PLANNING & ZONING COMMISSION

MEETING AGENDA

JULY 14, 2025, 6:00 PM

SANGER

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 June 9, 2025 meeting.

PUBLIC HEARING ITEMS

- 2. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Office Use, on the south end 3.935 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.
- 3. Conduct a Public Hearing on a request for a Replat of Belz Road Retail Addition and Sanger Exchange West being approximately 8.205 acres of land described as Belz Road Retail Addition, Blk A, Lot 5, Blk B Lot 2, Sanger Exchange West Sec 1 Blk A, Lot 1 and 2.and within the City of Sanger, generally on the north side of FM 455 W, approximately 930 feet west of the intersection of FM 455 W and I-35.
- 4. Conduct a Public Hearing on a request for a Request for a Replat of Corrida Estates Blk A Lot 5 and Blk B Lot 2, being Approximately 4.350 acres of Land Within the City of

Sanger's ETJ, Generally Located on the East side of Corrida Lane, Approximately 1105 Feet North of the Intersection of Melton Rd and Corrida Ln.

<u>5.</u>

Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

ACTION ITEMS

- 6. Consideration and possible action on a request for a Specific Use Permit (SUP) for Office Use, on the south end 3.935 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.
- 7. Consideration and possible action on a Replat of Belz Road Retail Addition and Sanger Exchange West being approximately 8.205 acres of land described as Belz Road Retail Addition, Blk A, Lot 5, Blk B Lot 2, Sanger Exchange West Sec 1 Blk A, Lot 1 and 2.and within the City of Sanger, generally on the north side of FM 455 W, approximately 930 feet west of the intersection of FM 455 W and I-35.
- 8. Consideration and possible action on a Request for a Replat of Corrida Estates Blk A Lot 5 and Blk B Lot 2, being Approximately 4.350 acres of Land Within the City of Sanger's ETJ, Generally Located on the East side of Corrida Lane, Approximately 1105 Feet North of the Intersection of Melton Rd and Corrida Ln.
- <u>9.</u>

Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

10. Consideration and possible action on a Minor Plat of Major Moore Cell Tower being approximately 0.61 acres of land within the A1241A TIERWESTER, TR 57(PT)C, 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 July 10, 2025, 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.





- **DATE:** July 8, 2025
- FROM: Shelley Warner, Administrative Assistant
- **AGENDA ITEM:** Consideration and possible action of the minutes from June 9, 2025 meeting.

SUMMARY:

N/A

FISCAL INFORMATION: Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION: N/A

ATTACHMENTS:

Minutes from June 09, 2025

PLANNING & ZONING COMMISSION

MEETING MINUTES

JUNE 9, 2025, 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 6:01 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Charles Wood

BOARD MEMBERS ABSENT:

Commissioner, Place 7 Vacant

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Turner.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from May 12, 2025 meeting.

Commissioner Leissner makes a motion to approve consent agenda Item 1. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Skaggs, Commissioner Knabe, and Commissioner Wood.

The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a rewrite of Chapter 3 Building Regulations, Article 3.1400 Sign Regulations, of the Code of Ordinances.

Commissioner Miller read the item at 6:03 p.m.

Director Hammonds presented the item. Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller closed the item at 6:06 p.m.

3. Conduct a public hearing on a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances.

Commissioner Miller read the item at 6:07 p.m.

Director Hammonds presented the item. Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Miller closed the item at 6:14 p.m.

4. Conduct a public hearing on a rewrite of Chapter 10 Subdivision Regulations, of the Code of Ordinances.

Commissioner Miller read the item at 6:14 p.m.

Director Hammonds presented the item.

Commissioner Miller closed the item at 6:17 p.m.

5. Conduct a public hearing on amendments to Chapter 6, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item at 6:17 p.m.

Director Hammonds presented the item. Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller closed the item at 6:25 p.m.

6. Conduct a public hearing on amendments to Chapter 8, Offenses and Nuisances, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item at 6:25 p.m.

Director Hammonds presented the item. Commissioner Stone, Commissioner Skaggs, Commissioner Turner, and Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Miller closed the item at 6:44 p.m.

 Conduct a public hearing on amendments to Chapter 12, Traffic and Vehicles, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item at 6:44 p.m.

Director Hammonds presented the item. Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller closed the item at 6:47 p.m.

 Conduct a Public Hearing on a request to Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.

Commissioner Miller read the item at 6:47 p.m.

Director Hammonds presented the item.

Commissioner Miller closed the item at 6:49 p.m.

ACTION ITEMS

 Consideration and possible action on a rewrite of Chapter 3 Building Regulations, Article 3.1400 Sign Regulations, of the Code of Ordinances.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

Commissioner Turner makes a motion to approve the item. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Stone, Commissioner Leissner, Commissioner Knabe, and Commissioner Skaggs.

The motion passes unanimously.

10. Consideration and possible action on a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

Commissioner Miller makes a motion to approve the item. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Leissner, Commissioner Knabe, Commissioner Skaggs and Commissioner Wood.

The motion passes unanimously.

11. Consideration and possible action on a rewrite of Chapter 10 Subdivision Regulations, of the Code of Ordinances.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

Commissioner Stone makes a motion to approve the item. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Leissner, Commissioner Knabe, and Commissioner Wood.

The motion passes unanimously.

12. Consideration and possible action on amendments to Chapter 6, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

Commissioner Miller makes a motion to approve the item. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Turner, Commissioner Knabe, Commissioner Skaggs and Commissioner Wood.

The motion passes unanimously.

13. Consideration and possible action on amendments to Chapter 8, Offenses and Nuisances, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

Commissioner Miller makes a motion to approve the item. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Turner, Commissioner Knabe, and Commissioner Wood.

Abstained: Commissioner Skaggs

The motion passes 6 yeas and 1 abstained.

14. Consideration and possible action on amendments to Chapter 12, Traffic and Vehicles, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item.

Commissioner Skaggs & Commissioner Wood asked questions. Director Hammonds responded.

Commissioner Leissner makes a motion to approve the item. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Miller, Commissioner Knabe, and Commissioner Wood, and Commissioner Skaggs.

15. Consideration and possible action on a Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval with the condition all comments are met prior to City Council approval.

Commissioner Skaggs makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Leissner, Commissioner Stone, and Commissioner Knabe.

The motion passes unanimously.

16. Consideration and possible action on a Minor Plat of Dhakal Karki Addition, being approximately 1.375 acres of land described as A1241A Tierwester, TR 239 and TR 240, within the City of Sanger, generally located on the northeast corner of 5th Street and Freese St.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval with the condition all comments are met prior to City Council approval.

Commissioner Wood makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Leissner, Commissioner Skaggs, and Commissioner Knabe.

The motion passes unanimously.

17. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 1, being approximately 38.769 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval with the condition all comments are met prior to City Council approval.

The developer was present to address questions.

Commissioner Miller makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Turner, Commissioner Skaggs, and Commissioner Knabe.

The motion passes unanimously.

18. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 2, being approximately 29.228 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval with the condition all comments are met prior to City Council approval.

Commissioner Miller makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Leissner, Commissioner Skaggs, and Commissioner Knabe.

The motion passes unanimously.

19. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 3, being approximately 45.25 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval with the condition all comments are met prior to City Council approval.

Commissioner Miller makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Leissner, Commissioner Wood, and Commissioner Knabe. The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Skaggs adjourns the meeting at 7:12 P.M.





DATE: July 14, 2024

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a request for a Specific Use Permit (SUP) for Office Use, on the south end 3.935 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.

SUMMARY:

- The applicant is proposing an office use in the existing house located at 207 Chapman Dr.
- The single-family home was non-conforming in the Industrial 1 zoning district.
- This site is adjacent to our newly defined Downtown District.
- The site is zoned Industrial 1 (I-1) which allows for office use with a SUP.
- This would be general office space for lease.
- Staff mailed 22 notices and at the time of this report has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Denton County Landmark Map



6/24/2025 8:12:05 PM

This product may be revised at any time wi 14 notification to any user.

Item 2.



DATE: July 14, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a Public Hearing on a request for a Replat of Belz Road Retail Addition and Sanger Exchange West being approximately 8.205 acres of land described as Belz Road Retail Addition, Blk A, Lot 5, Blk B Lot 2, Sanger Exchange West Sec 1 Blk A, Lot 1 and 2.and within the City of Sanger, generally on the north side of FM 455 W, approximately 930 feet west of the intersection of FM 455 W and I-35.

SUMMARY:

- This Development is part of the Belz Road Retail Addition that includes the Tom Thumb grocery store.
- The plat will take four parcels and divide them into six separate parcels.
- The intent is to use the property for commercial pad sites.
- The site will have shared access across parcels.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION: N/A

ATTACHMENTS:





DATE: July 14, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a Public Hearing on a request for a Request for a Replat of Corrida Estates Blk A Lot 5 and Blk B Lot 2, being Approximately 4.350 acres of Land Within the City of Sanger's ETJ, Generally Located on the East side of Corrida Lane, Approximately 1105 Feet North of the Intersection of Melton Rd and Corrida Ln.

SUMMARY:

- This development is located in the City of Sanger's ETJ.
- The plat will take 1 parcel from the Corrida Addition and divide it into four separate parcels that will be called Hall Acres.
- The intent is to use the property for single-family homes.
- All lots have access from Corrida Lane.
- The lots are a minimum 1 acre which complies with county standards.
- Staff mailed 9 notices and at the time of this report has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:





DATE: July 14, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

SUMMARY:

- The development will be a planned development.
- The development will consist of approximately 130.907 acres which will consist of 374 single-family lots and 17.48 acres of commercial.
- It will consist of 296 50' Type 1 lots and 78 60' Type 2 lots.
- Lots will consist of 25% homes a min 1200-1499 square feet, 60% 1500-1999 square feet, and 15% 2000 square feet or greater.
- Setbacks shall be 20' front yard, 15' rear yard, and 5' side yard except at a corner side yard shall be 15' and at corner garage face shall be 20'.
- It will have 26.6 acres for open space, detention or retention areas, with .02 acres developed as park.
- Staff mailed out 123 public hearing notices to owners of properties within 200 feet of the subject property and has received 1 response In Favor and 1 response Neutral.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION: N/A

ATTACHMENTS:





DATE: July 14, 2025

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on a request for a Specific Use Permit (SUP) for Office Use, on the south end 3.935 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.

SUMMARY:

- The applicant is proposing an office use in the existing house located at 207 Chapman Dr.
- The single-family home was non-conforming in the Industrial 1 zoning district.
- This site is adjacent to our newly defined Downtown District.
- The site is zoned Industrial 1 (I-1) which allows for office use with a SUP.
- This would be general office space for lease.
- Staff mailed 22 notices and at the time of this report has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map Site Plan Application Letter of Intent

Denton County Landmark Map



6/24/2025 8:12:05 PM

approximate relative location of property boundaries.

This product may be revised at any time wi 22 notification to any user.

Item 6.

K + 31 ".





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: Jody Roberts	Name Ronny + Pie Beard
Company: Jody Roberts Construction Inc.	Company
Address: 1883 Huling Rd.	Address: PO BOX 162
City, State, Zip Sanger, TX Juzule	City, State, Zip Sanger, TX 74244
Phone: 940-390-9190	Phone: 940-391-3300 Pie
Fax:	Fax:
Email:	·
	·
Submittal	Checklist

Site Plan (for Specific Use Permits Only)
Letter of Intent
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.):	Sanger, TX Juzulo
Describe the proposed zoning change or Specific Use Permit	(SUP):
hong bar Chief	Bank
Owner Signature	Date 5/27/25
pplicant signature	Date

24

Letter of Intent – 207 Chapman Dr.

June 1, 2025

Dear City of Sanger,

We are requesting a special use permit for the front center of the property located at 207 Chapman Drive in Sanger, TX. The entire property, owned by Ronny & Cherry ("Pie") Beard's legal description is written below:

"It is a certain tract or parcel of land in the town of Sanger, in Denton County, Texas, out of the Reuben Bebee survey, Abstract No. 29, known as the beginning at the Southeast corner of a 10 are tract of land out of the said Reuben Bebee survey sold to R.H. Stephen by Elizabeth Huling, and adjoining the town of Sanger;

Thence East 205 1/3 feet to a stake in the north side of the Bolivar and Pilot Point Road;

Thence North 850 1/3 feet to a stake;

Thence West 205 1/3 feet to the Northeast corner of said Stephens 10-acre tract;

Thence South with said Stephens East line 850 feet to the place of beginning containing four acres of land, and being the same land described in the deed from M.L. Legear and wife to H.L. Lynch, recorded in Volume 293, page 385 of the Deed Records of Denton County, Texas."

The four acres is the current location of Beard's Boat Storages, Randy's Auto, & Marvin's Auto. In the center front of the property there is a small, red brick, single-family dwelling. This dwelling and the land directly behind it in the existing fence and to the driveway on the east and the parking lot on the west is the area we are requesting the permit for. The home was formerly a rent house but has since been empty. Although the exterior of the house is in good condition, the interior of the home has been demolished because of the former renter leaving it in an uninhabitable condition. As a result, we would like to transform this single-family dwelling into a commercial lease space. As a commercial building, it would fit in better with the other buildings and long-existing businesses on the remainder of the property. With the expansion of FM 455 and the growth the town is experiencing, we would like to make the property visually appealing for the City of Sanger and its future tenant.

Thank you for your time and consideration,

Jody Roberts with Jody Roberts Construction, Inc. – representative; contractor Ronny & Pie Beard -- owners



DATE: July 14, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Replat of Belz Road Retail Addition and Sanger Exchange West being approximately 8.205 acres of land described as Belz Road Retail Addition, Blk A, Lot 5, Blk B Lot 2, Sanger Exchange West Sec 1 Blk A, Lot 1 and 2.and within the City of Sanger, generally on the north side of FM 455 W, approximately 930 feet west of the intersection of FM 455 W and I-35.

SUMMARY:

- This Development is part of the Belz Road Retail Addition that includes the Tom Thumb grocery store.
- The plat will take four parcels and divide them into six separate parcels.
- The intent is to use the property for commercial pad sites.
- The site will have shared access across parcels.
- Staff mailed 31 notices and, at the time of this report, has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition that all comments are met.

ATTACHMENTS:

Location Map Replat Application Letter of Intent Planning Comments Engineering Comments







Item 7.

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

SUBDIVISION APPLICATION

Prelimina ry Plat Minor Plat

	\checkmark	
_		

Final
Plat/Replat
Amended
Plat

Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)			
^{Name:} Drew Donosky	Name: Matt MacConnell			
Company: Claymoore Engineering	Company: Sanger Retail, LTD			
Address: 1903 Central Dr. # 406	Address 4143 Maple Ave Ste.325			
City, State, Zip: Bedford, TX 76021	City, State, Zip: Dallas, TX 75219			
Phone 817-281-0572	Phone: 760-638-1399			
Fax:	Fax:			
Email:	Email:			

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s):<u>R1059785DEN</u> Date Owner's Sig hatur Applicant's Signature Date Stew 6/10/25



June 23, 2025

Ms. Ramie Hammonds **Development Services** City of Sanger PO Box 1729 Sanger, TX 76266

Re: **RePlat Submittal** Malouf Sanger Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for the replat submittal associated with the proposed commercial pad lots located at the corner of Chapman Road and I-35. All improvements and utility stubs are currently under construction with the current project. The purpose of this replat is to divide the large lot on Chapman into smaller pad lots in conformance with the approved construction drawings.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc. 1903 Central Drive Ste. 406 Bedford, TX 76021 817-281-0572

Drew Donosky

Drew Donosky, P.E.



DATE: 5/28/25

1st REVIEW COMMENTS - Replat - Bolivar Heights Addition

The request is for a Replat of Bolivar Heights Addition, being approximately 5.713 acres of the Bolivar Heights Addition, Lot 1, prepared by Wilthite Land Surveying, Inc., submitted on 5/14/25. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. No additional Planning comments

Informational Comments

- 1. The property is within the City of Sanger's ETJ.
- 2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, June 9, 2025, and the City Council meeting on Monday, June 16, 2025.

🏭 halff

July 08, 2025 AVO 37449.004

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

Re: Belz Road Retail Addition Replat - Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the <u>Replat</u> for Belz Road Retail Addition. The submittal was prepared by Eagle Surveying, LLC. and was received on June 23, 2025.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

Replat Comments

- 1. Show centerline of existing street. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per § 10.104(d)(10)(H)(iv)
- 2. Please show building setback lines on the plat
- Keith Drive is classified as a collector road (C2U) according to the City of Sanger Master Thoroughfare Plan which requires a minimum of 60ft ROW. Please dedicate 30ft of ROW
- 4. Please provide a closure report that matches acreage per 10.104(d)(10)(B)
- 5. Show dedicated ROW in title block per §10.104(d)(10)(O)(vi) if applicable

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

Samson Lotigo, PE

HALFF Firm No. 0312 Attachments: Plat markups



Show centerline of existing street. Dimensio from centerline to edges of existing and posed right-of-way on both sides of the HENRY HERWESTER SURVEY, CALLED 24.00 ACRES SANGER MULTI P2, LTD DOC. NO. 2024-135662 ABSTRACT NO. 124 O.R.D.C.T. S 88°33'08" E 1029.50' 140.22 L1 259.64 _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ . 15' SANITARY SEWER & DRAINAGE EASEMENT DOC. NO. P.R.D.C.T. ζħ ∕ <u>[8</u> **LOT 2R2 LOT 2R3 LOT 2R4** 0.798 ACRES 0.994 ACRES 34,747 SQ. FT. 1.496 ACRES 43,298 SQ. FT 65,169 SQ. FT. _____ 140.20' 175 32' 3.58' 26 45' N 88°51'38" W 1041.96' 5/8" CIRF "TXDOT" FAR seiz Rd LOT 6 LOT 7 **DWNER'S DEDICATION** Y THESE PRESENTS THAT, SANGER RETAIL, LTD., does hereby adopt this plat, designating herein described property as BELZ ROAD RETAIL ADDITION, BLOCK A, LOTS 1R & 5R AND BLOCK B, LOTS 2R-1 THRU 2R-5, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. OWNER: SANGER RETAIL, LTD. Date STATE OF TEXAS COUNTY OF ____ BEFORE ME, the undersigned authority, on this day personally appeared _ , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _ . 2025 Notary Public in and for the State of Texas SURVEYOR

		riedse provide						
		closure report that	CURVE TABLE					
		matches acreage per	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
BLE		§10.104(d)(10)(B)	C1	982.00'	73.69'	4°17'59"	N 80°53'47" W	73.68'
	DISTANC	-	C2	1108.00'	195.59'	10°06'52"	N 83°48'12" W	195.34'
W	2.35'		C3	1322.70'	2.01'	0°05'13"	N 03°43'16" W	2.01'
W	71.73'		C4	30.00'	47.12'	90°00'00"	S 46°05'34" W	42.43'
W	201.95'		C5	55.00'	86.33'	89°56'15"	S 46°03'42" W	77.74'
W	275.44'		C6	30.00'	46.47'	88°45'37"	S 46°39'01" W	41.96'
E	26.16'		C7	30.00'	46.42'	88°39'30"	N 44°38'25" W	41.93'
Е	644.94'		C8	30.00'	45.78'	87°26'24"	S 47°18'38" W	41.47'
E	71.73'		C9	30.00'	37.36'	71°21'30"	N 37°18'39" W	34.99'
Е	1.40'		C10	30.00'	47.09'	89°56'15"	N 46°03'42" E	42.40'
			C11	55.00'	86.39'	90°00'00"	N 46°05'34" E	77.78'

Eagle Surveying, LLC Contact: David Jett 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

Approved:

Chairman, Planning & Zoning Commission City of Sanger, Texas

City of Sanger, Texas

Attested by

City Secretary City of Sanger, Texas





DATE: July 14, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Request for a Replat of Corrida Estates Blk A Lot 5 and Blk B Lot 2, being Approximately 4.350 acres of Land Within the City of Sanger's ETJ, Generally Located on the East side of Corrida Lane, Approximately 1105 Feet North of the Intersection of Melton Rd and Corrida Ln.

SUMMARY:

- This development is located in the City of Sanger's ETJ.
- The plat will take 1 parcel from the Corrida Addition and divide it into four separate parcels that will be called Hall Acres.
- The intent is to use the property for single-family homes.
- All lots have access from Corrida Lane.
- The lots are a minimum 1 acre which complies with county standards.
- Staff mailed 9 notices and at the time of this report has not received any responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition that all comments are met.

ATTACHMENTS:

Location Map Replat Application Letter of Intent Planning Comments Engineering Comments



OWNERS DEDICATION:

WHEREAS DREW ERIN HALL IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. LYNCH, ABSTRACT NUMBER 725, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 13R-1, BLOCK 1 OF THE REPLAT OF LOT 13, BLOCK 1 OF CORRIDA ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2025-176 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF CORRIDA LANE, AND AT THE NORTHWEST CORNER OF SAID LOT 13R-1;

THENCE SOUTH 89 DEGREES 29 MINUTES 02 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 356.68 FEET TO A CAPPED IRON ROD SET (LABELED 4857 TYPICAL) FOR NORTHEAST CORNER OF SAID LOT 13R-1;

THENCE SOUTH 00 DEGREES 43 MINUTES 19 SECONDS WEST A DISTANCE OF 488.14 FEET TO A CAPPED IRON ROD SET FOR SOUTHEAST CORNER OF SAID LOT 13R-1:

THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS WEST A DISTANCE OF 386.30 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE SAID EAST RIGHT-OF-WAY LINE AND AT THE SOUTHWEST CORNER OF SAID LOT 13R-1;

THENCE WITH THE WEST LINE OF SAID LOT 13R-1 AND SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1. NORTH 00 DEGREES 37 MINUTES 46 SECONDS EAST A DISTANCE OF 446.03 FEET TO A CAPPED IRON ROD SET FOR CORNER;
- 2. A CURVE TO THE LEFT AN ARC LENGTH OF 63.13 FEET, A RADIUS OF 60.00 FEET, AND WHOSE CHORD BEARS NORTH 30 DEGREES 46 MINUTES 18 SECONDS EAST, WITH A CHORD LENGTH OF 60.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.350 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, DREW ERIN HALL, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HALL ACRES, AN ADDITION TO THE COUNTY OF DENTON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

DATE

STANDARD NOTES:

- 1) FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0070 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 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 TO BE SUPPLIED BY "BOLIVAR WATER SUPPLY CORPORATION" CONTACT: (940) 458-3931; 4151 FM 455 W, SANGER, TX 76266. 4) ELECTRIC SERVICE TO BE PROVIDED BY COSERV, 701 S STEMMONS FWY, CORINTH, TX 76210.
- 5) SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEATH 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 AND BUILDING PERMITS."
- 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 REPLAT LOT 13R-1, BLOCK 1 OF THE REPLAT OF LOT 13, BLOCK 1 OF CORRIDA ESTATES INTO FOUR (4) LOTS.
- 11) BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (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.



(NOT TO SCALE)




June 9, 2025

City of Sanger Development Services 201 Bolivar Street Sanger, TX 76266

Re: Letter of Intent Hall Acres Corrida Lane, Sanger, Denton County, Texas

I am submitting a Final Plat application for Hall Acres. The proposed single-family addition is located within the ETJ of Sanger, on the east side of Corrida Lane. The overall property is approximately 4.350 acres.

Hall Acres will consist of three (4) lots. Each approximately 1.08 acres.

Bolivar Water line on east side of Corrida Lane. CoServ Electric line is also on the east side of Corrida Lane. Septic Systems will be required. A drainage study is currently being conducted by KJE and should be provided in the coming days.

I look forward to working with you to successfully develop this area of Sanger.

Respectfully Submitted,

how Hall

Drew Hall



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

SUBDIVISION APPLICATION

Prelimina ry Plat Minor Plat

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Final Plat/Replat Amended Plat



Applicant	Owner (if different from applicant)
Name: Drew Hall	Name:
Company:	Company:
Address: 11100 Indian Trail	Address
City, State, Zip: Sanger, TX 76266	City, State, Zip:
Phone (940)284-4302	Phone:
Fax:	Fax:
Email:	Email:

Submittal Checklist

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

Supporting Materials (List if provided):

R Number(s): County has not updated this yet since it was split off an existing tract.

<u>law</u>

Owner's Signature

Applicant's Signature

Date

6/9/2025

Date



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: July 14, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

SUMMARY:

- The development will be a planned development.
- The development will consist of approximately 130.907 acres which will consist of 374 single-family lots and 17.48 acres of commercial.
- It will consist of 296 50' Type 1 lots and 78 60' Type 2 lots.
- Lots will consist of 25% homes a min 1200-1499 square feet, 60% 1500-1999 square feet, and 15% 2000 square feet or greater.
- Setbacks shall be 20' front yard, 15' rear yard, and 5' side yard except at a corner side yard shall be 15' and at corner garage face shall be 20'.
- It will have 26.6 acres for open space, detention or retention areas, with .02 acres developed as park.
- Staff mailed out 123 public hearing notices to owners of properties within 200 feet of the subject property and has received 1 response In Favor and 1 response Neutral.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A G

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the conditions that all comments are satisfied prior to City Council.

ATTACHMENTS:

Location Map Planned Development Application Letter of Intent Response Form 1 – IN FAVOR Response Form 2 – NEUTRAL



DEVELOPMENT STANDARDS

GENERAL STANDARDS

- 1. Development and use of the property, including, without limitation, the construction, installation, maintenance, repair, and replacement of all buildings and all other improvements and facilities of any kind whatsoever on and within the property, shall follow all City regulations, except when in conflict with the provisions in these standards.
- 2. The design of the High Pointe development (residential and commercial) shall take place in general accordance with the attached Concept Plan (Exhibit __). Open spaces shown on the plan shall be developed with a combination of passive and active uses such as a playground, dog park, trails, and seating areas. The open space lots and amenities located on them shall be owned and maintained by the mandatory Homeowners Association.
- 3. Unless otherwise specified in these standards, development within the High Pointe development is governed by the Sanger Zoning Ordinance, as amended. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of these standards shall apply.
- 4. In the event of a conflict between the written text and the illustrations provided in these standards, the written text contained herein shall control.
- 5. A mandatory Homeowners Association (HOA) will be responsible for the maintenance of lots owned by the HOA on Tract 1.

TRACT 1

USE REGULATIONS

- 1. Permitted uses shall be all principal and accessory uses which are allowed in the (SF-8) Single-Family-Residential District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended or as otherwise identified below.
 - A. Temporary Asphalt or Concrete Batch Plant shall be allowed if located at least 150' from the Tract 1 boundary or within Tract 2. The temporary batch plant shall be removed if no construction activity takes place over a 6-month period. The plant shall subsequently be allowed by right for subsequent phases of the development as long as it is located at least 150' from the Tract 1 boundary or within Tract 2.
- A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the (SF-8) Single Family-Residential District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.

NEIGHBORHOOD DEVELOPMENT STANDARDS

1. The maximum number of lots in the High Pointe neighborhood shall be 380. Of those, a maximum of 300 shall be Type 1 lots, and minimum of 74 shall be Type 2 lots. The number of Type 1 lots in any phase shall not be more than 80% of the lots of that phase.

- 2. The open spaces identified on the Concept Plan shall be deemed as meeting the parkland dedication requirements for the neighborhood. The open spaces shall be owned and maintained by the mandatory Homeowners Association.
- 3. High Pointe Uniform Screening: A uniform masonry screening wall shall be provided along Marion Road, Belz Road, and FM 455. The wall shall be located on a lot owned by the HOA.
- 4. Perimeter and neighborhood entry landscape treatments shall generally be in accordance with Exhibits _____ and ____. More specifically, the following shall be incorporated into the design of the neighborhood entry and perimeter treatment.
 - A. A minimum 10' wide landscape buffer shall be provided adjacent to Marion Road. The buffer shall be located on a lot owned by the HOA.
 - B. A minimum 20' wide landscape buffer shall be provided adjacent to Belz Road and FM 455. The buffer shall be located on a lot owned by the HOA.
 - C. Trees, a minimum 3" caliper in size at the time of planting, shall be provided at a ratio equal to 1 tree per 50 linear feet of frontage along said streets. The trees may be placed in an informal layout.
 - D. A specific landscape plan, screening plan, and amenities plan for each shall be provided in conjunction with the submittal of construction plans for each specific phase of the neighborhood where the aforementioned items are located. Said designs shall reflect the schematic designs shown on Exhibits ____.
 - E. All landscaping and screening wall maintenance shall be the responsibility of the mandatory Homeowners Association

LOT DEVELOPMENT STANDARDS

Lot Type	TYPE 1	TYPE 2
Minimum Lot Width	50'	60'
Minimum Lot Area (SQ FT)	6,000	7,200
Minimum Lot Depth	110'	110'
Minimum Front Yard Setback	20'	20'
Minimum Rear Yard Setback	15'	15'
Minimum Side Yard Setback	5'	5'
Exterior at Corner	15'	15'
Exterior at Corner - Garage Face	20'	20'
Minimum Dwelling Area (SQ FT)	See Note	See Note
Maximum Lot Coverage	65%	65%
Maximum Height	35'	35'

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' narrower as long as the lot area exceeds the minimum area square footage.

- Note: Outdoor living areas shall have a minimum rear setback of 5' whether or not the area is covered by a roof which is integrated into the house. For purposes of this section, "outdoor living" shall mean any patio, deck, grill, sitting area, dining area, or other outdoor space or amenity which is designed and/or used for outdoor living and entertaining.
- **Note:** The minimum front yard setback may be reduced to 17' for homes with J-swing garages.
- Note: 25% 1,200 SF 1,499 SF 60% - 1,500 SF - 1,999 SF 15% - 2,000 SF +

RESIDENTIAL ARCHITECTURAL STANDARDS

- 100% of the facades of the homes, exclusive of doors and windows, shall be constructed with the following materials: brick, stone, man-made stone, 3 coat masonry stucco or cementitious siding. In no instance, however, shall cementitious siding represent greater than 25% of the material used on the total façade of the home.
- 2. Balconies, covered front porches, stoops, and other similar elements, if utilized, shall have a minimum free and clear depth of at least 4'.
- 3. Metal roofing may be used on roofs overhanging doors and/or windows and any accent/dormer roofs.
- 4. Roof pitches: Single family homes shall have minimum roof pitches of 6:12 on main gables and hips. Dormer roofs and roofs over front porches or entry doors and accent roofs may have a lesser pitch.

TRACT 2

USE REGULATIONS

- 1. Permitted uses shall be all principal and accessory uses which are allowed in the (B-2) Business District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.
 - A. Temporary Asphalt or Concrete Batch Plant shall be allowed if located at least 150' from the Tract 1 boundary or within Tract 2. The temporary batch plant shall be removed if no construction activity takes place over a 6-month period. The plant shall subsequently be allowed by right for subsequent phases of the development as long as it is located at least 150' from the Tract 1 boundary or within Tract 2.
- 2. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the (B-2) Business District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.

DEVELOPMENT STANDARDS

Development shall take place in accordance with the standards established in the (B-2) Business District of the Sanger Zoning Ordinance.

 Special Side or Rear Yard Requirement: When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided for on the nonresidential property. A solid masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed adjacent to the common side and/or rear property line.



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

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Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Kevin Lazares	Name: Ken Pro ter
Company: Veritas Communities	Company: Georgian Bay Funding, LLC
Address: 6060 North Central Exp., Suite 400	Address: 4323 Gloster Rd
City, State, Zip Dallas, Texas 75206	City, State, Zip Dallas, TX 75220
Phone: 408.348.2944	Phone: 214 - 435 - 6251
Fax:	Fax:
Email:	Email

Submittal Checklist

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

The 136 AC +/- property is located on the north side of FM 455 W, between Marion Rd and the Gulf Colorado & Santa Fe Railroad

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

This a request to change the zoning of the property from Agriculture and Industrial (I-1) to a Planned Development for a Single-Family neighborhood using the "SF-8" Single-Family Residential District standards and for Commercial development using the "B-2" Business District standards.

14 **Owner Signature** kevin Lazares

Applicant Signature

6/9/2025 Date

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

HIGH POINTE-LETTER OF INTENT

High Pointe will be a mixed-use development with a focus on establishing a single-family community offering residents a quality development in which they can live, raise their families, send children to nearby schools and shop at future retail locations.

The community is proposed to have approximately 374 homes situated on both 60' wide and 50' wide lots. As can be seen on the Illustrative Plan, the community will be located on the north side of FM 455 across from Sanger High School. The extension of Belz Road will run through the property and create a 4-way intersection with FM 455 and Indian Lane. As Belz Road is extended in the future, residents of the neighborhood will not only have easy access to FM 455, but also to IH 35.

To take advantage of its location, the Shops of High Pointe will be adjacent to FM 455. These businesses will provide access to goods and services for all Sanger residents, not just those of High Pointe.

To implement this vision, a request is being made to rezone the approximate 131 acres which will encompass High Pointe. At present, approximately 126 acres of the property is zoned to the "A", Agriculture district. The remaining 5 acres is zoned to the "I-1" Industrial district. If the request is approved, approximately 18 AC will be developed in accordance with the standards in the "B-2" Business District, and the remaining 113 AC will be developed with a base zoning district of "SF-8" Single-Family Residential.

High Pointe will be a community where the natural and man-made environments are blended to provide a place where residents have an opportunity to interact with their neighbors and friends daily.

The design of High Pointe incorporates an approximate 23 acre (20% of the single-family area) natural area which runs through the property. This central open space is envisioned to be a natural pathway connecting friends throughout the community. A dog park will anchor the north end of the greenway, while an approximate 1-acre neighborhood playground will be located mid-way on the greenway. A trail system is proposed to run the length of the space.

A second community focal point is the "top of the hill" in the northeast corner of the property. At present, the vision is for this space is to be more of a passive space with outdoor seating, providing additional opportunities for friends and neighbors to meet and interact on a daily basis.

In hopes of creating as diverse a community as possible, a variety of homes are proposed for High Pointe. The overriding intent of the development is to provide a variety of homes at varying price points that will generally be attainable for most people looking for a home in Sanger.

The community's design will encourage interaction between neighbors and provide opportunities for young friends to not only explore natural areas, but to be able to play in a more structured "park" all within walking distance of their homes. The mix of homes provided in the High Pointe community creates an environment where multiple generations can interact on a daily basis. All of this leads to opportunities for neighbors to have that unscripted moment where a "hi and a wave" leaves a spark in your day.



DATE: 06/26/2026

1st REVIEW COMMENTS – High Pointe - Zoning

The request is for a Planned Development (PD) being approximately 131 acres. Planned Developments are intended to provide a better product than what would be achieved with straight zoning. Below are the comments that should be addressed before City Council approval. Resubmit PD with any changes.

Planning

Provide the following

- 1. In the general statement, include approximate acreage.
- 2. Define what is considered Tract 1 and Tract 2.
- 3. Better define what the open space will include and how it will be divided into those uses.
- 4. Under note in Development Standards, the cul-de-sac bulb or elbow needs to meet the minimum lot width at the build line.
- 5. Under note in Development Standards, outdoor living areas, if attached to the house, need to meet the rear yard setback.
- 6. Housing sizes look at the adopted housing study and possibly adjust housing product to better align with the housing study.
- 7. Architectural Standards need to meet or exceed current standards.

Parks

- 8. Parks requests a statement that park equipment will be of commercial grade and approved by the Director of Parks or his designee.
- 9. Phasing will be such that a park shall be included and developed with the first phase of development before completion of the first residential unit.

Informational Comments

- 1. The property is within the City of Sanger.
- 2. The PD will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, July 14, 2025, and the City Council meeting on Monday, August 4, 2025.

Response Form

25SANZON-0031

High Pointe Planned Development Zoning

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: <u>rhammonds@sangertexas.org</u>
Project No: 25SANZON-0031/High Pointe Planned Development Zoning
Please circle one: In favor of request Opposed to request
Comments:
<u> </u>
Signature Saudra & Cooper
Printed Name Sandera L. Cooper
Mailing Address 13500 Norl Rd #332
City, State, Zip Dallas, TX 75240
Phone Number 858-449-2667
Email Address Saudie 3539@ gmail, com
Email Address Sandie 35390 gmail, com Physical Address of Property within 200 feet 5001 and 5003 (duplac) Sanger
Circle Dr., Sanger TX 76266

Response Form

25SANZON-0031

High Pointe Planned Development Zoning

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: <u>rhammonds@sangertexas.org</u>

Project No: 25SANZON-0031/High Pointe Planned Development Zoning

Please circle one: In favor of request Opposed to request Neutral
Comments: Shave no problem with this aslong as the plan is to build Single family homes and not apartments.
Signature Klarn Ellen Johansen
Printed Name Klara Ellen Johansen
Mailing Address 3905 Kensington Dr
City, State, Zip Sunger, TX 76266
Phone Number
Email Address johansene 35@yahoo, com
Physical Address of Property within 200 feet Same as Mailing address



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: July 14, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Minor Plat of Major Moore Cell Tower being approximately 0.61 acres of land within the A1241A TIERWESTER, TR 57(PT)C, 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 Keith Drive.
- The site is in the Sanger Water and Wastewater service area and Sanger Municipal Electric/Coserv shared Electric service area.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition all comments are met before City Council approval.

ATTACHMENTS:

Location Map Minor Plat Application Letter of Intent Planning Comments Engineering Comments







OWNER'S CERTIFICATION

Item 10.

WHEREAS; **PAC GROUP, LTD** is the owner of a 0.61 acre tract of land out of the Henry Tierwester Survey, Abstract Number 1241, situated in the City of Sanger, Denton County, Texas and being a portion of a called 61.598 acre tract of land conveyed to PAC GROUP, LTD. by deed of record in Volume 4759, Page 632 of the Real Property Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 100D Nail found in the East line of a called 95 acre tract of land conveyed to Jackson Jay Marshall by deed of record in Document Number 2013-133569 of the Official Records of Denton County, Texas, being the Northwest corner of a called 1.86 acre tract of land conveyed to Brazos Electric Cooperative, Inc. by deed of record in Document Number 96-R0026292 of said Real Property Records, also being in the common West line of said 61.598 acre tract, for the

THENCE, N00°58'47"E, along the East line of said 95 acre tract, being the common West line of said 61.598 acre tract, a distance of 98.65 feet to a 1/2 inch iron rod with orange plastic cap stamped "KAZ" found at the Southwest corner of a called 2.00 acre tract of land conveyed to the City of Sanger by deed of record in Document Number 2015-146437 of the Official Records of Denton County, Texas, for the Northwest corner hereof;

THENCE, S88°56'57"E, leaving the East line of said 95 acre tract, along the South line of said 2.00 acre tract, a distance of 269.84 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of a called 24.00 acre tract of land conveyed to Sanger Multi P2, LTD by General Warranty Deed with Vendor's Lien of Record in Document Number 2024-135662 of said Official Records, at the Southeast corner of said 2.00 acre tract, for the Northeast

THENCE, S00°53'10"W, along the West line of said 24.00 acre tact, a distance of 98.31 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said 1.86 acre tract, for the Southeast

THENCE, N89°01'13"W, departing the West line of said 24.00 acres tract, along the North line of said 1.86 acre tract, a distance of 270.00 feet to the **POINT OF BEGINNING** and containing an area of 0.61 Acres, or (26,581 Square Feet) of

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

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

, 2025.

BY:	Signature		
• • • • •	E OF TEXAS	§ _ §	

BEFORE ME, the undersigned authority, on this day personally appeared **BRIAN ANDRUS**, 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

Date

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of ___ , 2025.

PAGE 1 OF 1

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

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

SUBDIVISION APPLICATION

х	Prelir Plat	
	Plat	

Preliminary Plat Minor Plat Final Plat/Replat Amended Plat

 Vacating Plat
 Conveyance
Plat

Applicant	Owner (if different from applicant)
Name: Michael Fedchak	Name: Brian Andrus
Company: Eagle Surveying	Company: Pac Group, LTD
Address: 222 South Elm Street, Suite 200	Address 4143 Maple Avenue, Suite 325
City, State, Zip: Denton, TX, 76201	City, State, Zip: Dallas, TX 75219
Phone (940) 222-3009	Phone: (940) 36) -4749
Fax:	Fax:
Email: plattingdepartment@eaglesurveying.com	Email: andrusba1@aol.com

Submittal Checklist

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

City of Sanger 201 Bolivar / P.O Box 1729

Sanger, TX 76266

Supporting Materials (List if provided): _____

R Number(s):_

Owner's Signature

Michael Fedchak

Applicant's Signature

Office Use: Reviewed by Director of Development Services__/_/

6/11 25 Date

06/10/2025 Date

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Item 10.

Date:	June 9, 2025	
Plat Type:	MINOR PLAT	
Project Name:	MAJOR MOORE CELL TOWER	
Location:	1609 W. CHAPMAN DRIVE – PID: 56489	
Acreage:	0.61 ACRES	
Zoning:	A	
Distribution:	CITY OF SANGER DEVELOPMENT SERVICES	

MINOR PLAT – MAJOR MOORE CELL TOWER – LOT 1, BLOCK A

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF RECORD.

CITY OF SANGER DEVELOPMENT SERVICES

Michael Fedchak Platting Department Eagle Surveying, LLC Office: 940.222.3009 plattingdepartment@eaglesurveying.com



DATE: 6/30/25

1st REVIEW COMMENTS - Replat - Major Moore Cell Tower

The request is for a Minor Plat of Major Moore Cell Tower, being approximately .61 acres of land, prepared by Eagle Surveying, submitted on 6/18/25. Below are the planning comments that should be addressed before Planning & Zoning approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

- 1. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of centerline.
- 2. Add the following standard notes:
 - a. All lots comply with the minimum size requirements of the zoning district
 - b. 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.
 - c. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- 3. Add the name address and phone number of all utilities providing service to the development. A signature from each provider or a will serve letter, signifying their ability to provide service is required.
- 4. Remove Mayor from the Approved and Accepted Block. Plat are now being approved solely by Planning & Zoning.

Informational Comments

- 1. The property is within the City of Sanger.
- 2. The Minor Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, July 14, 2025.

🔛 halff

July 07, 2025 AVO 37449.004

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

Re: Major Moore Cell Tower Minor Plat - Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the <u>Minor Plat</u> for Major Moore Cell Tower. The submittal was prepared by Eagle Surveying, LLC. and was received on June 23, 2025.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

Minor Plat Comments

- 1. Please show building setback lines on the plat
- Keith Drive is classified as a collector road (C2U) according to the City of Sanger Master Thoroughfare Plan which requires a minimum of 60ft ROW. Please dedicate 30ft of ROW
- 3. Please provide a closure report that matches acreage per 10.104(d)(10)(B)

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely

Samson Lotigo, PE HALFF Firm No. 0312 Attachments: Plat markups





- - - -

LTD

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Item 10.

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OWNER'S DEDICATION

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WITNESS MY HAND THIS ____ DAY OF ____ , 2025.

PAC GROUP, LTD

STATE OF TEXAS COUNTY OF DENTON

BY:Signature	
Oignature	
STATE OF TEXAS COUNTY OF	§ _ §

BEFORE ME, the undersigned authority, on this day personally appeared **BRIAN ANDRUS**, 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.

Date

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this day of , 2025.

Notary Public in and for the State of Texas

MINOR PLAT **MAJOR MOORE CELL TOWER** 0.61 ACRES

BEING PORTION OF A CALLED 61.598 ACRE TRACT OF LAND CONVEYED TO PAC GROUP, LTD, RECORDED IN VOLUME 4759, PAGE 632, R.P.R.D.C.T. SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT No. 1241, CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 04/01/2025

PAGE 1 OF 1

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