

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

JANUARY 08, 2024, 7:00 PM



ZONING BOARD OF ADJUSTMENT 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 Board 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 Board with regard to matters on the agenda will be received at the time the item is considered. The Board 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 Board member 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 August 14, 2023, meeting.
2. Consideration and possible action of the minutes from September 11, 2023, meeting.

PUBLIC HEARING ITEMS

3. Conduct a public hearing on a request for a variance from Chapter 14, Section 52.2.A.2 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 7.5 feet for an existing house located at 2010 Duck Creek whose lot is being divided to allow the development of additional single-family residences.

ACTION ITEMS

4. Consideration and possible action on a request for a variance from Chapter 14, Section 52.2.A.2 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 7.5 feet for an existing house located at 2010 Duck Creek whose lot is being divided to allow the development of additional single-family residences.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the President and Board members to bring forward items they wish to discuss at a future meeting, A Board member 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 Board or at the call of the President.

ADJOURN

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

CERTIFICATION

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

Stefani Dodson

Stefani Dodson, Secretary

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



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: January 8, 2023

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from August 14, 2023, meeting.

SUMMARY:
N/A

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

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from August 14, 2023.

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

AUGUST 14, 2023, 7:00 PM



**ZONING BOARD OF ADJUSTMENT REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

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

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from June 12, 2023, meeting.

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

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

PUBLIC HEARING ITEMS

Commissioner Miller Opens the Public Hearings at 7:05 P.M.

2. Conduct a Public Hearing on a request for a variance from Chapter 14, Section 23.3.1.b to allow a variance from the minimum side yard setback of 25 feet and to allow for a minimum side yard setback of 20 feet for a new commercial structure to be constructed at 902 N. Stemmons Frwy.

Director Hammonds goes over the project and explains why they are requesting a variance. She says they want to put in a drive-thru coffee shop. The lot is an odd shape and in order to fit the applicant needs the 20' (feet) side yard variance. Staff mailed out 8 public hearing notices and as of tonight has not received any responses.

Thomas Muir – property owner

He thanks the board for all they do. He states his sister and he own the property that was previously a gas station. He said the gas station sat closer than 20 feet to the street. He stated this is a uniquely shaped lot and they are just wanting to make it viable for a commercial.

3. Conduct a Public Hearing on a request for a variance from Chapter 14, Section 52.2.A.2 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 7 feet for a new residential structure to be constructed at 4825 Enclave Drive.

Director Hammonds goes over the project and explains why they are requesting a variance. The applicant wants to build a new residential home on the site. Staff mailed out 8 public hearing and as of tonight only received 2 (two) responses in favor and 1 (one) opposed.

Commissioner Miller Closes the Public Hearings at 7:11 P.M.

ACTION ITEMS

4. Consideration and possible action on a request for a variance from Chapter 14, Section 23.3.1.b to allow a variance from the minimum side yard setback of 25 feet and to allow for a minimum side yard setback of 20 feet for a new commercial structure to be constructed at 902 N. Stemmons Frwy.

Commissioner McAlister makes a motion to approve the variance to allow a 20' (foot) side yard setback.

Commissioner Turner seconded the motion.

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

5. Consideration and possible action on a request for a variance from Chapter 14, Section 52.2.A.2 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 7 feet for a new residential structure to be constructed at 4825 Enclave Drive.

Commissioner McAlister makes a motion to approve the variance to allow a 7' (foot) side yard setback.

Commissioner Freeman seconded the motion.

Voting Yea: Commissioner Gastelum, Commissioner Amendola, Commissioner Turner, Commissioner Miller, Commissioner Stone. 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 7:14 P.M.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

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

SUMMARY:
N/A

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

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from September 11, 2023.

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

SEPTEMBER 11, 2023, 7:00 PM



ZONING BOARD OF ADJUSTMENT REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

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

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward.

PUBLIC HEARING ITEMS

1. Conduct a public hearing on a request for a variance from Chapter 14, Section 51.2.B.2 to allow a variance from the minimum lot width of 90 feet and to allow for a minimum lot width of 76 feet for 6 new residential lots being developed generally located on Holt Street approximately 789 feet east of the intersection of Keaton Rd and Holt Street.

Commissioner Miller Opens the Public Hearing at 7:01 P.M.

Director Hammonds goes over the project. She explains this area is zoned SF-9 (Single Family -9) and that requires a 90-foot lot width. The applicant is asking for a variance

to allow 76-foot lot width. She also lets the board know that after looking on GIS mapping it looks like the lot width would actually be closer to 71-foot after removing the road out of the lots. Staff mailed out 15 notices and received 1 in favor and 3 opposed. Staff does recommend denial.

Lisa Roberts-property owner

She said she lives next door to the property and says the proposed development does not match the neighborhood. She is opposed.

Allen Chick-property owner

He said he is opposed to the development as it is not consistent with the current neighborhood. He also explained about the traffic problems it will cause in the area.

Reed-property owner

He said his main concern will be water runoff and flooding.

Jonathan Whitworth-Developer

He says he hears everyone and their opposition and takes them to heart. He stated that the minimum lot square footage is 12,000 and their lots will exceed that square footage. He also said that in response to the drainage the City will require him to do a drainage study and comply.

Commissioner Miller Closes the Public Hearing at 7:12 P.M.

ACTION ITEMS

2. Consideration and possible action on a request for a variance from Chapter 14, Section 51.2.B.2 to allow a variance from the minimum lot width of 90 feet and to allow for a minimum lot width of 76 feet for 6 new residential lots being developed generally located on Holt Street approximately 789 feet east of the intersection of Keaton Rd and Holt Street.

Commissioner Amendola makes a motion to deny the variance to allow a 76-foot lot width. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Gastelum, Commissioner McAlister, Commissioner Freeman, Commissioner Miller, Commissioner Stone. The motion passed unanimously.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:17 P.M.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: January 8, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Conduct a public hearing on a request for a variance from Chapter 14, Section 52.2.A.2 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 7.5 feet for an existing house located at 2010 Duck Creek whose lot is being divided to allow the development of additional single-family residences.

SUMMARY:

- The property is zoned "SF-10" Single-family 10.
- The applicant is seeking a variance from the required 8-foot side yard setback to allow a 7.5-foot setback.
- The property is located at 2010 Duck Creek.
- The applicant is proposing to divide the current 1.01 acre lot into 4 lots.
- Staff mailed out 30 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this meeting we received 1 response form that is opposed.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

N/A



ATTACHMENTS:

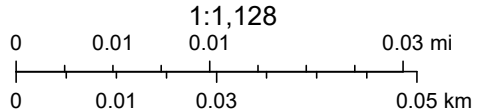
Location Map

Denton CAD Web Map



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

-  Parcels
-  Roads



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



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: January 8, 2024

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on a request for a variance from Chapter 14, Section 52.2.A.2 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 7.5 feet for an existing house located at 2010 Duck Creek whose lot is being divided to allow the development of additional single-family residences.

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FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

- Staff recommends APPROVAL.



ATTACHMENTS:

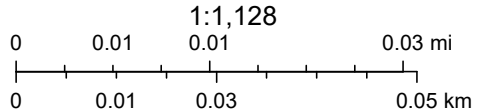
- Location Map
- Application
- Letter of Intent
- Site Plan
- SF-10 Regulations
- Response form

Denton CAD Web Map



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

-  Parcels
-  Roads



Denton County Appraisal District, Harris Govern -- www.harrisgovern.com
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201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office) www.sangertexas.org

SUBDIVISION APPLICATION

Preliminary
Plat Minor
Plat

Final
Plat/Replat
Amended Plat

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

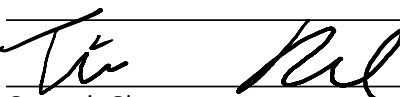
Name: Michael Black	Name: Tim Ball
Company: TRINITY LAND SURVEYING LLC	Company:
Address: 121 W Hickory ST. Ste 106	Address 2300 Wing Point Lane
City, State, Zip: Denton, Texas 76201	City, State, Zip: Plano, Texas 75093
Phone 940-293-3180	Phone: 214-690-9010
Fax:	Fax:
Email: mblack@trinity-surveying.com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

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): 56630


Owner's Signature

11-15-23
Date


Applicant's Signature

11/15/23
Date

Office Use: Reviewed by Director of Development Services / /

November 21, 2023

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

Re: Duck Creek Ridge Plat Variance Request Letter

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

Variance Request Letter

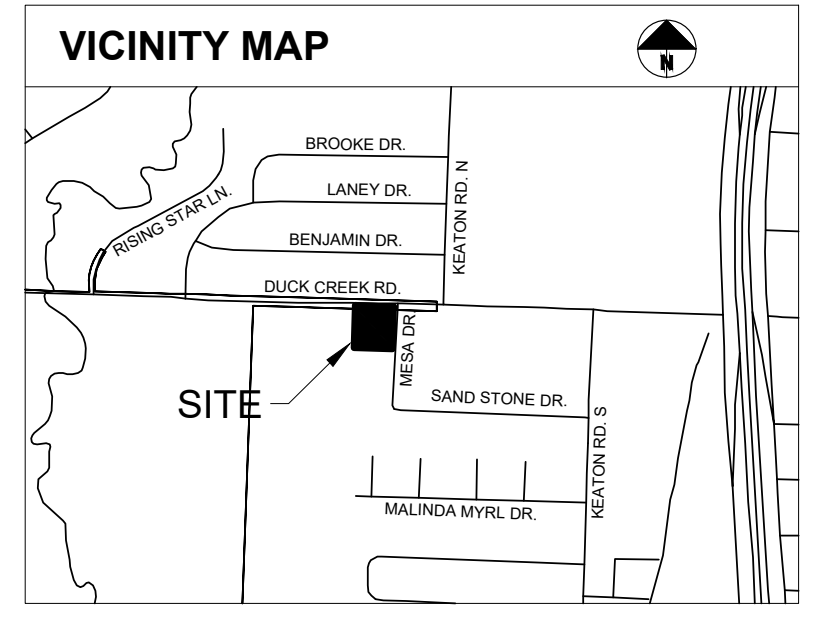
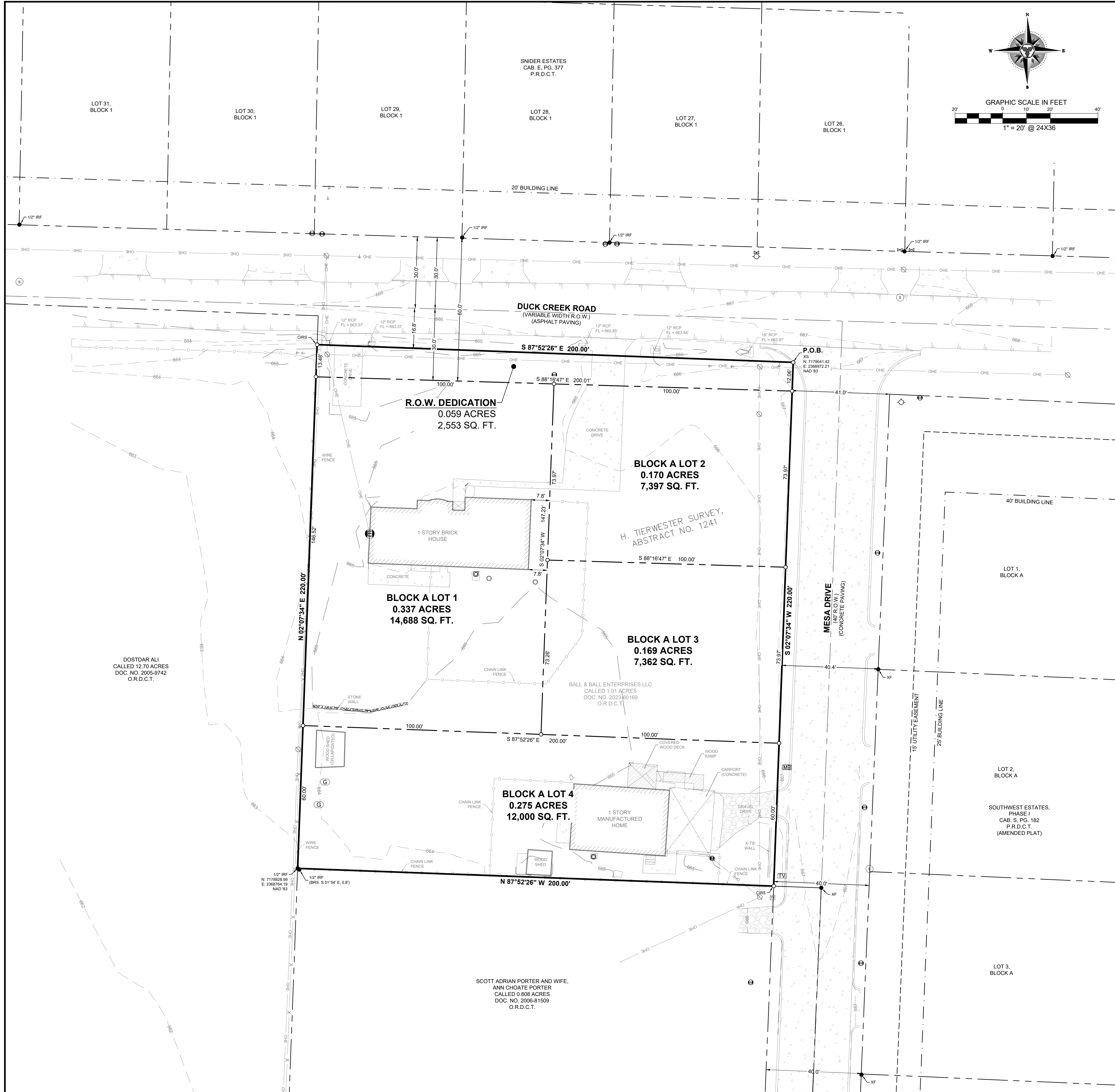
Ms. Hammonds,

On behalf of my client, Tim Ball, I am requesting 2 variances for a proposed 4 lot subdivision development at address 2010 Duck Creek Road. The property is currently zoned SF-10, single family, which has a minimum lot depth of 100 feet. The existing road frontage (Mesa Drive) maintains a current right-of-way width of 40 feet. The posted "Future Thoroughfare Plan identifies Mesa Drive as a "Residential" road. The subdivision ordinance lists the minimum right-of-way width for a residential street of 50 feet. We respectfully request a variance to reduce the minimum right-of-way width on Mesa Drive to its current width of 40 feet.

In addition, I am requesting a variance for the minimum side yard for Lot 1. The property is currently zoned SF-10, single family, which has a minimum side yard of 8 feet and a minimum lot depth of 100 feet. The current property has an existing home that is to remain on its own lot. The 100 feet-depth of the proposed lots will leave 7.8 feet remaining for the side yard on the existing house's lot. We respectfully request a variance to reduce the minimum side yard for this lot from 8 feet to 7.5 feet.

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

Thank you,
Michael L. Black, RPLS #6854 (Tx) PLS #1982 (Ok)
Trinity Land Surveying LLC
Email: mblack@trinity-surveying.com
Phone: 940-293-3180



LEGEND

□ CABLE TV BOX	● BORE LOCATION
□ CABLE TV VAULT	● FLAG POLE
□ COMMUNICATIONS BOX	● GREASE TRAP
□ COMMUNICATIONS MANHOLE	● IRRIGATION VALVE
□ COMMUNICATIONS VAULT	● MAIL BOX
● BENCHMARK	● SANITARY SEWER CLEAN OUT
□ FIBER OPTIC BOX	● SANITARY SEWER HANDHOLE
□ FIBER OPTIC MANHOLE	● SANITARY SEWER METER
□ FIBER OPTIC VAULT	● SANITARY SEWER MANHOLE
● GAS BOX	● SANITARY SEWER SEPTIC TANK
● GAS METER	● STORM SEWER BOX
● GAS MANHOLE	● STORM SEWER MANHOLE
● GAS TANK	● STORM SEWER MANHOLE
● GAS VAULT	● TRAFFIC BOX
● GAS VALVE	● CROSS WALK SIGNAL
□ TELEPHONE BOX	● TRAFFIC HANDHOLE
□ TELEPHONE MANHOLE	● TRAFFIC MANHOLE
□ TELEPHONE VAULT	● TRAFFIC SIGNAL
● PIPELINE METER	● TRAFFIC VAULT
● PIPELINE VALVE	● FIRE HYDRANT
□ ELECTRIC BOX	● WATER METER
● GUY ANCHOR	● WATER MANHOLE
● LIGHT STANDARD	● WATER VALVE
● ELECTRIC MANHOLE	● WATER WELL
● ELECTRIC MANHOLE	● (X-X) RECORD DIMENSION
● UTILITY POLE	● CIRS 12" IRON ROD W/ "TRINITY 6854"
● ELECTRIC TRANSFORMER	● CIP SET
● ELECTRIC VAULT	● CIRC IRON ROD W/TH CAP FOUND
● HANDICAPPED PARKING	● PKNS PKNAL SET
● PARKING METER	● IRON ROD FOUND
● SIGN	● 7x7 CUT IN CONCRETE SET
● MARQUEE/BILLBOARD	● P.O.B. POINT OF BEGINNING
● AC UNIT	

LINE TYPE LEGEND

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

SURVEYOR'S NOTES:

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

FLOOD STATEMENT:

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

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTICE:
Preliminary Plat for Review Purposes Only.

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

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

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



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

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

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

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

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

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

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

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

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

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

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

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

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND, this _____ day of _____, 2023.

BY: Tim Ball

By: _____ Signature Title: Owner

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Tim Ball, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

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

Notary Public, State of Texas

Printed Name _____ My Commission Expires _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

Michael L. Black
Registered Professional Land Surveyor No. 6854

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

STATE OF TEXAS §

COUNTY OF DENTON §

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

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

Notary Public, State of Texas

APPROVAL BLOCK

Approved for Preparation of Final Plat

City of Sanger, TX Date
Planning & Zoning Commission

NOTICE:
Preliminary Plat for Review Purposes Only.

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

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

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



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

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

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

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

SECTION 52

“SF-10” - SINGLE-FAMILY RESIDENTIAL DISTRICT - 10

General Purpose and Description - This district was previously the Old SF-3 Single-Family Residential District - 3. The Old SF-3 was renamed in May 2010 to SF-10 to prevent confusion with the SF-3 district described in [Section 11](#) of the Zoning Ordinance.

52.1 Permitted Uses:

- A. Uses permitted in the SF-2 through SF-10 districts are outlined in the chart in [Section 30](#).

52.2 Area Regulations:

A. Size of Yards:

1. Minimum Front Yard - Twenty-five feet (25')[.]
2. Minimum Side Yard - eight feet (8'); Twenty feet (20') on corner adjacent to side street. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
3. Minimum Rear Yard - Twenty-five feet (25')[.]

B. Size of Lots:

1. Minimum Lot Area - Six thousand five hundred (6,500) square feet[.]
2. Minimum Lot Width - Sixty feet (60')[.]
3. Minimum Lot Depth - One hundred feet (100')[.]

C. Minimum Dwelling Size: One thousand two hundred (1,200) square feet[.]

D. Maximum Lot Coverage: Forty percent (40%) by the main building; Sixty percent (60%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.

E. Parking Regulations: Not less than two (2) off-street parking spaces shall be provided behind the front yard line. Off-street parking spaces and Loading Requirements shall be provided in [Section 32](#).

F. Other Regulations:

1. Accessory Buildings:

- a. Minimum Front Yard - Sixty feet (60')[.]
- b. Minimum Side Yard - Ten feet (10')[.]
- c. Minimum Rear Yard - Ten feet (10')[.]

(Ordinance 05-10-10 adopted 5/3/10)

Response Form

23SANZON-0048

2010 Duck Creek Road Variance Side Yard Setback

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

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

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 23SANZON-0048/ Variance Side Yard Setback

Please circle one: In favor of request

Opposed to request

Comments:

Signature Diana V. Bernal

Printed Name Diana V. Bernal

Mailing Address 2015 Duck Crk Rd

City, State, Zip Sanger, Tx 76266

Phone Number 940.594.6215

Email Address bernal0216@gmail.com

Physical Address of Property within 200 feet