

PLANNING & ZONING COMMISSION

MEETING AGENDA

OCTOBER 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

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 September 14, 2026 meeting.

ACTION ITEMS

2. Consideration and possible action on a request for a Minor Plat of Jackie's Addition. Lot 1, being 3.762 acres in the J. MORTON SURVEY TR85 & 86, generally located at 10346 Terrace Rd, Sanger, Texas.

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 October 06, 2026, at 3:00 PM.

Lydianna Biggs, Planning Technician

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 12, 2026

FROM: Shelley Warner, Administrative Assistant

AGENDA ITEM: Consideration and possible action of the minutes from September 14, 2026 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 September 14, 2026

PLANNING & ZONING COMMISSION

MEETING MINUTES

SEPTEMBER 14, 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 6:09 P.M.

BOARD MEMBERS PRESENT:

Commissioner, Place 2	Jon Knabe
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 1	Lisa Cabrera
-----------------------	--------------

STAFF MEMBERS PRESENT:

Director Ramie Hammonds, Planning Technician Lydianna Biggs, Administrative Assistant Bailey Carter 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 August 10, 2026 meeting.

Commissioner Miller read the item.

Commissioner Leissner makes a motion to approve the consent agenda. Commissioner Miller seconded the motion.

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

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller opened the Public Hearings at 6:06 p.m.

2. Conduct a public hearing on, and make a recommendation regarding, a request for an amendment to the Future Land Use Map of the City of Sanger Comprehensive Plan from Ranch/Estate Residential to Medium Residential for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.

Commissioner Miller read and opened Public Hearing Item 2 at 6:09 p.m.

Director Hammonds presented the item. Staff mailed 45 notices. 15 opposed responses were received. 2 responses in favor were received.

Citizens came forward to speak:

Name	Address	Speak Time	City Limits Resident	Position
James Walton	318 Fallmeadow Drive	6:09-6:11	No	Opposed
Ken Warzecha	460 Ridgecrest Place	6:11-6:14	No	Opposed
Dana Huckaby	319 Fallmeadow Drive	6:14-6:16	No	Opposed
Al Brule	2639 Union Hill Road	6:19-6:20	No	Opposed
Christy Cannon	400 Muir Road	6:20-6:23	No	Opposed
Dennis Satterfield	440 Muir Road	6:23-6:25	No	Opposed
Stephanie (Lori) Farris	2301 Harvest Moon Road	6:25-6:27	No	Opposed
John Cannon	400 Muir Road	6:27-6:30	No	Opposed
Troy Vaughn	480 Muir Road	6:30-6:33	No	Opposed
Chris Scott	2325 Autumn Creek Drive	6:33-6:34	No	Opposed
Teri Como*	420 Ridge Crest Place	6:34-6:37	No	Opposed
Sara Como*	420 Ridge Crest Place	6:38-6:38	No	Opposed

Dana Hawkins	3295 Union Hill Road	6:38-6:42	No	Opposed
John Peters	204 Diane Drive	6:42-6:43	No	Opposed
Stacy McCullom	2557 Union Hill Road	6:43-6:46	No	Opposed
Molly Irwin	11154 FM 1190	6:46-6:49	No	Opposed
Andrea Vaughn	480 Muir Road	6:50-6:50	No	Opposed
Don Freeman	1184 FM 455W	6:50-6:53	No	Opposed
Marvin Perkins	2790 Union Hill Road	6:53-6:54	No	Opposed
Sue Allison	1958 Huling Road	6:55-6:56	No	Opposed

**Not listed as DCAD property owner*

Commissioner Skaggs closed the Public Hearing Item 2 at 6:56 p.m.

- Conduct a public hearing on, and make a recommendation regarding, a request for the establishment of Planned Development (PD) zoning, upon annexation into the corporate limits of the City of Sanger, for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.

Commissioner Miller read and opened Public Hearing Item 3 at 6:56 p.m.

Director Hammonds presented the item. Staff mailed 45 notices.

Citizens came forward to speak:

Name	Address	Speak Time	City Limits Resident	Position
James Walton	318 Fallmeadow Drive	6:09-6:11	No	Opposed
Dana Hawkins	3295 Union Hill Road	6:38-6:42	No	Opposed
John Peters	204 Diane Drive	7:04-7:05	No	Opposed
Troy Vaughn	480 Muir Road	7:05-7:07	No	Opposed
Ed Hall	536 Lake Ray Roberts Drive	7:07-7:08	No	Opposed
Shirley Stratton	2210 Union Hill Road	7:09-7:12	No	Opposed
Cindy Peterson	540 Lake Ray Roberts Drive	7:12-7:13	No	Opposed
Christy Cannon	400 Muir Road	7:13-7:18	No	Opposed
Dennis Satterfield	440 Muir Road	7:18-7:20	No	Opposed
Donna Hunter	12205 Lakeshore Court	7:21-7:22	No	Opposed
Chris Scott	2325 Autumn Creek Drive	7:22-7:22	No	Opposed
Molly Irwin	11154 FM 1190	7:23-7:25	No	Opposed
Ray Gould	3131 Union Hill Road	7:26-7:28	No	Opposed
Teri Como*	420 Ridge Crest Place	7:29-7:32	No	Opposed
Sherry Bates	2687 Union Hill Road	7:33-7:33	No	Opposed
Blake Lemons	365 Lake Ray Roberts Road	7:33-7:36	No	Opposed
Kenneth Crouch	2159 Union Hill Road	7:36-7:38	No	Opposed
Ernest Evans	1042 Union Hill Road	7:38-7:38	No	Opposed
Becky McDermott	12061 Marion Road	7:39-7:41	No	Opposed
<i>Jackson Walker (Atty)</i>	<i>**Elaborated on legal statuses</i>	<i>7:41-7:41</i>	No	Opposed
John Cannon	400 Muir Road	7:41-7:44	No	Opposed
Jim Byford	2420 Harvest Moon Lane	7:45-7:46	No	Opposed
Elizabeth Duran	1150 FM 455W	7:47-7:49	No	Opposed

Shirley Stratton	2210 Union Hill Road	7:49-7:50	No	Opposed
James Walton	318 Fallmeadow Drive	7:50-7:51	No	Opposed
Natashia Chiofalo	229 W Lake View Ln	7:51-7:55	No	Opposed
Andrea Vaughn	480 Muir Road	7:56-7:58	No	Opposed
Crystal Paul	8577 Travis Rd. (<i>Bolivar</i>)	7:57-8:00	No	Opposed
Donna Hunter	12205 Lakeshore Court	8:01-8:03	No	Opposed
Andrew Warren	9499 Culp Branch Road	8:03-8:05	No	Opposed

**Not listed as DCAD property owner*

Commissioner Miller closed the Public Hearing Item 3 at 8:05 p.m.

- Conduct a public hearing on a request for a Rezoning from Planned Development (PD) to Light Industrial (LI) of approximately 202.45 acres of land described as part of A0029A R. BEEBE, TR 107. Generally located South of Lois Road, approximately 1200 feet west of the intersection of Marion Rd and Lois Rd East. Property ID: 59829

Commissioner Miller read and opened Public Hearing Item 4 at 8:05 p.m.

Director Hammonds presented the item. Staff mailed 124 notices. 4 opposed responses were received. 1 response in favor was received.

Citizens came forward to speak:

Name	Address	Speak Time	City Limits Resident	Position
Theodore Soprenuk	4823 Enclave Drive	8:10-8:11	Yes	Opposed
Linda Ratliff	4721 Enclave Drive	8:11-8:13	Yes	Opposed
Crystal Paul	8577 Travis Road (<i>Bolivar</i>)	8:13-8:14	No	Opposed
Lee Allison	1958 Huling Road	8:15-8:18	Yes	Opposed
Lindsey McCuistion	3514 E. Lois Road	8:18-8:22	No	Opposed
Simon Arzaga	4215 Kristoff Lane	8:22-8:26	Yes	Opposed
Sue Allison	1958 Huling Road	8:26-8:27	No	Opposed

Commissioner Miller closed the Public Hearing Item 4 at 8:27 p.m.

- Conduct a public hearing on a request for a replat of Palomino Bay Addition Blk A Lot 9 and Lot 10, being approximately 4.398 acres of land within the City of Sanger's ETJ. Generally located at 1040 and 1041 Waters Edge Dr., Sanger, Texas.

Commissioner Miller read and opened the Public Hearing Item 5 at 8:27 p.m.

Director Hammonds presented the item. Staff mailed 3 notices. No responses were received.

Citizens came forward to speak:

Name	Address	Speak Time	City Limits Resident	Position
Troy Vaughn	480 Muir Road	8:28-8:29	No	In Favor

Commissioner Miller closed the Public Hearing Item 5 at 8:29 p.m.

Commissioner Stone closed the public hearings at 8:29 P.M.

ACTION ITEMS

6. Consideration and possible action on, and make a recommendation regarding, a request for an amendment to the Future Land Use Map of the City of Sanger Comprehensive Plan from Ranch/Estate Residential to Medium Residential for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A 792, generally located north of FM 1190 and east of Union Hill Road.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff mailed 45 notices. 15 opposed responses were received. 2 responses in favor were received. Staff recommends approval.

Commissioner Skaggs, Commissioner Knabe, and Commissioner Miller asked questions. Director Hammonds responded. Commissioner Rippey made comments.

Commissioner Holzer and Commissioner Knabe asked the developer questions. The developer responded.

Commissioner Skaggs asked additional questions. Director Hammonds and the developer responded.

Commissioner Leissner makes a motion to deny the request for an amendment to the Future Land Use Map of the City of Sanger Comprehensive Plan from Ranch/Estate Residential to Medium Residential for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A 792, generally located north of FM 1190 and east of Union Hill Road. Commissioner Rippey seconded the motion.

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

The motion passes unanimously.

7. Consideration and possible action on, and make a recommendation regarding, a request for the establishment of Planned Development (PD) zoning, upon annexation into the corporate limits of the City of Sanger, for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Skaggs, Commissioner Knabe, and Commissioner Miller asked questions. Director Hammonds responded. Commissioner Rippey made comments.

Commissioner Skaggs asked the questions. Director Hammonds and the attorney responded.

Commissioner Miller makes a motion to deny the request, on the basis of density, for the establishment of Planned Development (PD) zoning, upon annexation into the corporate limits of the City of Sanger, for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road. Commissioner Leissner seconded the motion.

Commissioner Skaggs and Commissioner Leissner requested to be specifically named in regards to denial based on the density.

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

The motion passes unanimously.

8. Consideration and action on a request for Ordinance No. XX-XX-26 for a Rezoning from Planned Development (PD) to Light Industrial (LI) of approximately 202.45 acres of land described as part of A0029A R. BEEBE, TR 107. Generally located South of Lois Road, approximately 1200 feet west of the intersection of Marion Rd and Lois Rd East. Property ID: 59829

Commissioner Skaggs read the item.

Staff mailed 124 notices. 4 opposed responses were received. 1 response in favor was received. Staff recommends approval.

Lee Ramsey and Kimley-Horn representatives were present for the developer to comment and respond to questions.

Commissioner Leissner asked questions. Lee Ramsey (*Developer*) responded.

Commissioner Knabe asked questions. Director Hammonds responded.

Matt Mattke with Kimley-Horn and Greg Johnson (*Broker*) commented on the project.

Commissioner Skaggs and Commissioner Holzer asked questions. Director Hammonds and the developer responded.

Commissioner Skaggs makes a motion to approve the request for Ordinance No. 10-31-26 for a Rezoning from Planned Development (PD) to Light Industrial (LI). Commissioner Leissner seconded the motion.

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

The motion passes unanimously.

9. Consideration and possible action on a request for a replat of Palomino Bay Addition Blk A Lot 9 and Lot 10, being approximately 4.398 acres of land within the City of Sanger's ETJ. Generally located at 1040 and 1041 Waters Edge Dr., Sanger, Texas.

Commissioner Miller read the item.

Director Hammonds presented the item. 3 notices were mailed. No responses were received. Staff recommends approval.

Commissioner Miller makes a motion to approve the request for a replat of Palomino Bay Addition Blk A Lot 9 and Lot 10, being approximately 4.398 acres of land. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Holzer, Commissioner Knabe, Commissioner Leissner 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 9:03 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 12, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a Minor Plat of Jackie's Addition. Lot 1, being 3.762 acres in the J. MORTON SURVEY TR85 & 86, generally located at 10346 Terrace Rd, Sanger, Texas.

SUMMARY:

- This minor plat combines two unrecorded tracts.
- This property is within Sanger's ETJ.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

Application
Letter of Intent
Plat
Location Map
Engineering Comments
Planning Comments



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: ROBERT SMITH
Company: LANDMARK SURVEYORS	Company:
Address: 4238 I35 NORTH	Address 10346 TERRACE ROAD
City, State, Zip: DENTON, TEXAS 76207	City, State, Zip: SANGER, TEXAS 76266
Phone 940-382-4016	Phone: 940-453-2969
Fax:	Fax:
Email: LANDMARKSV@AOL.COM	Email: zedo43@hotmail.com

Submittal Checklist

☒	Pre-Application Conference (Date: <u> </u> / <u> </u> / <u> </u>)
☒	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): R59871, R59945

Owner's Signature

Date

BRAD HAMILTON08-24-26

Applicant's Signature

Date

Robert J. Smith25 Aug 2026



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

City of Sanger, Texas
Ramie Hammonds
Director of Development Services

August 24, 2026

Ramie,

This is a letter of intent for Jackie's Addition minor plat:
The purpose of this plat is to create one legally platted lot from two tracts known as "Tract 11" and "Tract 12" of an unrecorded Plat of Terraced Acres as surveyed on the ground on February, 1972, by Linwood L. Arthur.

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

Please put this under review for a minor plat

Sincerely,

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


LANDMARK
SURVEYORS, LLC.
 TX FIRM REGISTRATION NO. 10098600

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

DRAWN BY: BTH SCALE: 1"=30' DATE: 24 AUGUST, 2026 JOB NO: 268648

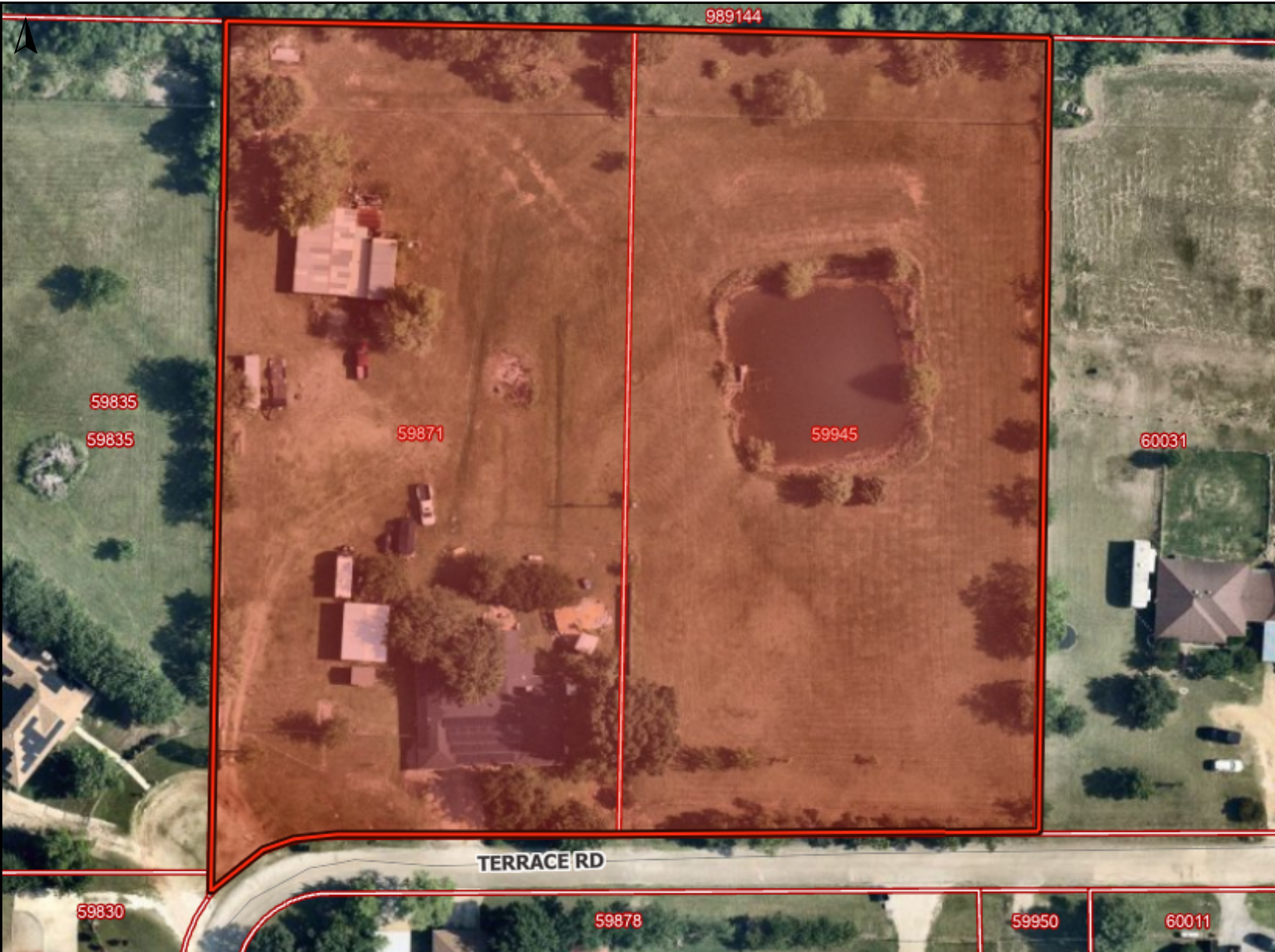
Property 59871 & 59945

Item 2.

Legend

DCAD (Property Lines)

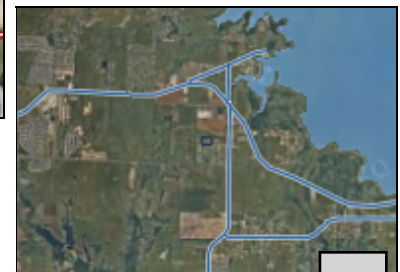
Parcels



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.



0 50 100
ft

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

10/6/2026 2:12:11 PM



September 30, 2026
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: **26SANZON-0018 Jackie's Addition- Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Final Plat for 26SANZON-0018 Jackie's Addition. This submittal was prepared by Landmark Solutions, LLC and was received on September 24, 2026.

General Comments

1. Please **address comments on attached markups and provide annotated responses on markups**. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Please note additional comments may be provided in subsequent reviews once additional data/responses is received.

Final Plat Comments

1. Please include all missing City of Sanger standard notation information per Ordinance § SO-6B.6.r
2. Please show proposed building setback lines on plat
3. One (1) copy of the traverse closure sheet shall be enclosed per Ordinance § SO-6B.6.b. Please provide closure report that matches acreage.

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

Sincerely,

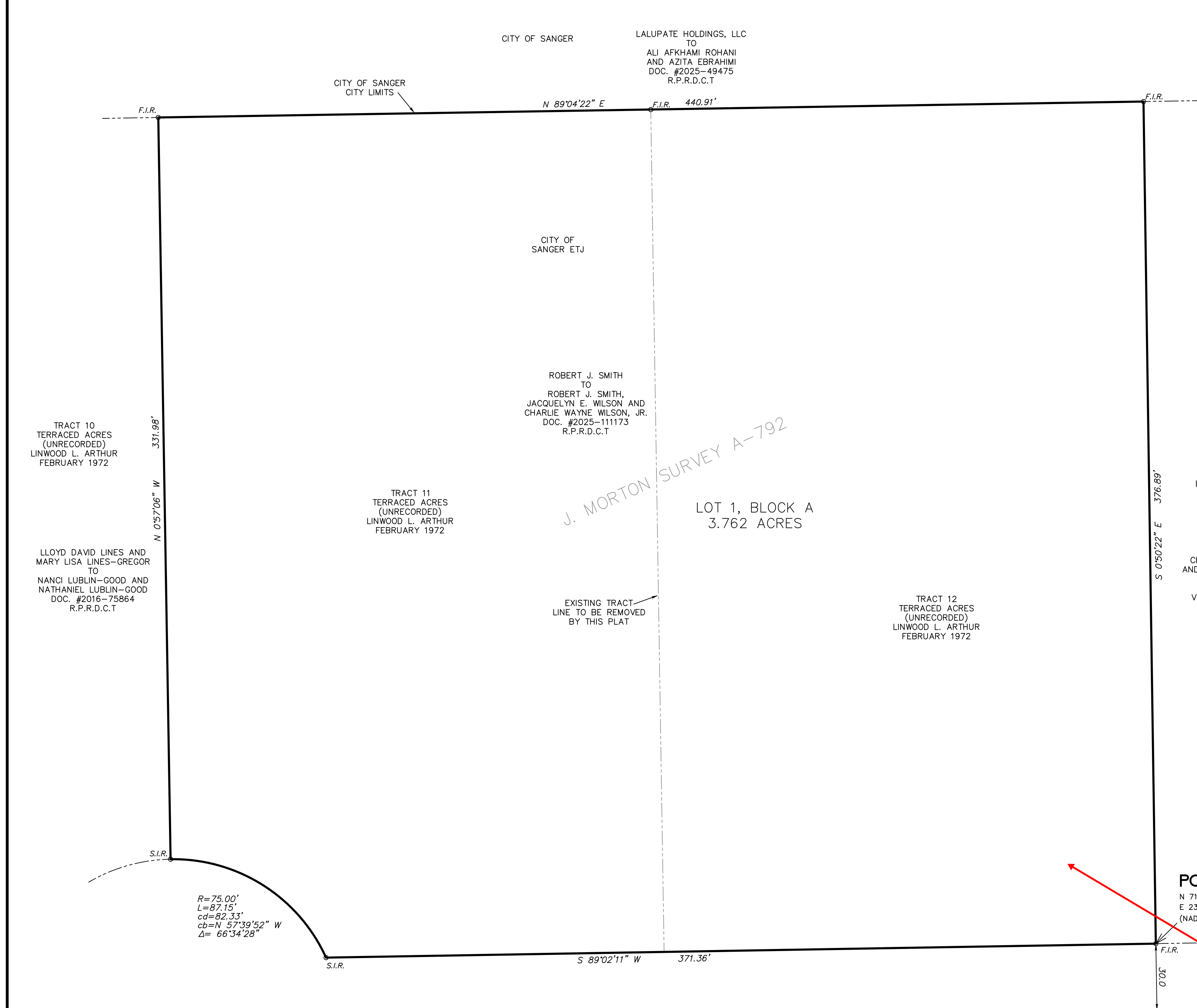
A handwritten signature in blue ink, appearing to read "Samson Lotigo", is written over a blue circular stamp.

Samson Lotigo, PE

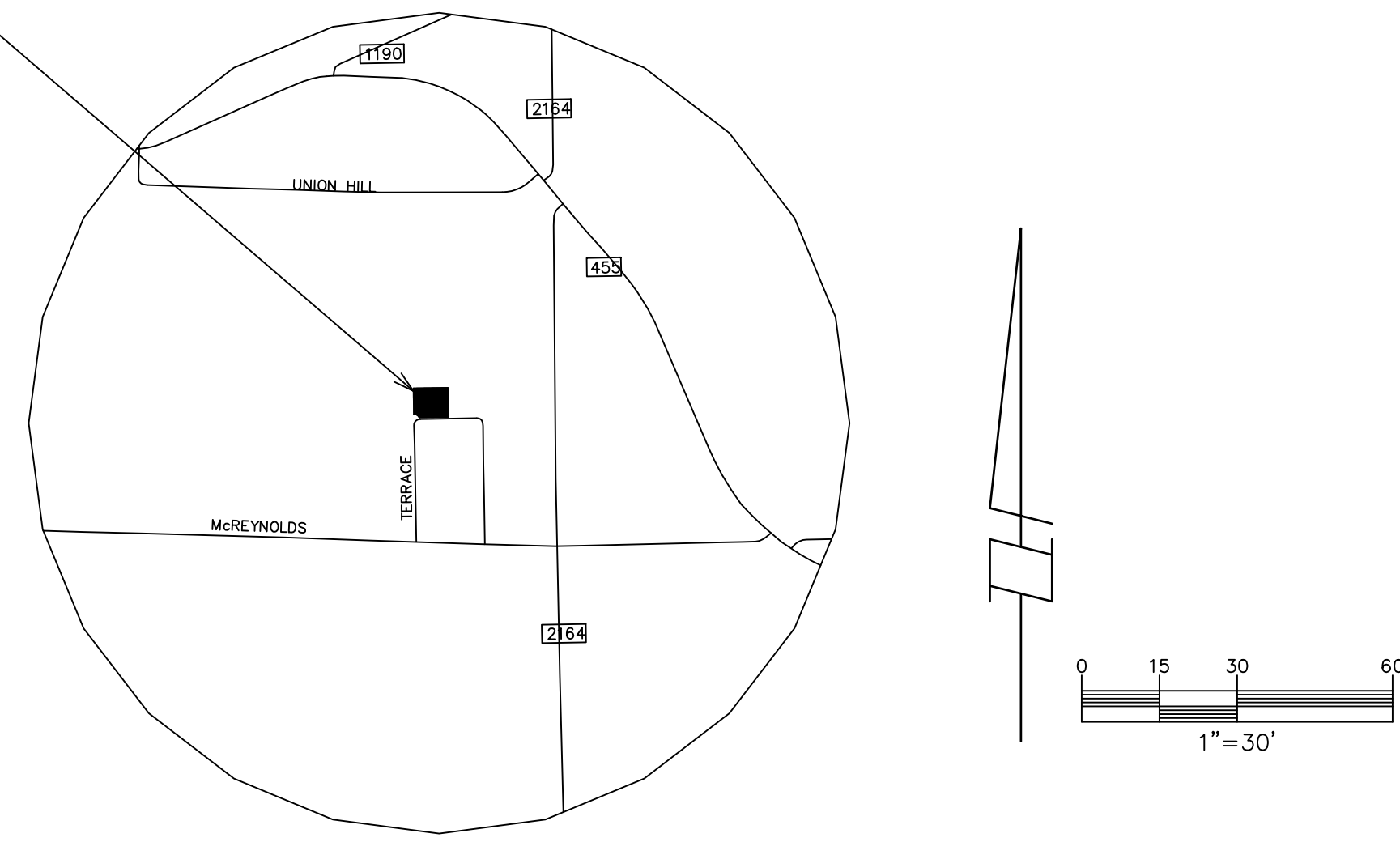
HALFF

Firm No. 0312

Attachments: Markups



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

- NOTES:
- This plat creates one legally platted lot from two tracts out of an unrecorded subdivision.
 - 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.)
 - Subject property lies within the ETJ of the City of Sanger.
 - 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.
 - Sanitary Sewer to be handled by facilities approved by the Denton County Health Department.
 - Construction not complete within two years of the City of Sanger approval shall be subject to current County Subdivision Rules and Regulations.
 - A driveway culvert must be obtained from Road and Bridge Departments by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
 - No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
 - All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
 - The maintenance of paving, grading, and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
 - Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
 - Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
 - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
 - Sanitary Sewer to be handled by facilities approved by the Denton County Health Department.

Water service to be provided by:
Bolivar Water Supply Corp.
4151 FM 455 West
Sanger, Texas 76266
940-458-3931

Electric service to be provided by:
Coserv Electric
7701 South Stemmons Fwy
Corinth, TX 76210
940-321-4800

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 Extraterritorial Jurisdiction of the City of Sanger, Denton County, Texas, being all that certain tract of land conveyed by deed from Robert J. Smith to Robert J. Smith, Jacquelyn E. Wilson and Charlie Wayne Wilson, Jr. recorded under Document Number 2025-111173, Real Property Records, Denton County, Texas, and being all of "Tract 11" and "Tract 12" of an unrecorded Plat of Terraced Acres as surveyed on the ground on February, 1972, by Linwood L. Arthur and being more particularly described as follows:

BEGINNING at an 1/2" iron rod found for corner in the north line of Terrace Road, a public roadway having a right of way of 60.0 feet, said point being the southwest corner of that certain tract of land conveyed by deed from Charles David Sons and Deborah Kae Sons to Randale L. Davis recorded in Volume 4330, Page 2375, Real Property Records, Denton County, Texas said point also being the southwest corner of "Tract 13" of said Terraced Acres;

THENCE S 89° 02' 11" W, 371.36 feet with said north line of Terrace Road to a capped iron rod marked "4561" set for corner;

THENCE along the arc of a curve to the left having a central angle of 66° 34' 28", a radius of 75.00 feet, an arc length of 82.33 feet with said north line of Terrace Road to a capped iron rod marked "4561" set for corner, said point being the southeast corner of that certain tract of land conveyed by deed from Lloyd David Lines and Mary Lisa Lines-Gregory to Nanci Lublin-Good and Nathaniel Lublin-Good recorded under Document Number 2016-75864, Real Property Records, Denton County, Texas said point also being the southeast corner of "Tract 10" of said Terraced Acres;

THENCE N 00° 57' 06" W, 331.38 feet with the east line of said Good tract and with the east line of said "Tract 10" of said Terraced Acres to an 1/2" iron rod found for corner in the south line of that certain tract of land conveyed by deed from Lalupate Holdings, Llc to Ali Afkhami Rohani and Azita Ebrahimi recorded under Document Number 2025-49475, Real Property Records, Denton County, Texas;

THENCE N 89° 04' 22" E, 440.91 feet with said south line of said Ali Afkhami Rohani and Azita Ebrahimi tract to an 1/2" iron rod found for corner, said point being the northwest corner of said Davis tract, said point also being the northwest corner of said "Tract 13" of said Terraced Acres;

THENCE S 00° 50' 22" E, 376.89 feet with the west line of said Davis tract and with the west line of said "Tract 13" of said Terraced Acres to the PLACE OF BEGINNING and containing 3.762 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, the undersigned, owners of the land shown on this plat do hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK A, JACKIE'S ADDITION, an addition to the extraterritorial jurisdiction of 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 procuring permission from anyone.

WITNESS MY HAND this ____ day of _____, 2026.

Robert J. Smith

STATE OF TEXAS
COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Robert J. Smith, 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

POB
N 7181134.067
E 2389716.421
(NAD83 GRID)

Please show
proposed building
setback lines on plat

Please include all missing City of Sanger
standard notation information per Ordinance §
SO-6B.6.r

delete

WITNESS MY HAND this ____ day of _____, 2026.

Jacquelyn E. Wilson

STATE OF TEXAS
COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Jacquelyn E. Wilson, 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

WITNESS MY HAND this ____ day of _____, 2026.

Charlie Wayne Wilson, Jr.

STATE OF TEXAS
COUNTY OF DENTON:

Before me, the undersigned authority, on this day personally appeared Charlie Wayne Wilson, Jr., 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

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

OWNER/DEVELOPER
ROBERT J. SMITH
JACQUELYN E. WILSON
CHARLIE WAYNE WILSON, JR.
10346 TERRACE ROAD
SANGER, TX 76266
(940) 453-2969

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

FINAL PLAT
LOT 1, BLOCK A OF JACKIE'S ADDITION
BEING 3.762 ACRES IN THE
J. MORTON SURVEY A-792
ETJ CITY OF SANGER
DENTON COUNTY, TEXAS

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

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

DRAWN BY: BTH SCALE: 1"=30' DATE: 24 AUGUST, 2026 JOB NO: 268648



DATE: 09/24/26

1st REVIEW COMMENTS – Replat – Jackie’s Addition

The request is for a Replat of Jackie’s Addition, being approximately 3.762 acres of the Jackie’s Addition, Lot 1, Block A of Jackie’s Addition prepared by Landmark Surveyors, LLC., submitted on 08/24/26. Below are the 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. The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1” = 200’)
2. 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.
3. 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.
4. 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. (You guys may not have this but just in case we like to make note).
5. We need this added “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.”
6. 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.
- 7.

Informational Comments

1. The property is within the City of Sanger ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, October 12, 2026.