, LLC to Triple Crown Properties, LLC recorded under Document Number 2025-65817, Real Property Records, Denton County, Texas , and being more particularly described as follows:

BEGINNING at a capped iron rod marked RPLS 4561 set for corner in the south line of Kirkland Street, a public roadway having a right-of-way of 50.0 feet, said point being the northeast corner of Lot 1-A of said Kirkland Street Addition;

THENCE S 88° 06' 37" E, 145.51 feet with said south line of said Kirkland Street to a capped iron rod marked RPLS 4561 set for corner in the west line of Sims Street, a public roadway having a right-of-way of 50.0 feet;

THENCE S 03° 05' 22" W, 103.34 feet with said west line of said Sims Street to and "X" in concrete for corner in the north line of that certain tract of land conveyed by deed from Delbert George Sims et al to Norvesta B. Sims recorded in Volume 1049, Page 813, Deed Records, Denton County, Texas;

THENCE N 87° 18' 59" W, 143.36 feet with said north line of said Sims tract to a capped iron rod marked RPLS 4561 set for corner, said point being the southeast corner of said Lot 1-A of said Kirkland Street Addition;

THENCE N 01° 53' 23" E, 101.33 feet with said east line of said Lot 1-A to the **PLACE OF BEGINNING** and containing 0.339 acre of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT We, Triple Crown Properties, LLC., acting herein by and through its duly authorized officer does hereby adopt this plat designating the herein above property as **LOT 2-AR, BLOCK A, KIRKLAND STREET ADDITION, amending Lot 2-A, Block A of Kirkland Street Addition**, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall always maintain all easements and facilities in a state of good repair and functional condition in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public 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 _____, 2026.

Kent Key, Managing Partner, Triple Crown Properties, LLC

STATE OF TEXAS

COUNTY OF DENTON:

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

Given under my hand and seal of office this ____ day of _____, 2026.

NOTARY PUBLIC

STATE OF TEXAS

Type or Print Notary's Name

My commission expires

APPROVED AND ACCEPTED

Chairman, Planning and Zoning Commission
City of Sanger, Texas

Date

Mayor, City of Sanger, Texas

Date

ATTESTED BY

City Secretary, City of Sanger, Texas

CERTIFICATE OF SURVEYOR

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

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

Date

NOTES:

- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The subject property does not lie within a 100 year flood plain according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0210G, dated April 18, 2011. (Subject property lies in Zone X.)
- The purpose of this plat is to replat a platted lot together with a previously unplatted tract.
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
- Water, Sewer, and Electric service is provided by the City of Sanger, 201 Bolivar Street, Sanger, Texas. TEL. 940-458-7930

OWNER/DEVELOPER
TRIPLE CROWN
PROPERTIES, LLC.
2421 FORT WORTH DRIVE
DENTON, TX 76205
940-565-6700

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

REPLAT
LOT 2-AR, BLOCK A OF
KIRKLAND STREET ADDITION
BEING A REPLAT OF LOT 2-A, BLOCK A OF
KIRKLAND STREET ADDITION AND
0.114 ACRE OF PREVIOUSLY UNPLATTED LAND
BEING 0.339 ACRE IN THE R. BEBEE SURVEY A-29
CITY OF SANGER, DENTON COUNTY, TEXAS



LANDMARK
SURVEYORS, LLC.

TX FIRM REGISTRATION NO. 10098600

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



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

SUBDIVISION APPLICATION

☐

Preliminary Plat
Minor Plat

☒

Final Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance Plat

Applicant

Name: BRAD HAMILTON
Company: LANDMARK SURVEYORS
Address: 4238 I35 NORTH
City, State, Zip: DENTON, TEXAS 76207
Phone: 940-382-4016
Fax: 940-387-9784
Ema

Owner (if different from applicant)

Name: KENT KEY
Company: TRIPLE CROWN PROPERTIES, LLC.
Address: 2421 FORT WORTH DRIVE
City, State, Zip: DENTON, TEXAS 76205
Phone: 940-565-6700
Fax:
Ema

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): **743911 AND 60392**

Owner's Signature

BRAD HAMILTON

Applicant's Signature

Date

12-16-2025

Date

Response Form

25SANZON-0055

Kirkland Street Addition – Replat

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: 25SANZON-0055/Kirkland Street Addition – Replat

Please circle one: ☒ In favor of request ☐ Opposed to request

Comments:

I live across the street on Sims & Willow St.
I think it would be good for a home to
be there.

Signature

Sharon Pereira

Printed Name

SHARON PEREIRA

Mailing Address

301 E. Willow St.

City, State, Zip

Sanger, TX 76266

Phone Number

(972) 900-2219

Email Address

Physical Address of Property within 200 feet

301 E. Willow St.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: February 9, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Minor Plat of Rangers Elite Field Addition being approximately 9.602 acres of land within the A0792A J. MORTON, TR 53B(PT), within the City of Sanger, generally located on the east side of Keith Dr, approximately 994 feet north of the intersection of Keith Dr and W Chapman.

SUMMARY:

- The site is zoned AG.
- The purpose is to create a lot of record.
- It will have access from Union Hill Road.
- The plan is to develop a sports field on this lot.
- The site will be served by Bolivar Water and Coserv Electric. It will have on-site sewer.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

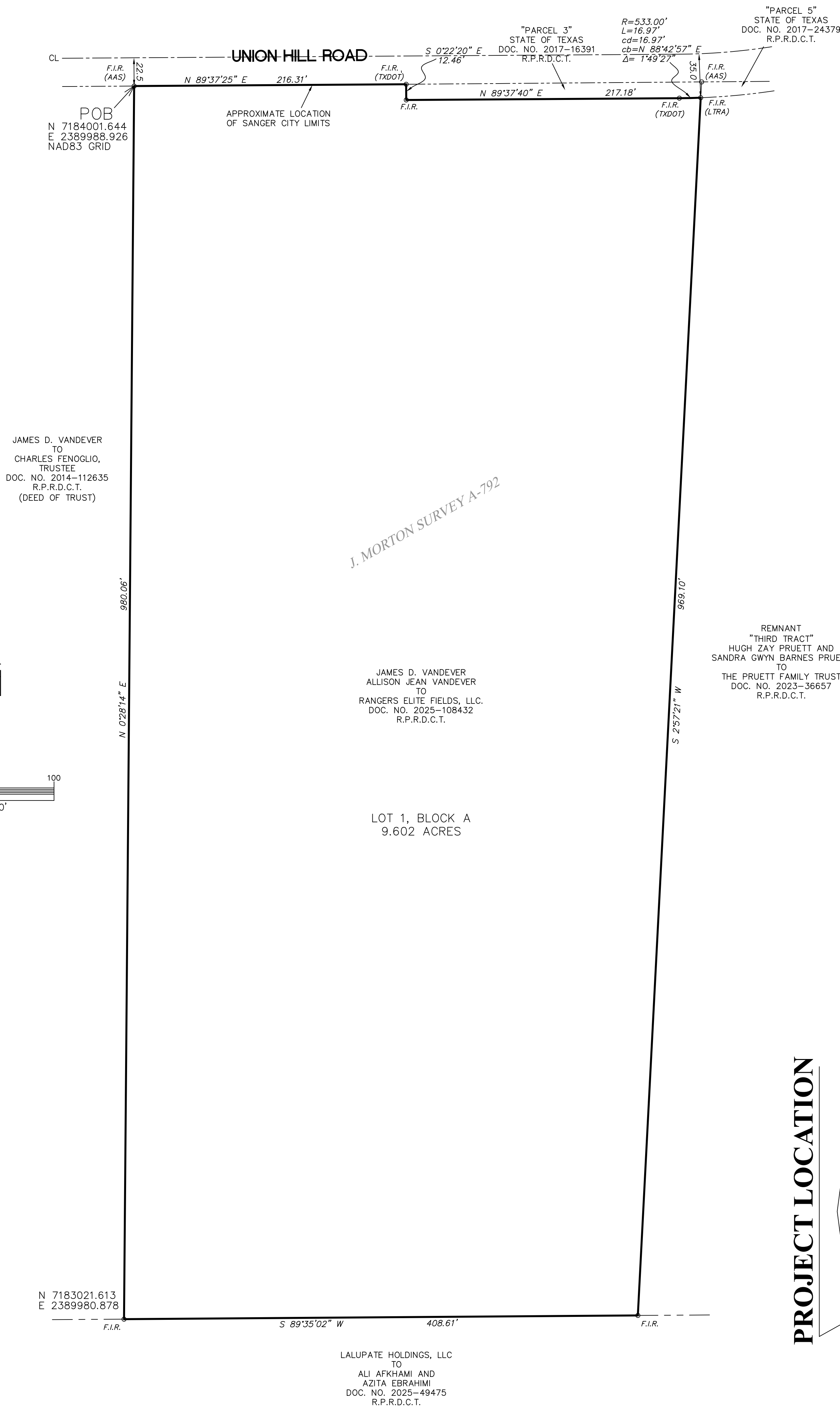
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Minor Plat
Application
Letter of Intent



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

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

BEING all that certain lot, tract, or parcel of land situated in the J. Morton Survey Abstract Number 792 in the City of Sanger, Denton County, Texas, being all that certain tract of land conveyed by deed from James D. Vandever and Allison Jean Vandever to Rangers Elite Fields, Llc. recorded under Document Number 2025-108342, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod marked AAS found for corner in the south line of Union Hill Road, a public roadway, said point being the northeast corner of that certain tract of land described in a deed of trust from James D. Vandever to Charles Fenoglio, Trustee recorded under Document Number 2014-112635, Real Property Records, Denton County, Texas;

THENCE N 89° 37' 25" E, 216.31 feet with said south line of Union Hill Road to a capped iron rod marked TXDOT found for corner, said point being the northwest corner of that to the certain "Parcel 3" conveyed State of Texas, recorded under Document Number 2017-16391, Real Property Records, Denton County, Texas;

THENCE S 00° 22' 20" E, 12.46 feet with said south line of Union Hill Road and with the west line of said "Parcel 3" conveyed State of Texas to an iron rod found for corner;

THENCE N 89° 37' 40" E, 217.18 feet with said south line of Union Hill Road and with the south line of said "Parcel 3" conveyed State of Texas to a capped iron rod marked TXDOT found for corner;

THENCE along the arc of a curve to the left having a central angle of 01° 49' 27", a radius of 533.00 feet, an arc length of 16.97 feet, whose chord bears N 88° 42' 57" E, 16.97 feet with said south line of Union Hill Road and with the said south line of said "Parcel 3" conveyed State of Texas to a capped iron rod marked LTRA found for corner, said point the southwest corner of that to the certain "Parcel 5" conveyed State of Texas, recorded under Document Number 2017-24379, Real Property Records, Denton County, Texas said point also being the northwest corner of the remnant of that certain tract of land conveyed by deed from Hugh Zay Pruett and Sandra Gwyn Barnes Pruett to the Pruitt Family Trust recorded under Document Number 2023-36657, Real Property Records, Denton County, Texas;

THENCE S 02° 57' 21" W, 969.10 feet with said west line of said Pruett Family Trust tract to an iron rod found for corner in the north line of that certain tract of land conveyed by deed from Lalupate Holdings, LLC to Ali Afkhami and Azita Ebrahimi recorded under Document Number 2025-49475, Real Property Records, Denton County, Texas;

THENCE S 89° 35' 02" W, 408.61 feet with said north line of said Afkhami and Ebrahimi tract to an iron rod found for corner, said point being the southeast corner of said Fenoglio tract;

THENCE N 00° 28' 14" E, 980.06 feet with the east line of said Fenoglio tract to the **PLACE OF BEGINNING** and containing 9.602 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

WITNESS MY HAND this ____ day of _____, 2025.

Vishnu Takkallapelli, authorized representative.

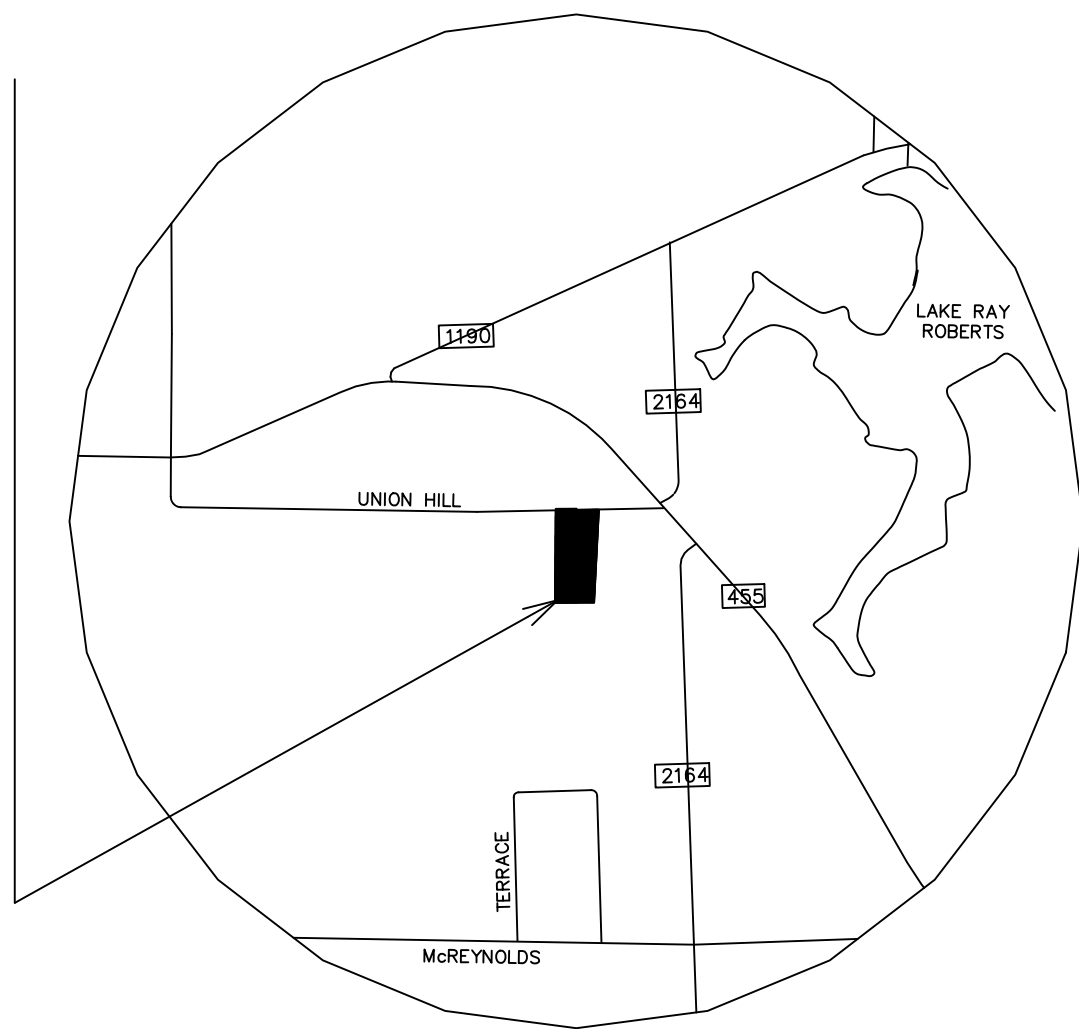
STATE OF TEXAS
COUNTY OF DENTON:

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

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

NOTARY PUBLIC
STATE OF TEXAS

PROJECT LOCATION

VICINITY MAP
SCALE 1" = 2000'

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

REVISED: 06 JANUARY, 2026

DRAWN BY: BTH

SCALE: 1"=50'

DATE: 29 OCTOBER, 2025

JOB NO: 258187

APPROVED AND ACCEPTED

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

Mayor, City of Sanger, Texas Date

ATTESTED BY

City Secretary, City of Sanger, Texas

CERTIFICATE OF SURVEYOR

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

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

NOTES:

- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner. Any common area within the city's right-of-way will require a facilities agreement, to be reviewed and approved by the city.
- Notice -- selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0230G, dated April 18, 2011. (Subject property lies in Zone X.)
- The purpose of this plat is to legally plat a single lot in order to permit development.
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
- Subject property lies within the City Limits of the City of Sanger.
- Water service is provided by Bolivar Water Supply Corporation, 4151 FM 455 W, Sanger, Texas, 76266. TEL. 940-458-3931.
- Electric service is provided by Coserv Electric, 7701 S. Stemmons Fwy, Corinth, Texas, 76210, TEL. 940-321-7800.
- Wastewater utility service will be provided by an onsite sanitary sewer facility permitted through the Denton County Health Department.

OWNER/DEVELOPER
RANGERS ELITE FIELDS, LLC
VISHNU TAKKALLAPELLI
1201 HORSETAIL DR.
LITTLE ELM, TX 75068-4685
814-431-5083

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

FINAL PLAT
LOT 1, BLOCK A OF
RANGERS ELITE FIELDS ADDITION
BEING 9.602 ACRES IN THE
J. MORTON SURVEY A-792
CITY OF SANGER
DENTON COUNTY, TEXAS

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

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



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

SUBDIVISION APPLICATION☒

Preliminary Plat
Minor Plat

☐

Final Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

Name: Brad Hamilton	Name: VISHNU TAKKALLAPELLI
Company: LANDMARK SURVEYORS	Company: RANGERS ELITE FIELDS, LLC
Address: 4238 I35 NORTH	Address 1201 HORSETAIL DR.
City, State, Zip: DENTON, TEXAS 76207	City, State, Zip: LITTLE ELM, TX 75068-4685
Phone 940-382-4016	Phone: 814-431-5083
Fax: 940-387-9784	Fax:
Email	Ema

Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: / /)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner and Applicant)
<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"/>	Applicable Plat Checklist (Completed)
<input checked="" type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided):

R Number(s): **537584**

vishnuteja takkallapelli
Owner's Signature

10-31-2025

Date

BRAD HAMILTON
Applicant's Signature

10-29-2025

Date



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

SUBDIVISION PACKET

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

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

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

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

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



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

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
 - \$600.00 + \$10.00 lot or \$15.00 acre for lot sizes of one acre or more
- Commercial Preliminary or Final Plat / Replat
 - \$700.00 + \$15.00 per acre
- Minor Plat - \$400.00 + \$10.00 per lot, or \$15.00 per acre for lots larger than 1 acre
- Amended Plat - \$400.00 + \$10.00 per lot
- Conveyance Plat - \$400.00 + \$10.00 per lot
- Vacating Plat - \$400.00

SUBDIVISION PROCEDURE

The process for subdividing land involved the following steps:

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



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

5. Planning & Zoning Commission: The Planning & Zoning Commission will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to P&Z meeting. If the plat is approved, it will be forwarded to the City Council. If the plat is denied, applicant may resubmit a response addressing all of staff's comments prior to City Council meeting date.
6. City Council: The City Council will consider the plat at a regular meeting. The meeting date will be determined at the time of application filing. Staff will recommend approval of the project only if all of staff's comments have been addressed prior to City Council meeting. City Council's action will be final. If the plat is denied, staff will provide written statement with specific reasons for disapproval. The applicant may resubmit a response satisfying all reasons for disapproval. Upon resubmittal of the applicant's response, City will have 15 days to either approve or deny the plat. If plat is denied again, the applicant will be required to start a new application. If approved, applicant may schedule a pre-construction meeting with City staff.
7. Filing for Recordation: Following approval by the City Council, and construction and acceptance of any required public improvements, the plat will be signed by the P&Z Chairman, Mayor, sealed by the City Secretary, and filed for record with Denton County. A Plat Execution Package containing the following must be provided to the Development Services to file the plat for record with Denton County:
 - a. three (3) full-sized (24"x36") notarized copies of the plat with all signatures (except P&Z Chairman, Mayor and City Secretary), seals, stamps or other validation/certifications of work as applicable in accordance with State law and local requirements, folded to 8.5"x11" with the title block facing outwards;
 - b. recent original certified & sealed tax certificates showing \$0.00 amount due;
 - c. \$150.00 plat filing fee;

Note: Preliminary Plats are not filed for record

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



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

SUBMITTAL REQUIREMENTS & PROCESS

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

PLAT: The applicant must will submit all items requested on the checklist on to Community Core.

APPLICATION FORM: The application form must be completed and signed by the applicant and 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 online portal Community Core 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 through Community Core.



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

PRELIMINARY PLAT CHECKLIST

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

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



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

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 firelanes

☐ 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

☐ 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



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266

940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

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 and Zoning

Date



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

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

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



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

- 5) All lot number and lines, with accurate dimensions in feet and hundredths, with bearings and angles to street and alley lines to the nearest second
- ☒ The accurate location, material, and approximate size of all monuments.
 - ☒ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
 - ☒ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.
 - ☒ Name and addresses of the owner, subdivider, engineer, and surveyor.
 - ☒ North point, written and graphic scale, and date.
 - ☒ 3"x3" recording box at the lower right-hand corner.
 - ☒ A Title Block with the following information shall be provided on each page:
 - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
 - 2) Name of the proposed development/addition/subdivision
 - 3) Total number of lots and HOA/Open Space lots
 - 4) Survey name and abstract number
 - 5) Gross acreage
 - 6) Right-of-Way acreage, if dedicated
 - 7) Date of preparation and subsequent revisions
 - ☒ Standard Notation to be added on the plat:
 - 1) "All lots comply with the minimum size requirements of the zoning district."
 - 2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
 - 3) "All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City."
 - 4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
 - 5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
 - 6) "Minimum finished floor elevations are at least 2 feet above the 100-year flood plain."
 - 7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No. _____, dated _____"



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

of the National Flood Insurance Rate Maps for Denton County, Texas.”

- 8) “The purpose of this plat is _____ [state the purpose] _____”
9) “Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD ‘83)”

- ☒ The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
- ☒ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.
- ☒ One paper copy (24”x36”) and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.
- ☐ For Conveyance Plats Only: All conveyance plats must be titled “Conveyance Plat” and carry the following text:

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

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

***“State of Texas
County of Denton***

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

(Engineer or Surveyor’s Seal)

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

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

940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

Effective Date: 02/11/2020



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

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

"State of Texas

County of

Denton

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

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

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

_____, Owner

_____, Title and Company (if applicable)"

"State of Texas

County of

Denton



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

(cont.)

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

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires _____."

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

"Approved and Accepted

Chairman, Planning & Zoning

Commission e City of Sanger, TX

Dat

*Mayor
City of Sanger, TX*

Date

Attested by

*City Secretary
City of Sanger, TX"*

Date



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

VACATING PLAT CHECKLIST

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

City of Sanger, Texas
Ramie Hammonds
Director of Development Services

October 30, 2025

Ramie,

This is a letter of intent for Rangers Elite Fields LLC Plat:

The developer is Rangers Elite Fields, LLC, Vishnu Takkallapelli as contact for the project, 1201 Horseshoe Drive Little Elm, Texas 75068, Telephone (814) 431-5083

At this time, the intended use of the property is for recreational open space, with no vertical or structural development proposed as part of this plat application. The purpose of this plat is solely to formalize the tract for legal and planning compliance.

There are no additional development plans being submitted or considered at this time.

Please put this under review for a minor plat

A handwritten signature in black ink that reads "JERALD YENSAN". The signature is written in a cursive, flowing style with capital letters.

Sincerely,

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