

PLANNING & ZONING COMMISSION

MEETING AGENDA

SEPTEMBER 12, 2022, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

CONSENT AGENDA

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

1. EnterTextHere

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the improvement of sidewalks and to allow no sidewalks be installed for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ, and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.
3. Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers for 21.36 acres of land described as A0658A JANUARY TR 3

within the City of Sanger's ETJ and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

4. Conduct a public hearing on a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.

ACTION ITEMS

5. Consideration and possible action on a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.
6. Consideration and possible action on a Minor Plat of Lot 1, Block A of the Enderby Gas Addition, being 1.22 acres in the City of Sanger, and generally located on south east corner of the I-35 access road and Southside Drive.

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

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY

For deliberations regarding deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Section 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee. (EDIT - LIST THE POSITION)

Sec. 551.071. CONSULTATION WITH ATTORNEY

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. (EDIT – AS NECESSARY LISTING THE TOPIC OF THE CONSULTATION)

Sec. 551.086. CERTAIN PUBLIC POWER UTILITIES: COMPETITIVE MATTERS.

For deliberations regarding (EDIT – no more than a general representation of the subject matter to be considered)

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS;

This chapter does not require a governmental body to conduct an open meeting:

(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). EDIT – AS NECESSARY LISTING GENERAL LOCATION OR NAME OF THE PROJECT)

RECONVENE INTO REGULAR SESSION

Reconvene into Regular Session and take any action deemed necessary as a result of Executive Session.

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 is readily accessible to the general public at all times and posted on the City of Sanger website on September 09, 2022, at 11:00 AM.

/s/ Stefani Dodson
Stefani Dodson, Secretary

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

PLANNING & ZONING COMMISSION

MEETING MINUTES

AUGUST 08, 2022, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Matt Fuller called the meeting to order at 7:00 p.m.

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.

No citizens came forward to speak.

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.

Sally Amendola made a motion to accept the consent agenda as presented. Jackie Turner seconded the motion. Motion passes unanimously with a 6-0 vote.

1. Approval of Minutes from 07/11/22

PUBLIC HEARING ITEMS

Open Public Hearings at 7:02 p.m.

2. Conduct a Public Hearing on Ordinance No. 08-21-22 amending Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings to allow Quick Service Food and Beverage by right in the Business District 2 (B-2) without the requirement of a Specific Use Permit (SUP) and adding Section 32.7 Vehicle Stacking Requirements.

Director of Development Services Ramie Hammonds presents to the board know about amending the ordinance to allow Quick Service Food and Beverage to have a drive through without having an SUP. She also goes over adding a stacking requirement.

3. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Quick Service Food and Beverage Shop, on 0.61 acres of land described as Lot 1R-2, Block 1 of the Sanger Lodging Addition, Zoned as Business District 2 (B-2) and generally located on the east side of Stemmons Frwy approximately 594 feet South of FM 455.

Director of Development Services Ramie Hammonds explains this is an SUP for a business that is wanting a drive thru in a B-2 zoning. The customer wanted to go ahead and submit in order to stay within their timeline. Director of Development Services Ramie Hammonds explains if the the previous item does pass this SUP will not be needed.

4. Conduct a public hearing on a Replat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

Director of Development Services Ramie Hammonds explains this is a part of a plat that has already been approved but there is a piece that was separate.

Close Public Hearings at 7:09 p.m.

ACTION ITEMS

5. Consideration and possible action on Ordinance No. 08-21-22 amending Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings to allow Quick Service Food and Beverage by right in the Business District 2 (B-2) without the requirement of a Specific Use Permit (SUP) and adding Section 32.7 Vehicle Stacking Requirements.

The board has a brief discussion about the project. Matt Fuller makes a motion to approve. Sally Amendola seconded the motion. Motion passes unanimously with a 6-0 vote.

6. Consideration and possible action on a request for a Specific Use Permit (SUP) for Quick Service Food and Beverage Shop, on 0.61 acres of land described as Lot 1R-2, Block 1 of the Sanger Lodging Addition, Zoned as Business District 2 (B-2) and generally located on the east side of Stemmons Frwy approximately 594 feet South of FM 455.

The board has a brief discussion about the project. Matt Fuller makes a motion to approve with the condition that proposed ordinance passes with the 9 car stacking rule. Jason Miller seconded the motion. Motion passes unanimously with a 6-0 vote.

7. Consideration and possible action on a Replat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

The board has a brief discussion about the project. Matt Fuller makes a motion to approve. Sally Amendola seconded the motion. Motion passes unanimously with a 6-0 vote.

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.

No items were discussed.

ADJOURN

There being no further items on the agenda Matt Fuller adjourns the meeting at 7:24 p.m.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 12, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the improvement of sidewalks and to allow no sidewalks be installed for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ, and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

SUMMARY:

- The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction.
- The subdivision will consist of 17 residential lots.
- Lots will be a minimum 1.0 acre in size.
- Per city regulations 4 foot sidewalks will be installed on both sides of streets except along residential/estate streets. Residential Estates are defined as minimum 1.5 acre lots.
- The applicant is requesting not to install sidewalks.
- This variance will be heard by City Council on 10-3-2022

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

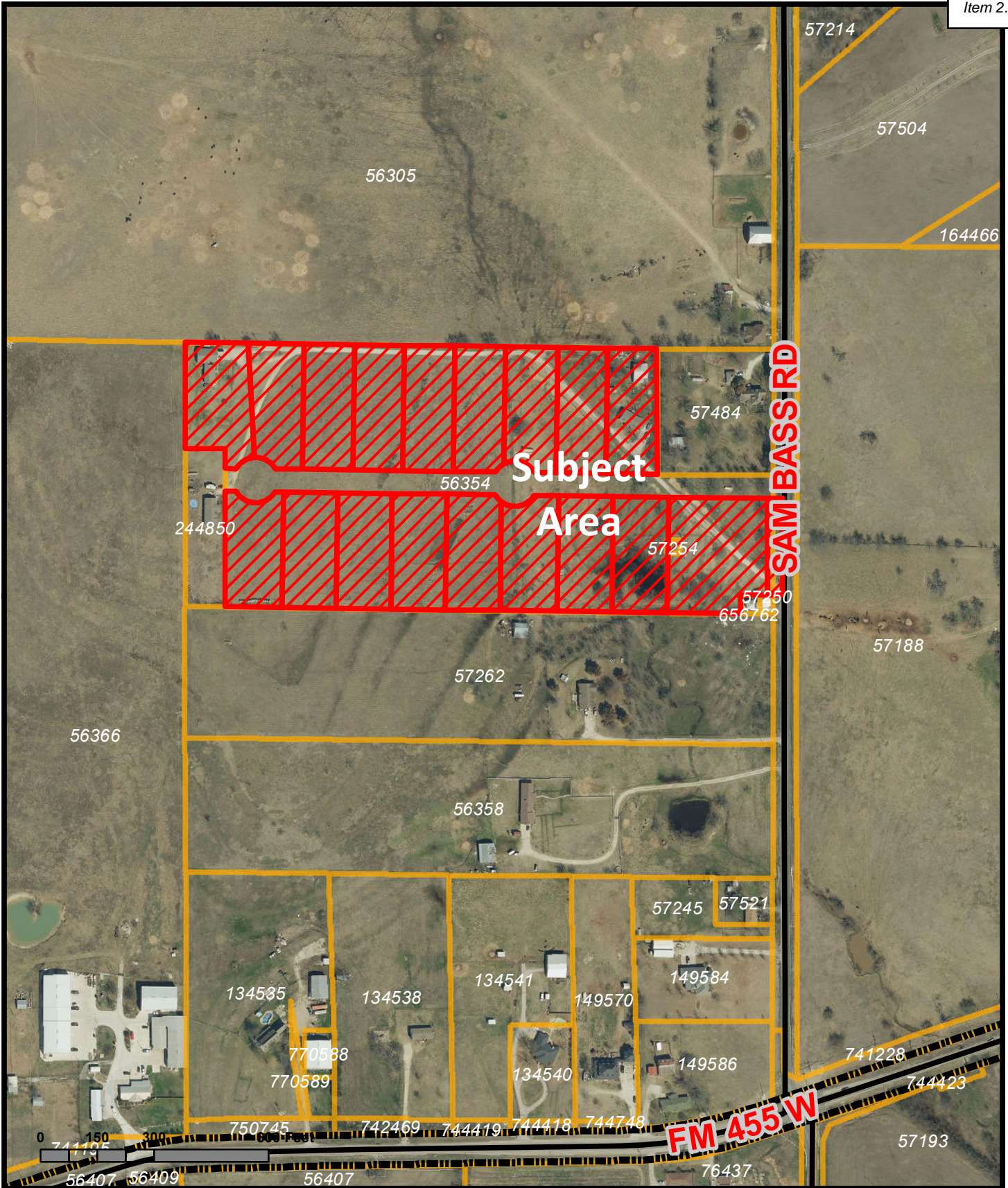
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

TYPE BULLET POINT LIST ATTACHMENTS IN THE ORDER THAT THEY ARE IN. (not in caps)



SANGER
TEXAS

Project: 8949 Sam Bass Road
Sidewalk Variance
Project No: 22SANZON-0046

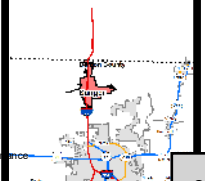


CityLimits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 8/21/2022 4:20:12 PM
Doc Name: 22SANZON-0046_8949 Sam Bass Road Variance





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

VARIANCE APPLICATION

Applicant

Owner (if different from applicant)

Name: OM GHARTY CHHETRI	Name: BEN BURNSIDE
Company: ICIVIL ENGINEERING	Company: REDEEMED ASSETS LLC
Address: 1101 W EULESS BLVD STE 412H	Address: 2701 WIND RIVER LN
City, State, Zip EULESS, TX 76040	City, State, Zip DENTON, TEXAS 76210
Phone: 972-523-5493	Phone: 940-368-0963
Fax:	Fax:
Email: OMGC@ICIVILENG.COM	Email: BEN.BURNSIDE@YAHOO.COM

Submittal Checklist

<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

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

PROPOSED BURNSIDE ADDITION

8949 SAM BASS ROAD, PROPERTY ID: 56354, 21.394 ACRES, (SEE ATTACHED SITE PLAN AND LOCATION MAP)

Describe the proposed variance (how much, where on the property, for what purpose):

Section 10.106 Improvements, (c) Sidewalks

Request to not require sidewalks

Subdivision Standards

Owner Signature

Ben Burnside

07/29/22

Date

Office Use

	Fee
	Date



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VARIANCE REQUEST

A variance is permission to vary from the terms of the Zoning Ordinance, permission to construct something the Zoning Ordinance would otherwise prohibit because of unusual circumstances. Variance requests are considered by the Zoning Board of Adjustment following a public hearing. Variances are granted to relieve an unnecessary hardship or practical difficulty. A financial hardship is not justification for a variance.

A variance request must include the contents listed below. The City of Sanger will act on the request through the process described herein.

SUBMITTAL REQUIREMENTS:

- Letter of Intent
- Site Plan
- Application form signed by the owner and describing the property
- Application Fee

APPLICATION FEES: \$200.00

- The application fee covers part of the cost for the city to review and act on the rezoning request, including providing notice of the public hearings as required by law.
- The application fee is non-refundable.

MEETING DATES: The Zoning Board of Adjustment is scheduled to meet on the second Monday of each month, if there is business to be conducted. Meetings with no business are not held. Public hearings require both published and mailed notices to be made prior to the meeting. Application should be submitted about one (1) month prior to the meeting. Consult with City Staff prior to submitting your application for detailed scheduling information.



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VARIANCE REQUEST PROCESS

The process for considering and acting on a request for a Variance to the Zoning Ordinance involves the following steps:

1. Pre-Application Consultation: A pre-application consultation with the city staff is recommended for all proposed variances. Staff can describe the request process and the criteria used by the Board of Adjustment.
2. Application: The completed application, letter of intent, site plan, and application fee should be submitted to the Department of Development Services on or before the deadline.
3. Public Notification: State law and the Zoning Ordinance require the public to be notified of the public hearing to consider the variance. Notice of the public hearing must be published in the newspaper at least fifteen (15) days prior. Notification of the public hearing is also mailed to the owners of the property within 200 feet of the subject property at least ten (10) days prior.
4. Zoning Board of Adjustment: The Zoning Board of Adjustment (BOA) will hold at least one (1) public hearing on the proposed variance. The applicant is expected to address the Board to describe the proposed variance and answer questions. During the public hearing, anyone in attendance may address the Board with comments and questions. City Staff will prepare a report for the Board and possibly make a recommendation to the Board.

After the public hearing, the Board can grant a variance by majority vote of the Board Members. The Board can grant a variance up to the amount noted in the public notifications, but not more than that.

VARIANCE REQUEST CRITERIA

The Zoning Ordinances sets the following criteria for the granting of variances from its strict terms.

In making its determination, the Board of Adjustment shall consider the following factors:

1. that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. that the special conditions and circumstances do not result from the actions of the applicant;
4. that granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district; and
5. no non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Financial hardship shall not be considered grounds for the issuance of a variance.



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GUIDELINES FOR LETTER OF INTENT

All variance applications should include a Letter of Intent. The Letter of Intent is the applicant's opportunity to describe and justify the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the letter prior to the public hearings.

Recommended content for a Letter of Intent:

- Describe the location of the subject property. The description can include any or all of the following:
 - Physical address
 - Legal description, such as a tract and abstract, or a lot, block, and subdivision
 - Location (southwest corner of This Street and That Road, across the street from Landmark).
- Describe the requested variance, such as a reduction in the minimum required rear yard from 25 feet to 20 feet.
- Describe how the request matches the criteria required for a variance.
- Contact information for the applicant or representative. This can be the owner, the prospective buyer, or someone else designated as point of contact.

GUIDELINES FOR SITE PLAN

All variance applications should include a Site Plan. The Site Plan is the applicant's opportunity to graphically describe the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the site plan prior to the public hearings:

Recommended content for a Site Plan:

- | | |
|---|---|
| • property lines with dimensions | • proposed structures with dimensions and distances labeled |
| • existing building and structures, with distances from property lines and other structures labeled | • required setback lines |
| | • proposed variance with dimensions labeled |

Applicants are also encouraged to submit pictures of the property, pictures of the existing buildings, and/or pictures or drawings of the proposed structures.

August 16, 2022

City of Sanger
Department of Development Services Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Burnside Addition
Request for Variances from the Subdivision Ordinance - Sidewalk Letter of intent

Dear Ms. Hammonds,

Project Description

The developer is presenting a single-family residential development at 8949 Sam Bass Road in the City of Sanger E.T.J., Denton County, Texas.

The proposed development will create 17 residential lots with a minimum lot size of 1 acre and one lot dedicated to Bolivar Water Supply.

In this proposed development, the residential street of 28 feet from edge to edge in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers has been proposed

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres with residential/estate street. Therefore, a number of variances are necessary. In particular we are presenting a request to not construct the sidewalks.

Variance Request

Below is a list of references in the Subdivision Ordinance where the requirements for sidewalks are discussed:

10.105 General Plat Requirements, (3) Gated Community/Private Streets, (L), Sidewalks and Bikeways
Does not apply as this is not a gated community or private streets.

10.106 Improvements, (c) Sidewalks

Request to not require sidewalks

iCivil Engineering
1001 W Eules Blvd Suite 412H
Eules, TX, 76040
Office: 972-523-5493
omgc@icivileng.com
TBPE: F-19293

Discussion

As noted above, we are not constructing nor proposing a gated community or private streets. Therefore Section 10.105 of the Subdivision Ordinance does not apply.

In regards to Section 10.106 please consider:

The City of Sanger specifies that sidewalks are a public work improvement to be constructed within the right of way, by the developer, to city standards, dedicated to the City, maintained by the developer for the warranty period (warranty bond) and then maintained by the City.

Denton County does not allow sidewalks in the right of way and will not maintain sidewalks.

The proposed development does not include any common areas or amenities that would be served by a pedestrian system.

There are not any public facilities or areas of common interest within a 10 to 15 minute walking distances that would be served by these sidewalks.

There are not any existing sidewalks in the immediate area or nearby for which these sidewalks would complete or compliment a pedestrian system.

The City does not have any capital improvements plans to extend sidewalks out to the area.

If sidewalks were allowed or if they were constructed in public sidewalk easements then it is not clear how the city would maintain sidewalks in the county.

If sidewalks were constructed in a public sidewalk easement, then there is still not a provision to connect the sidewalks via a sidewalk with bridges crossing the Denton County right of way as the county does not allow sidewalks. Then there is still the issue of sidewalk maintenance.

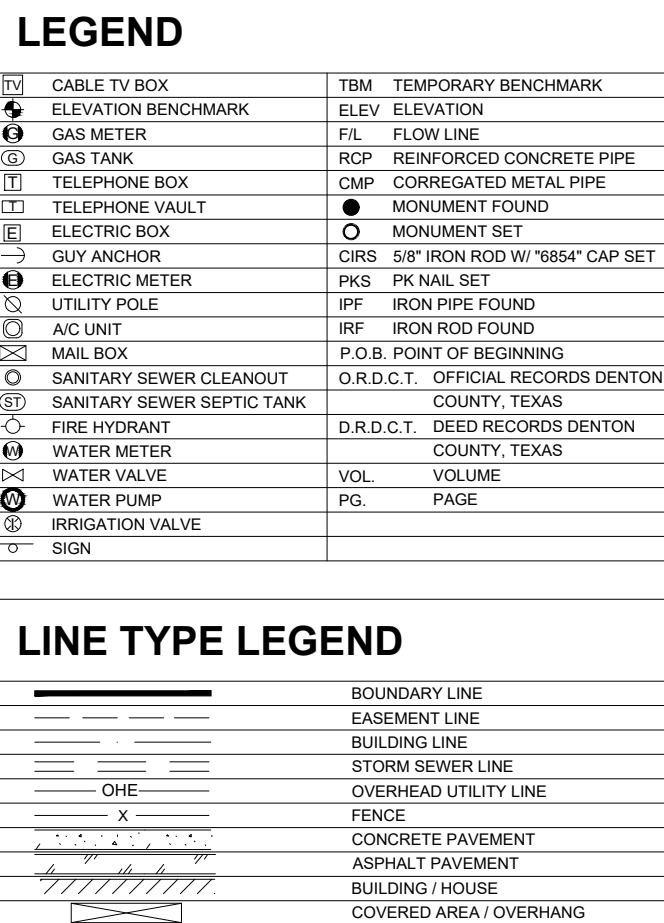
We are not averse to constructing sidewalks in the development (mostly as houses are constructed) if the City and the County can make arrangements to accommodate city sidewalks in the county (ETJ) areas.

It is our humble opinion that the City of Sanger does not require a sidewalks in its developments in its extraterritorial jurisdiction. Therefore we request to approve the variance.


Respectfully,



Om Gharty Chhetri, PE, CFM



BENCH MARK LIST

TBM #1  SET ON A 15" RCP HEADWALL
8± NORTH OF THE MOSTE EASTERLY SOUTH
PROPERTY LINE AND 18± WEST OF THE
CENTERLINE OF SAM BASS ROAD.
ELEV: 735.46'

TBM #2 5/8" IRON ROD SET ON THE SOUTH
SIDE OF A GRAVEL ROAD, 37± SOUTH OF
THE NORTH PROPERTY LINE AND 654± EAST OF
THE WEST PROPERTY LINE.
ELEV: 741.70'

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.

1222 Greenbriar St. Denton, Texas 76201		FIRM # 10194687		Tel. No. (940) 293-3180	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	MLB	TLS	04/25/2022	2022-014	1 OF 1



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 12, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

SUMMARY:

- The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction.
- The subdivision will consist of 17 residential lots.
- Lots will be a minimum 1.0 acre in size.
- Per city regulations streets must be a minimum 31 feet wide from face of curb to face of curb with enclosed drainage.
- The minimum right-of-way is 50 feet.
- Per city regulations Residential Estates lots are allowed to be 28 feet from edge to edge in a 60-foot right-of-way with barrow ditch drainage. Residential Estates lots are defined as minimum 1.5 acre lots.
- The applicant is requesting to follow Denton County standards with no minimum street width and 60-foot right-of-way with borrow ditch drainage with driveway culverts.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property. No response forms have been returned at the time of this report.
- This variance will be heard by City Council on 10-3-2022

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map
Application
Letter of Intent
Layout Plan



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

VARIANCE APPLICATION

Applicant

Owner (if different from applicant)

Name: OM GHARTY CHHETRI	Name: BEN BURNSIDE
Company: ICIVIL ENGINEERING	Company: REDEEMED ASSETS LLC
Address: 1101 W EULESS BLVD STE 412H	Address: 2701 WIND RIVER LN
City, State, Zip EULESS, TX 76040	City, State, Zip DENTON, TEXAS 76210
Phone: 972-523-5493	Phone: 940-368-0963
Fax:	Fax:
Email: OMGC@ICIVILENG.COM	Email: BEN.BURNSIDE@YAHOO.COM

Submittal Checklist

<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

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

PROPOSED BURNSIDE ADDITION

8949 SAM BASS ROAD, PROPERTY ID: 56354, 21.394 ACRES, (SEE ATTACHED SITE PLAN AND LOCATION MAP)

Describe the proposed variance (how much, where on the property, for what purpose):

Sec. 10.106 Improvements, (b) Street Paving (2)(A) Residential/Local Street, Residential/Estate Street and Alley Construction
Request to construct a Residential/Estate Street

Owner Signature

Ben Burnside

07/29/22

Date

Office Use

	Fee
	Date



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VARIANCE REQUEST

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A variance request must include the contents listed below. The City of Sanger will act on the request through the process described herein.

SUBMITTAL REQUIREMENTS:

- Letter of Intent
- Site Plan
- Application form signed by the owner and describing the property
- Application Fee

APPLICATION FEES: \$200.00

- The application fee covers part of the cost for the city to review and act on the rezoning request, including providing notice of the public hearings as required by law.
- The application fee is non-refundable.

MEETING DATES: The Zoning Board of Adjustment is scheduled to meet on the second Monday of each month, if there is business to be conducted. Meetings with no business are not held. Public hearings require both published and mailed notices to be made prior to the meeting. Application should be submitted about one (1) month prior to the meeting. Consult with City Staff prior to submitting your application for detailed scheduling information.



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

VARIANCE REQUEST PROCESS

The process for considering and acting on a request for a Variance to the Zoning Ordinance involves the following steps:

1. Pre-Application Consultation: A pre-application consultation with the city staff is recommended for all proposed variances. Staff can describe the request process and the criteria used by the Board of Adjustment.
2. Application: The completed application, letter of intent, site plan, and application fee should be submitted to the Department of Development Services on or before the deadline.
3. Public Notification: State law and the Zoning Ordinance require the public to be notified of the public hearing to consider the variance. Notice of the public hearing must be published in the newspaper at least fifteen (15) days prior. Notification of the public hearing is also mailed to the owners of the property within 200 feet of the subject property at least ten (10) days prior.
4. Zoning Board of Adjustment: The Zoning Board of Adjustment (BOA) will hold at least one (1) public hearing on the proposed variance. The applicant is expected to address the Board to describe the proposed variance and answer questions. During the public hearing, anyone in attendance may address the Board with comments and questions. City Staff will prepare a report for the Board and possibly make a recommendation to the Board.

After the public hearing, the Board can grant a variance by majority vote of the Board Members. The Board can grant a variance up to the amount noted in the public notifications, but not more than that.

VARIANCE REQUEST CRITERIA

The Zoning Ordinances sets the following criteria for the granting of variances from its strict terms.

In making its determination, the Board of Adjustment shall consider the following factors:

1. that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. that the special conditions and circumstances do not result from the actions of the applicant;
4. that granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district; and
5. no non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Financial hardship shall not be considered grounds for the issuance of a variance.



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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GUIDELINES FOR LETTER OF INTENT

All variance applications should include a Letter of Intent. The Letter of Intent is the applicant's opportunity to describe and justify the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the letter prior to the public hearings.

Recommended content for a Letter of Intent:

- Describe the location of the subject property. The description can include any or all of the following:
 - Physical address
 - Legal description, such as a tract and abstract, or a lot, block, and subdivision
 - Location (southwest corner of This Street and That Road, across the street from Landmark).
- Describe the requested variance, such as a reduction in the minimum required rear yard from 25 feet to 20 feet.
- Describe how the request matches the criteria required for a variance.
- Contact information for the applicant or representative. This can be the owner, the prospective buyer, or someone else designated as point of contact.

GUIDELINES FOR SITE PLAN

All variance applications should include a Site Plan. The Site Plan is the applicant's opportunity to graphically describe the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the site plan prior to the public hearings:

Recommended content for a Site Plan:

- | | |
|---|---|
| • property lines with dimensions | • proposed structures with dimensions and distances labeled |
| • existing building and structures, with distances from property lines and other structures labeled | • required setback lines |
| | • proposed variance with dimensions labeled |

Applicants are also encouraged to submit pictures of the property, pictures of the existing buildings, and/or pictures or drawings of the proposed structures.

August 16, 2022

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Burnside addition
Request for Variances from the Subdivision Ordinance – Residential/local street Letter of Intent

Dear Ms. Hammonds,

Project Description

The developer is presenting a single-family residential development at 8949 Sam Bass Road in the City of Sanger E.T.J., Denton County, Texas.

The proposed development will create 17 residential lots with a minimum lot size of 1 acre and one lot dedicated to Bolivar Water Supply.

In this proposed development, the residential street of 28 feet from edge to edge in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers has been proposed.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances are necessary. In particular we are presenting a request to construct a residential/estate street section.

Variance Request

Below is a list of references in the Subdivision Ordinance where the requirements for residential/estate streets are discussed:

- 10.105 General Plat Requirements, (1) Streets, (I) (iv) Residential Estate
- o Requires a minimum of 1 ½ acres compared to the county requirement of 1 acre.

Discussion

In regards to Section 10.105 please consider:

The proposed development is on the far western limit of city ETJ. It will be many years before the urban additions, currently within the city limits, expand to adjoin the rural developments within the ETJ and beyond. Residential/Estate type developments within the city limits and on its fringes should reasonably be required to adhere to the Residential/Estate type developments.

Here, Residential/Estate streets will be provided without curb and gutter, sidewalks and storm sewer systems. Borrow ditches will be commonly constructed to provide for drainage along with driveway culverts.

The minimum street widths for the City of Sanger is 31 feet, face to face of curb for residential streets in a 50 foot right-of-way with sidewalks, storm sewers and city utilities in the right-of-way and franchise utilities in utility easements adjacent to the right-of-way.

Here, The width for a residential street will be 28 feet from edge to edge in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers. City utilities will be within the right-of-way and franchise utilities will be in utility easements adjacent to the right-of way.

The minimums for Denton County are no minimum for the street width in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers. Drainage is accommodated by borrow ditches and culverts. All utilities are in utility easements adjacent to the right-of-way except for roadway crossings perpendicular to the roadway.

Typically a minimum pavement width of 24 feet edge to edge for residential development is provided in Denton County.

The proposed development will connect to county roads that are expected to remain in the county for years to come. They will be maintained by Denton County.

It is a common understanding that county developments are rural. The county minimum is one acre. It seems appropriate that the residential/estate section is applicable in the ETJ.

The City of Sanger's residential/estate street section is much more in line with the Denton County road section than the City's residential street section.

It seems appropriate that the city's regulations for a rural type street, particularly in the ETJ, should align more with the county's requirements for streets except perhaps in those areas where annexation is imminent.

iCivil Engineering
1001 W Euless Blvd Suite 412H
Euless, TX, 76040
Office: 972-523-5493
omgc@icivileng.com
TBPE: F-19293

It is our humble opinion that the City of Sanger's residential/estate street section more closely aligns with the Denton County requirements and should be allowed for this development.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Om Gharty Chhetri', is written over a faint, rectangular stamp. The signature is fluid and cursive.

Om Gharty Chhetri, PE, CFM



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 12, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 12.01 acres from (A) Agricultural to (PD) Planned Development zoning.
- The development will consist of approximately 3.27 acres of commercial along 5th St., and approximately 8.74 acres multi-family behind the commercial.
- The commercial will be four approximately 9000 sq ft buildings with parking in the front.
- Multi-family will be made up of 5 two story buildings along the edges of the development and 4 three story buildings in the middle with a total of 166 units.
- The units will range from 1-3 bedrooms.
- The multi-family will have 24 private garages and 40 reserved carport spaces.
- The development will have an amenity center with swimming pool and patio area along with other amenities.
- The property is surrounded by SF-10 to the north, PD single family to the east, Industrial and Agriculture to the south, and B-1 to the west.
- Staff mailed out 81 public hearing notices to owners of properties within 200 feet of the subject property. We received responses 3 in opposition.
- Staff had previously noticed this project and received 5 responses in opposition. Two of these were duplicated this time, so I total of 6 responses in opposition were received over the life of the project.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

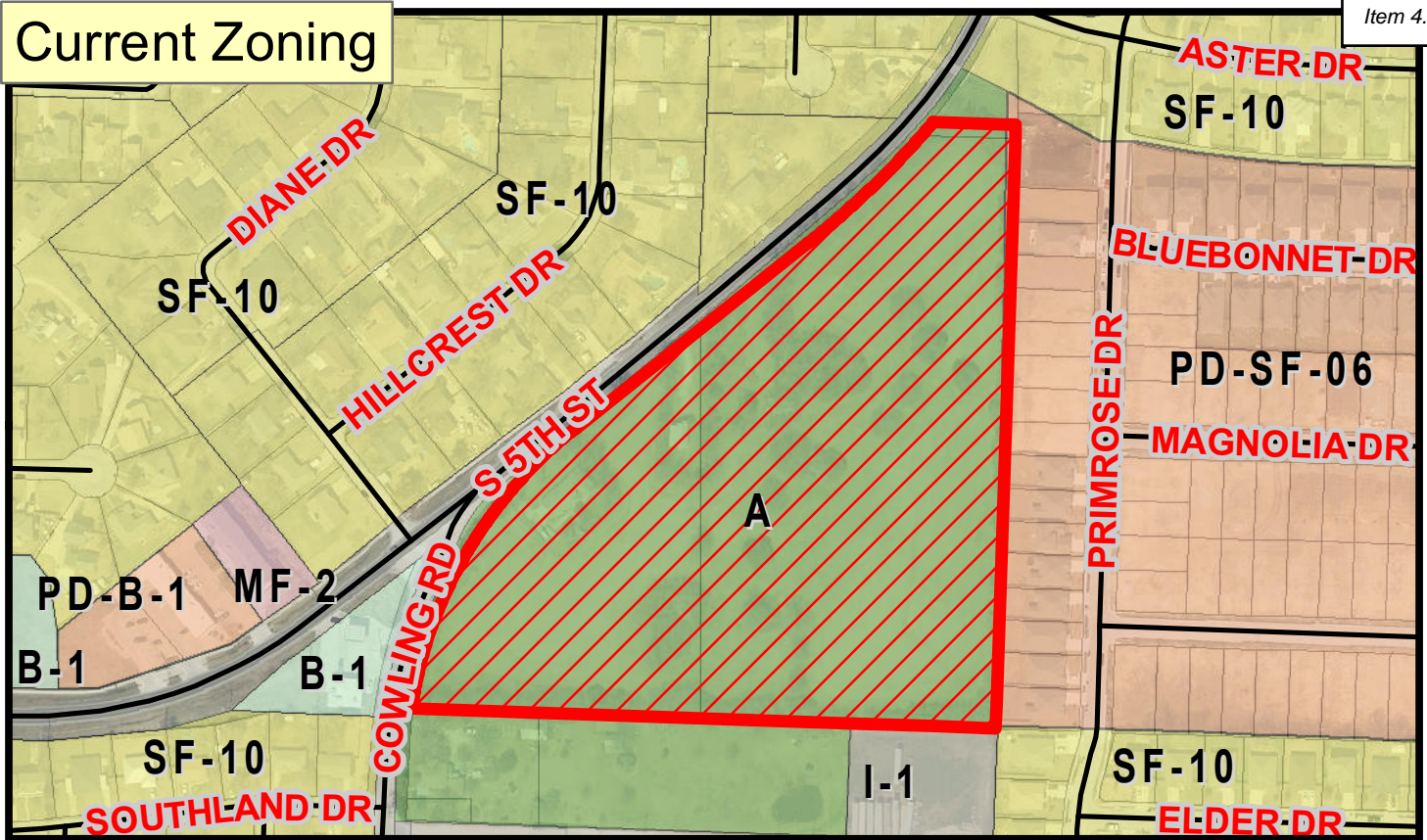
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

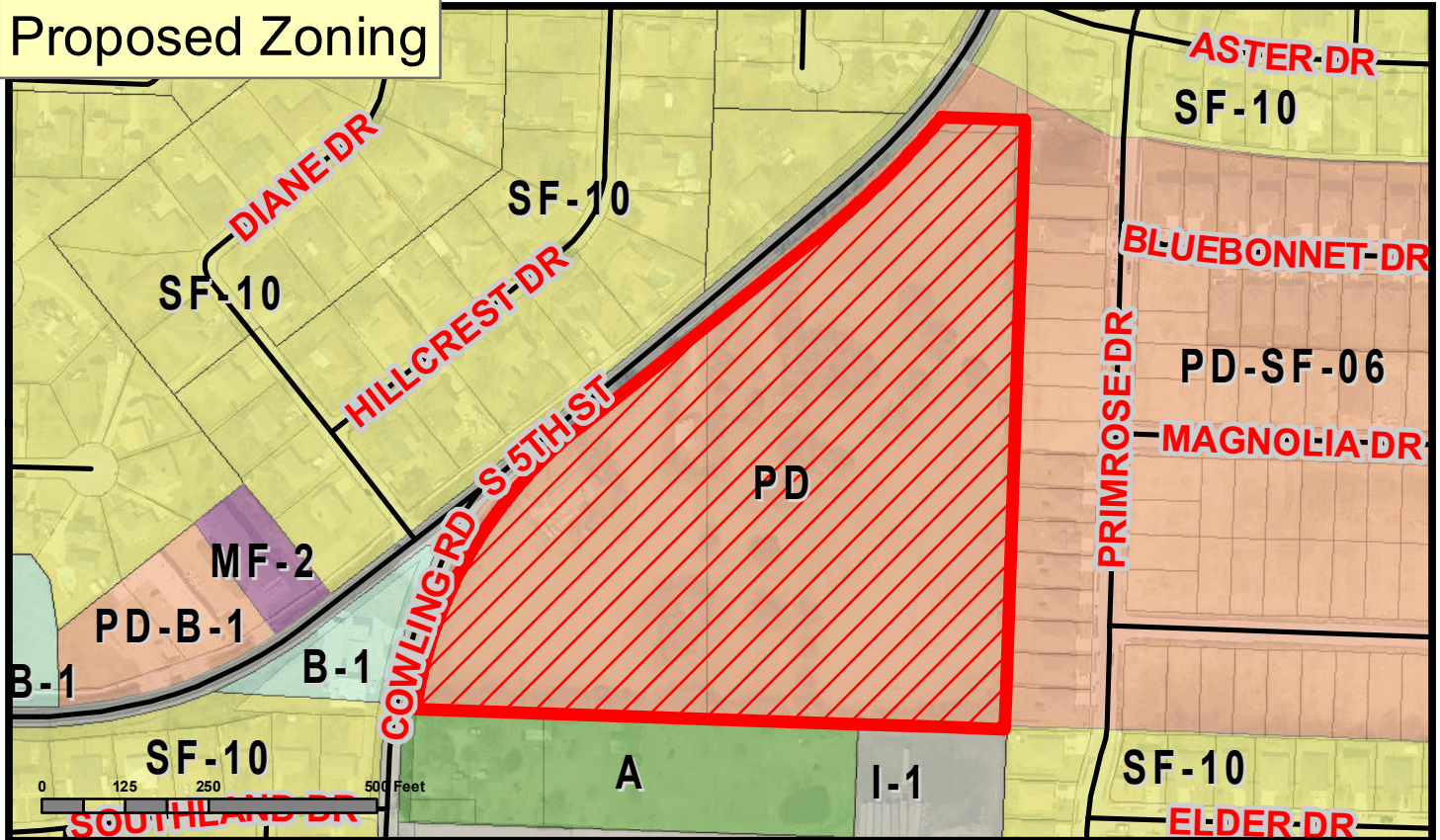
ATTACHMENTS:

Location Map

Current Zoning



Proposed Zoning



SANGER
TEXAS

Location: Sanger Preserve - 801, 803, 805 S. 5th St.
PD Zoning Change (MF-2; B-2)
Project: 22SANZON-0035



City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 12, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.

SUMMARY:

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Budgeted: N/A

Amount: N/A

GL Account: N/A

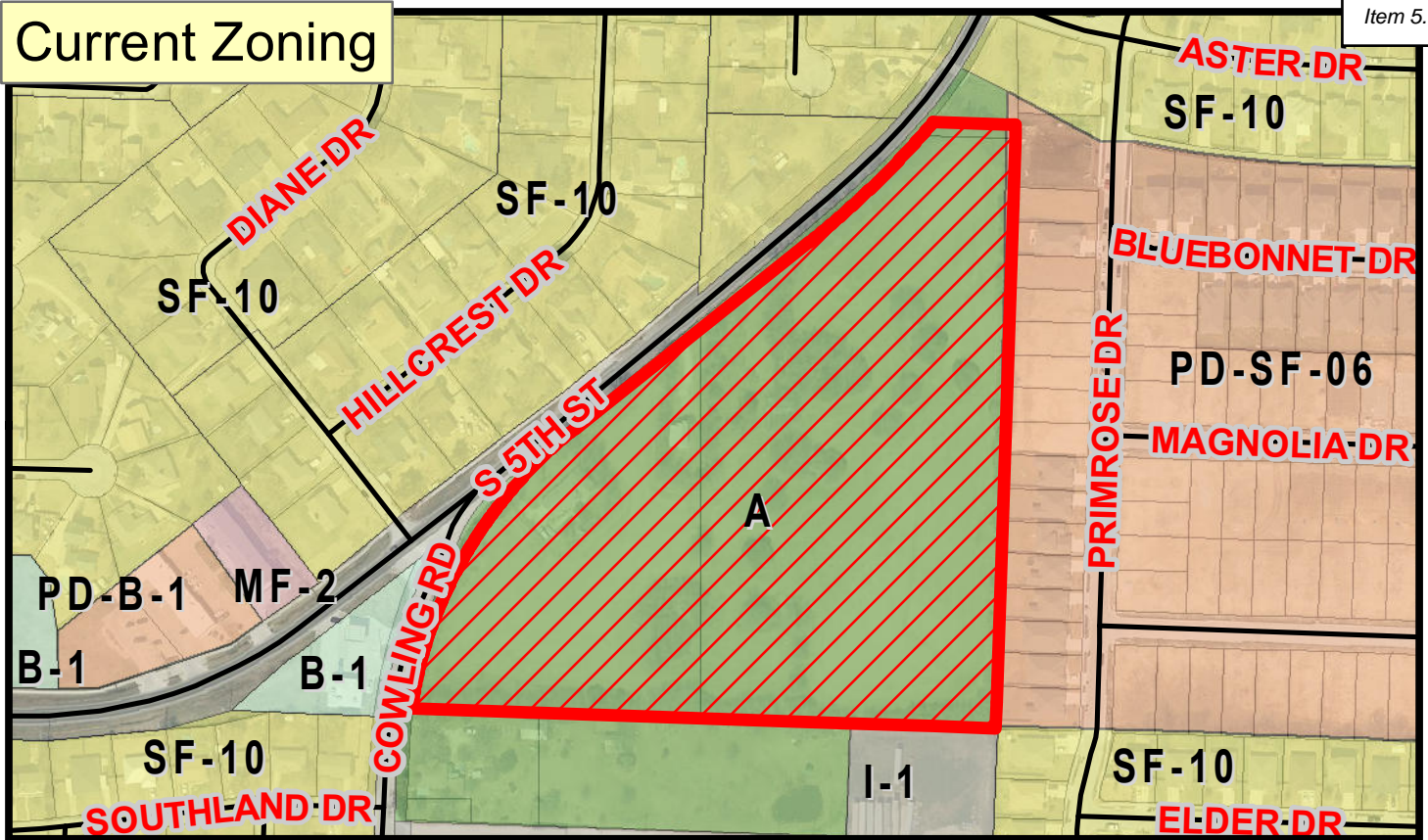
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

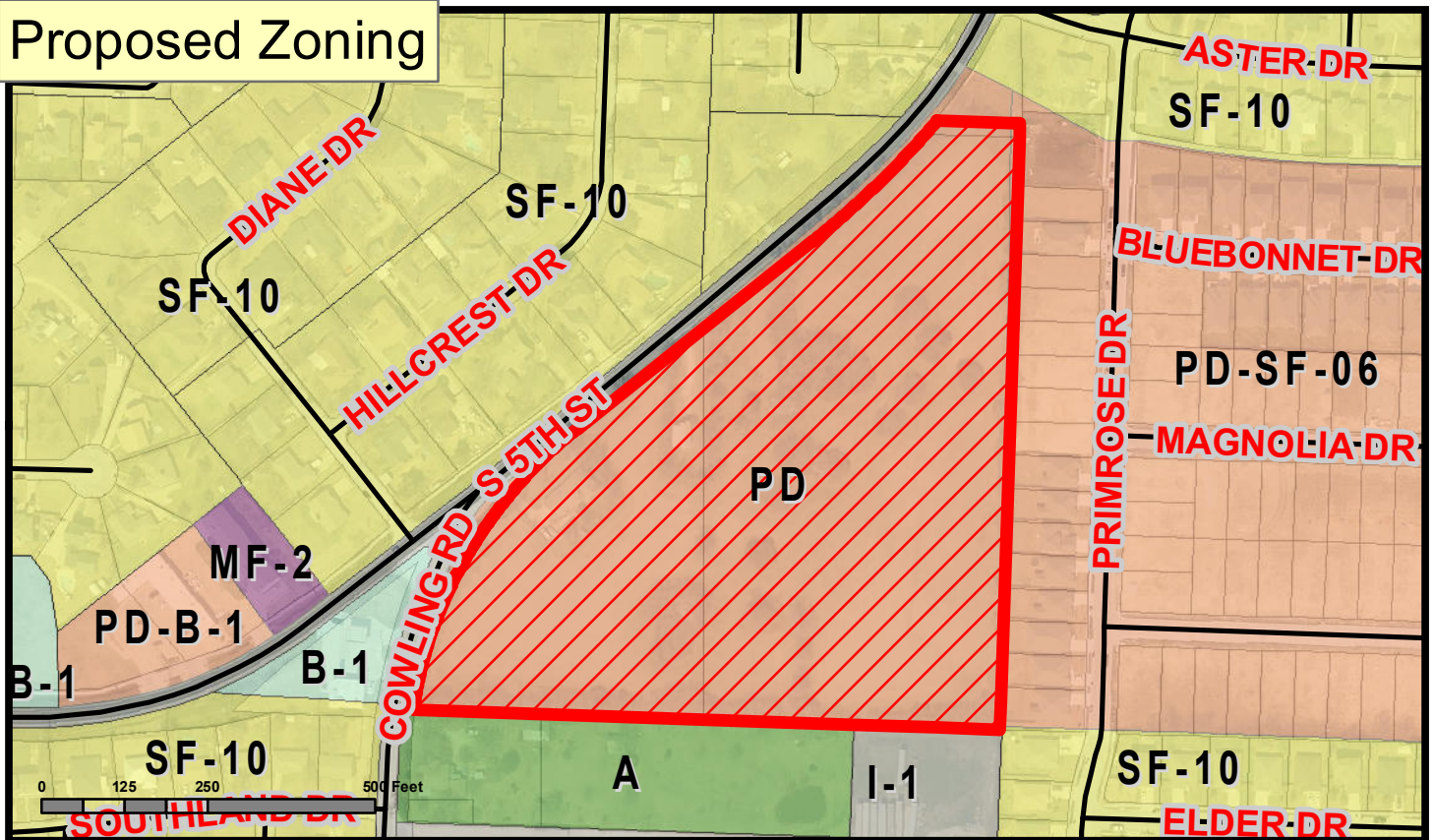
ATTACHMENTS:

Location Map
Application
Letter of Intent
PD with Exhibits B, C, D and E
Renderings
First Notice Comment Response Forms in Opposition
Second Notice Comment Response Forms in Opposition

Current Zoning



Proposed Zoning



Location: Sanger Preserve - 801, 803, 805 S. 5th St.
PD Zoning Change (MF-2; B-2)
Project: 22SANZON-0035

City Limits Exhibits

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SANGER

★ TEXAS

Item 5.

ZONING CHANGE/SUP APPLICATION



Zoning Change



Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <u>James and Pamela Holt</u>	Name:
Company: <u>Water Oak LLC</u>	Company:
Address: <u>600 East Southlake Blvd Ste 100</u>	Address:
City, State, Zip: <u>Southlake TX 76092</u>	City, State, Zip:
Phone: <u>817 488 2273</u>	Phone:
Fax: <u>817 488 1953</u>	Fax:
Email: <u>pamkholt@hotmail.com</u>	Email:

Submittal Checklist

<input type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input type="checkbox"/>	One (1) PDF Copy of Site Plan
<input type="checkbox"/>	Survey with Metes and Bounds Description
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	Application Fee (Check Payable to City of Sanger)

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

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

801, 803, 805 South 5th Street, Sanger, TX . approximately 12.5 acres

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

We will be changing from Ag 1 to B2 and MF2.

Owner Signature [Signature]

Date May 15, 22

Applicant Signature [Signature]

Date May 15, 22

Office Use

Fee	
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: 9/03

30



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

CONTRACTOR REGISTRATION

Date: May 17-22

Contractor First/Last Name: Pamela and James Holt Phone Number: 817-307-1788

Contractor Email: pamkholt@hotmail.com

Contractor Address: 600 E. Southlake Blvd #100

City State Zip: Southlake, Texas 76092

Business: Water Oak LLC Phone Number: _____

Business Address: Same as above

City, State, Zip: _____

Type of License: _____ Number: _____ Expires: _____

Type of License: _____ Number: _____ Expires: _____

- ☐ Copy of Contractor License
- ☐ Copy of Certificate of Insurance

Pamela Holt
 Signature of Applicant

May 17, 22
 Date

12/17 SMD

REINHAUTER GEDACHTBOO

☐ 1. I am a member of the following organization:

☐ 2. I am a member of the following organization:



LETTER OF INTENT

SANGER PRESERVE – ZONING APPLICATION

ADDRESS: 801, 803, 805 SOUTH 5TH STREET, SANGER, TX

MAY 17, 2022

PD-PLANNED DEVELOPMENT MULTI-FAMILY 2 (MF-2) AND BUSINESS 2 (B-2)

This Letter of Intent is presented as required and shall be used to identify all information required by the City for this rezoning request.

This letter includes the following as a part of the rezoning application:

A. Metes and Bounds Description - Attached as part of this application is a metes and bounds description – see attached exhibit (Exhibit “A”).

Included is a description of the overall property as a site plan exhibit (Exhibit “B”), which graphically identifies the property and provides bearings and distances as provided in Exhibit “A”.

Also, to provide further detailed information and the purpose of the request to build both B-2 and MF-2, is a project summary (Exhibit “C”). The intent is to provide much needed Retail / Office space, as well as address the dramatic need for new housing in Sanger. Included are renderings which reflect the desire of the developer to add value and provide a desirable property for the City of Sanger.

8. The current zoning for the property is Agriculture, Ag-1.

C. The application requests the following changes to the current zoning. There will be 2 distinct zoning areas as part of a PD (Planned Development). These changes are as follows:

1. Revise the zoning of approximately 3.27 acres to B-2 (Business), with immediate access to and fronting 801, 803, 805 South 5th Street.
2. Revise the zoning of approximately 8.74 acres to MF-2 (Multifamily).
3. Request approval of a Conceptual Plan for both the B-2 and MF-2 project. PD Development Standards will be adhered to.

D. The existing condition of the property within the requested area is undeveloped and vacant. Very few trees are scattered throughout the property.

E. The re-zonings and Conceptual Plan requests, once approved by the City of Sanger,

will allow for the development of the Sanger Preserve development. The zoning allows for 20-units per acre and the PD proposal is equal to or less than this maximum.

The streets and necessary parking requirements for both the B-2 and MF-2 will be per Section 19.4 (Parking Regulations) of the City Ordinance. Access for the B-2 will and site layout will allow for appropriate traffic flow.

F. CONTACT INFORMATION:

Owner: Water Oak LLC
Contact Pamela K. & James Holt
600 East Southlake Blvd, Ste. 100
Southlake, TX 76092
817.488.2273 / 817.488.1953
E: PamKHolt@hotmail.com

[END]

Prepared for the City of Sanger (the “City”)

PURPOSE STATEMENT:

To establish a quality master planned multi-phase and multiple product residential and commercial community for the property described by metes and bounds on **Exhibit “B”** (the “Property”) of this Planned Development Ordinance (“PD”). Development and use of the Property shall comply with the Sanger Zoning Ordinance adopted as of August 3, 1987, and subsequent amended (the “Zoning Ordinance”) and this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD ordinance, this PD ordinance shall control. If the PD is silent in a particular area, the City of Sanger Code of Ordinances shall apply.

References to City of Sanger Exterior Façade Design Criteria Manual (“Design Criteria”) shall mean such manual as adopted on October 7, 2019.

PROPOSED USES:

Business District (B-2)

Approximately 3.53 +/- acres are proposed as local business and retail space which open space of approximately 1.16 acres, including outdoor seating for patrons. Will meet or exceed the required minimum parking spaces of 144 spaces, assuming 1 space / 250 sf, actual will be directly correlated to the actual square footage of the commercial buildings

Business designated areas shall consist of four (4) individual buildings of approximately 36,000 square feet.

Zoning Ordinance set-back for the side and rear yards have a five (5') foot set-back. See additional information below under Business District.

Multi-family (MF-2)

Approximately 8.48 +/- acres are proposed as multifamily which includes open space of approximately 2.69 acres. Will meet or exceed the required minimum parking spaces of 288 spaces, per Section 19.4 of the ‘MF-2’ Multifamily Residential District -2 specifications, which is comprised of open-air parking, carport parking and garage parking.

Multifamily shall consist of a clubhouse and nine (9) residential buildings, which will consist of:

- four (4) two-story buildings which back to single-family residential,
- one (1) two-story and one (1) three-story building along the shared property line with agricultural land
- three (3) three-story buildings in the center of the property.

Zoning Ordinance set-back along the East wall backing to the Willowood Addition of twenty feet (20').

PARKING

The parking of both the Business District and Multi-family are necessary for a combined design. Parking spaces may be available to both business patrons and multi-family residents. A minimum number of spaces will be designated as 'Reserved' for each of the multi-family units. B-2 patrons may park to the rear of the business entrances, and MF-2 parking may be visible from the public streets. There will be landscaping in areas as shown on the Site Plan ('**Exhibit C**') and further per the City approved landscape plans, however, all off-street parking will not be completely screened due to off-street parking serving both B-2 and MF-2.

Total Property Acreage = +/- 12.01. Total Parking will meet or exceed the required minimum of 432 spaces.

COMMUNITY FEATURES:

The hardscape within the community shall include entry monuments, screening walls of brick, stone and/or concrete masonry backing to residential spaces; brick, stone, concrete, and or black metal backing to public or commercial spaces; and community signage constructed of brick, stone and/or decorative metal. Height and installation of fencing will meet or exceed the Design Criteria (Section 2.2(i)) a minimum of 6 feet tall. See **Exhibit D** for community amenities.

Satellite Dishes will be prohibited on the individual units.

Trash compactors and dumpsters will be fenced or walled from view with gates and will be accented with landscape. The enclosures will be CMU blocks with steel / metal gates.

A property owners association ("POA") shall be established to own and maintain the private open spaces, common areas, landscape improvements, perimeter masonry and/or steel fencing, entry monuments and signage. The POA shall maintain common area parking lots. Sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the POA. The sidewalks running parallel to South 5th Street in front of the commercial buildings shall be five foot (5') wide.

DESIGN ELEMENTS

MULTIFAMILY:

Residential dwellings will meet the Design Criteria. This includes the minimum of four (4) amenities for the common areas available to residents. Such amenities are detailed on **Exhibit D** for both the units and community.

No building shall exceed a maximum height of forty-five feet (45'). The building height of the two-story residential units along the eastern edge of the property with a shared property line with Willowood Addition, shall not exceed twenty-five feet (25') and shall have a set-back of twenty feet (20') from the fence / property line.

BUSINESS DISTRICT:

The maximum height of the Business District-2 ("B-2") will be maximum 40'.

The front set-back will be per current zoning ordinance, with five foot ("5") rear and side setbacks. The side and rear of the commercial buildings do not abut directly to other buildings, each building has parking separating it from other buildings on and off the property.

Any mechanical equipment including roof top equipment shall be screened from residential areas either by fencing, landscaping or rooftop screening as applicable.

MULTIFAMILY, TOWNHOME AND NON-RESIDENTIAL USES LANDSCAPE REQUIREMENTS:

All landscape requirements shall comply with Sections 48.4 and 48.5, Landscape Regulations of the Zoning Ordinance. There will be sidewalks as required parallel to the commercial spaces fronting South 5th Street. There will be landscape screening of utilities.

~ END ~

**DESCRIPTION FOR PROPOSED ZONING CHANGE OF
12.015 ACRES OF LAND**

BEING that certain tract of land situated in the H. Tierwester Survey, Abstract Number 1241, City of Sanger, Denton County, Texas, being all that certain tract of land described by deed to James Holt and Pamela Holt, recorded in Instrument Number 2012-98755, County Records, Denton County, Texas (C.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of herein described tract, being in the east right-of-way line of Cowling Road (60-foot right-of-way), same being the northwest corner of that certain tract of land described by deed to Glen Edwin Giese and wife, Helen Jean Giese, recorded in Volume 2769, Page 367, C.R.D.C.T., same also being the beginning of a curve to the right;

THENCE with said east right-of-way line and said curve to the right, an arc distance of 197.80 feet, through a central angle of $19^{\circ}14'10''$, having a radius of 589.15 feet, the long chord of which bears $N 17^{\circ}44'04''E$, 196.87 feet, to the beginning of a curve to the right;

THENCE with said curve to the right, continuing with said east right-of-way line, an arc distance of 302.53 feet, through a central angle of $24^{\circ}53'54''$, having a radius of 696.19 feet, the long chord of which bears $N 39^{\circ}48'06''E$, 300.16 feet, to the southeast right-of-way line of 5th Street (60 foot right-of-way);

THENCE $N 52^{\circ}15'03''E$, continuing with said southeast right-of-way line, 450.15 feet to the beginning of a curve to the left;

THENCE with said curve to the left, continuing with said southeast right-of-way line, an arc distance of 261.96 feet, through a central angle of $10^{\circ}50'46''$, having a radius of 1383.83 feet, the long chord of which bears $N 46^{\circ}49'32''E$, 261.57 feet, to the northwest corner of herein described tract, same being the southwest corner of that certain tract of land described by deed to Sable Development Corporation, recorded in Instrument Number 1996-20534, C.R.D.C.T.;

THENCE $S 87^{\circ}13'05''E$, with the south line of said Sable Development Corporation tract, 124.31 feet to the northeast corner of herein described tract, same being the southeast corner of said Sable Development Corporation tract, same also being in the west line of Lot CA-1, Block E, Willowood Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Instrument Number 2019-482, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE $S 00^{\circ}49'32''W$, with said west line, 20.49 feet;

THENCE $S 02^{\circ}48'39''W$, continuing with the west line of said Willowood Addition, 890.01 feet to the southeast corner of herein described tract, same being the northeast corner of Lot 1R, Block A, Ashley Waters Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Instrument Number 2019-264, P.R.D.C.T., same also being the northwest corner of Quail Run Phase 3, an addition to the City of Sanger, Denton

County, Texas, according to the plat thereof recorded in Cabinet X, Page 485 (Instrument Number 2007-7604), P.R.D.C.T.;

THENCE N 87°12'48"W, 880.06 feet, to the **POINT OF BEGINNING** and containing 523,362 square feet or 12.015 acres of land more or less.

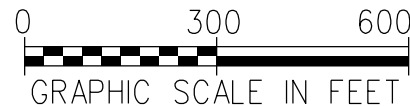
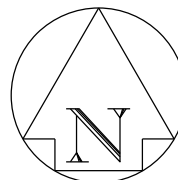
"Integral Parts of this Document"

1. Description – 2 Pages
2. Exhibit

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Item 5.



H. TIERWESTER SURVEY
ABSTRACT* 1241

ZONED "SF-10"
(SINGLE FAMILY)

"Integral Parts of this Document"

1. Description - 2 Pages
2. Exhibit

ZONED "B-1"
(BUSINESS)

ZONED "A"
(AGRICULTURAL)

JAMES HOLT and
PAMELA HOLT
Inst.# 2012-98755
C.R.D.C.T.
12.015 Acres

Approx. Survey Line

GLEN EDWIN GIESE, et ux.
VOL. 2769, PG. 367
C.R.D.C.T.

HELEN GIESE
Inst.# 2012-8368
C.R.D.C.T.

ZONED "I-1"
(INDUSTRIAL)

LOT 1R
ASHLEY WATERS ADDITION
INST. #2019-264
P.R.D.C.T.

SABLE DEVELOPMENT
CORPORATION
INST. #1996-20534
C.R.D.C.T.

CA-1
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
WILLOWOOD ADDITION
INST. #2019-482
P.R.D.C.T.

ZONED "SF-10"
(SINGLE FAMILY)

QUAIL RUN
PHASE 3
CAB. X, PG. 485
INST. #2007-7604
P.R.D.C.T.

M. BURLESON SURVEY
ABSTRACT* 71

Approx. Survey Line
COWLING DRIVE

MCKINNEY & WILLIAMS SURVEY
ABSTRACT* 940

EXHIBIT FOR PROPOSED ZONING OF

12.015 Acres of Land

SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241,
CITY OF SANGER, DENTON COUNTY, TEXAS

S. FIFTH AND COWLING

UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1L-BH	1br/1ba	639	5	3%	3,195	29%
A1-BW	1br/1ba	705	24	14%	16,920	
A1U-BH	1br/1ba	750	5	3%	3,750	
A2L-BH	1br/1ba	721	6	4%	4,326	
A2U-BH	1br/1ba	787	10	6%	7,870	
B1-BW	2br/2ba	925	36	21%	33,300	64%
B1L-BH	2br/2ba	927	6	4%	5,562	
B1U-BH	2br/2ba	989	10	6%	9,890	
B2L-BH	2br/2ba	1,056	10	6%	10,560	
B2U-BH	2br/2ba	1,145	10	6%	11,450	
B2-BW	2br/2ba	1,075	36	21%	38,700	7%
C1-BW	3br/2ba	1,250	12	7%	15,000	
TOTALS			170	100%	160,523	

UNIT AVERAGE NET SF :

944

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :

944 S.F.

ACREAGE:

8.48 MF ACRES / 12.01 TOTAL ACRES

DENSITY:

20.05 UNITS / ACRE

RETAIL AREA

UP TO 36000 S.F.

PARKING:

REQUIRED

144 RETAIL SPACES @ 1/250 S.F.

288 RESIDENTIAL SPACES (1.5 SP/1BR + 1.75 SP/2BR + 2.0 SP/3BR)

432 TOTAL SPACES REQUIRED

PROVIDED

184 RETAIL SPACES

24 GARAGE SPACES

40 CARPORTS

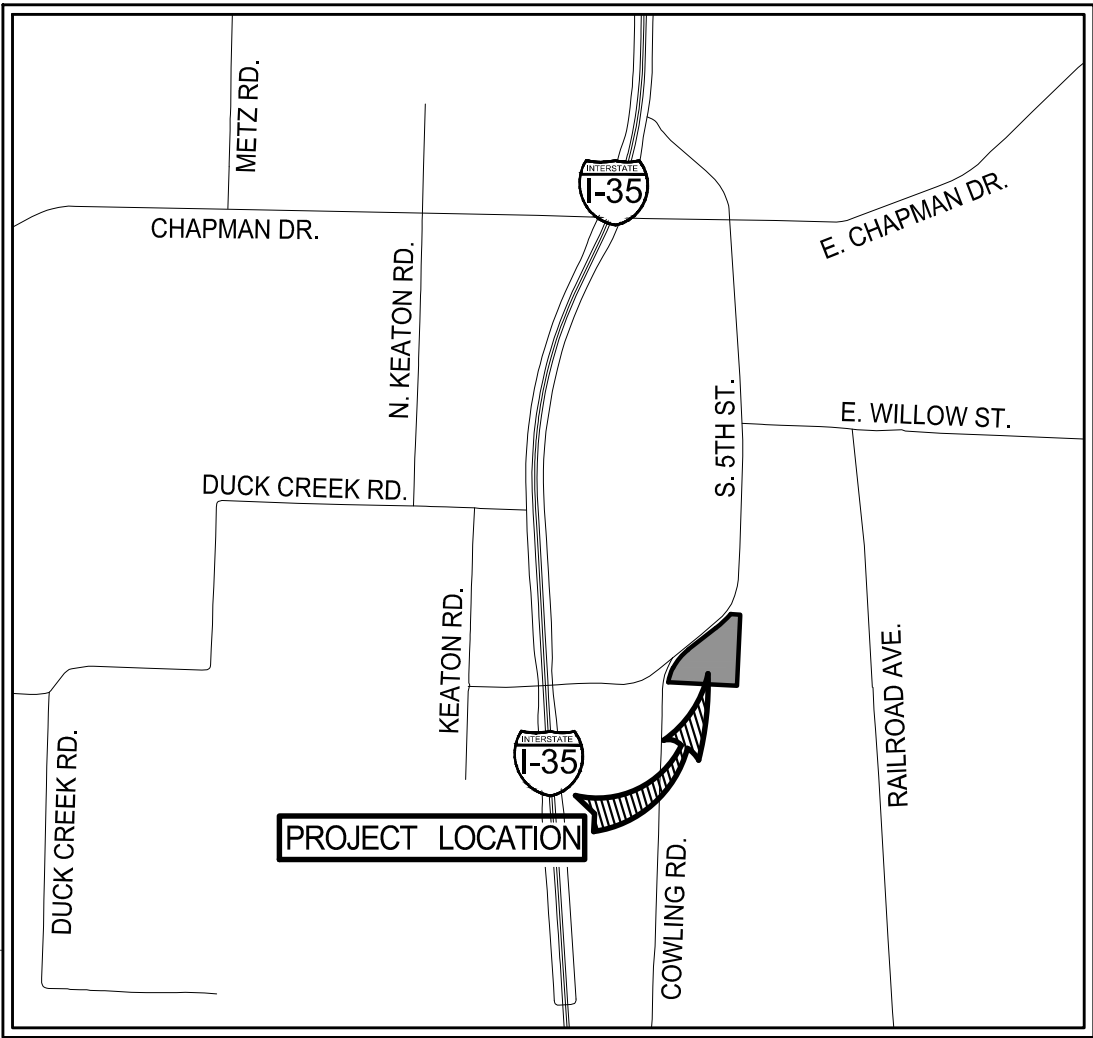
236 OPEN SURFACE SPACES

300 TOTAL RESIDENTIAL SPACES PROVIDED

484 TOTAL SPACES PROVIDED

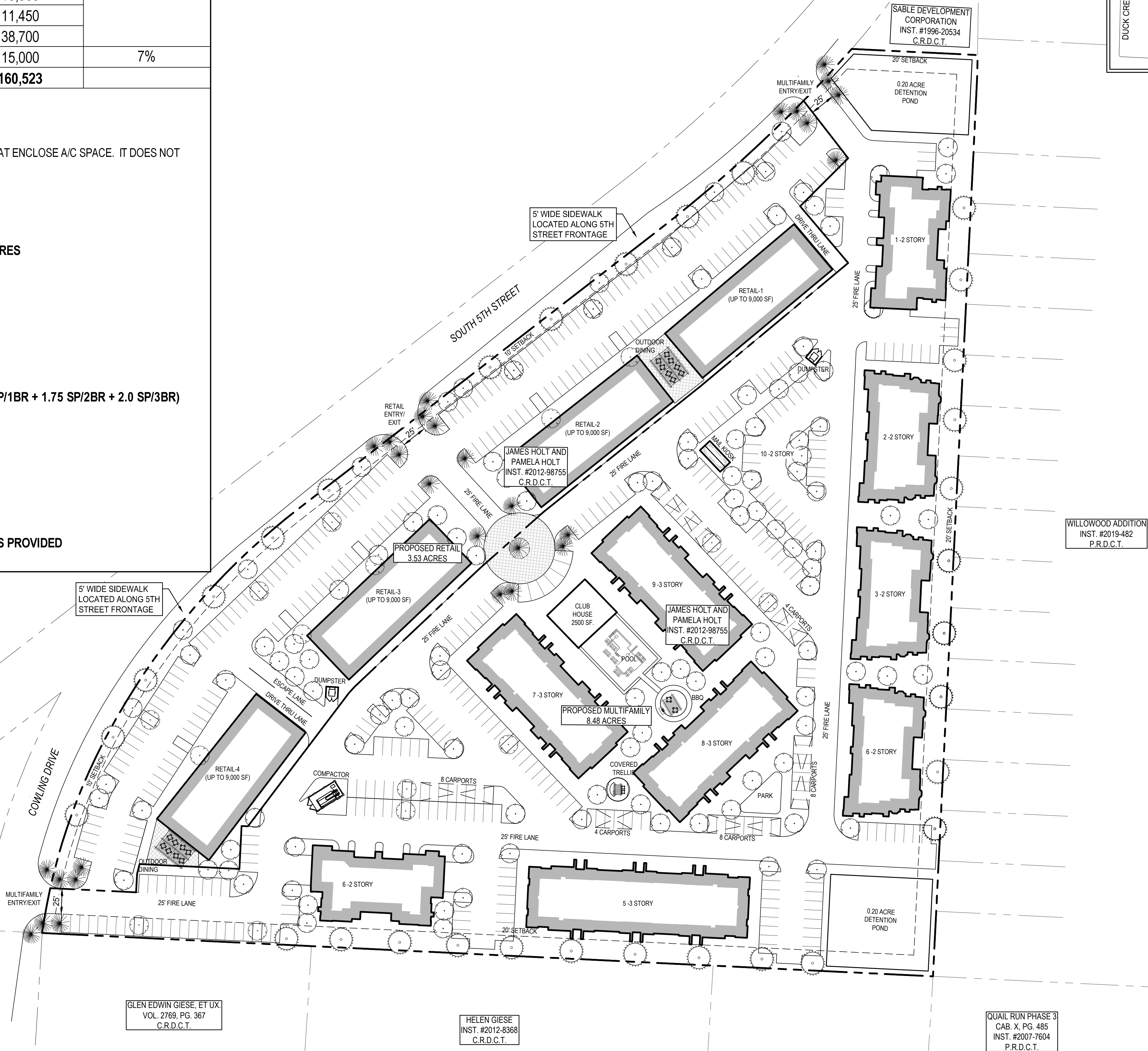
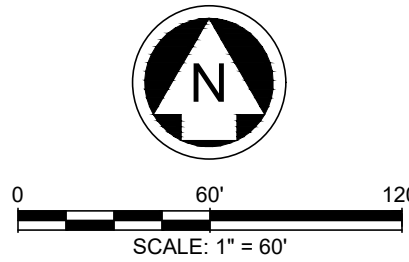
2021100

8/24/22



LOCATION MAP

SCALE : N.T.S.



SANGER PRESERVE

ZONING SITE PLAN EXHIBIT

SANGER, DENTON COUNTY, TEXAS



DRAWN: TBG	DATE: JULY 2022	PROJECT #: JPH21001	SHEET: C100
DESIGNED: TBG			
REVIEWER: AM			

EXHIBIT D

Item 5.

RESIDENTIAL PROPERTY AMENITIES:

- ☐ CLUBHOUSE
- ☐ YOGA / EXERCISE ROOM
- ☐ RESORT-STYLE POOL WITH TANNING LEDGE
- ☐ COMMUNITY BBQ AREAS WITH GRILLS
- ☐ COFFEE BAR / WI-FI CAFÉ
- ☐ WIRED FOR HIGH-SPEED INTERNET
- ☐ KITCHEN / SERVING AREA FOR PRIVATE RESIDENT FUNCTIONS IN CLUBHOUSE
- ☐ DOG PARK
- ☐ TRASH COMPACTOR (SINGLE LOCATION)
- ☐ PACKAGE LOCKERS

ADDITIONAL POTENTIAL RESIDENTIAL PROPERTY AMENITIES:

- ☐ DOG WASH STATION

UNIT AMENITIES:

- ☐ WOOD-LOOK LVT PLANK FLOORING
- ☐ TECH PACKAGE: DIGITAL WI-FI CONTROLLED THERMOSTAT, ELECTRONIC LOCKS, USB PORTS
- ☐ ENERGY EFFICIENT PACKAGE: DOUBLE-PANE WINDOWS, ENERGY STAR APPLIANCES, LED LIGHTS, LOW VOC PAINT
- ☐ SOLID SURFACE COUNTERTOPS
- ☐ STAINLESS STEEL KITCHEN APPLIANCES
- ☐ INCLUDES MICROWAVE
- ☐ WASHER / DRYER HOOK-UPS
- ☐ OVERSIZED WALK-IN SHOWERS *
- ☐ 2" WOOD LOOK BLINDS
- ☐ CEILING FANS
- ☐ 9' CEILINGS
- ☐ PRIVATE 'PUPPY' YARDS*
- ☐ COVERED / GARAGE PARKING *

ADDITIONAL POTENTIAL UNIT AMENITIES:

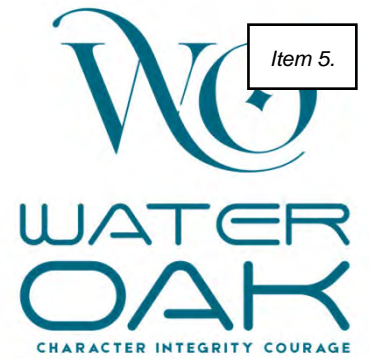
- ☐ KITCHEN PANTRIES *
- ☐ KITCHEN ISLANDS *
- ☐ WASHER / DRYER INCLUDED
- ☐ VALET TRASH PICK-UP

*Some Unit Amenities available for specific Units only.



SANGER
PRESERVE

EXHIBIT E



AUGUST 2022
DESIGN FEATURES & COMMUNITY FEATURES



SANGER
PRESERVE

Item 5.

*AN EXPERIENCED TEAM
ASSEMBLED FOR
MULTIFAMILY DEVELOPMENT*



WATER OAK LLC
OWNER / OPERATOR
PAMELA K. & JAMES HOLT



EJTJ VENTURES LLC, DALLAS, TEXAS
CONSULTANT - DEVELOPMENT
MARIE C. FREEMAN



CAF MANAGEMENT, FRISCO, TX
PROPERTY MANAGEMENT
TRENT WOODS & BROOKE HENDRY

HUMPHREYS & PARTNERS ARCHITECTS

HUMPHREYS & PARTNERS ARCHITECTS
ARCHITECT
MICHAEL SMITH, & MADISON KRUK



PELTON LAND SOLUTIONS
CIVIL ENGINEERING
RICHARD PAYNE & BRAD SICARD



PROJECT OVERVIEW

Item 5.

- ❑ THE SANGER PRESERVE | S. FIFTH AND COWLING, SANGER, TEXAS
- ❑ 170-UNITS MULTIFAMILY, WALK-UP COMMUNITY, TOTALING +/- 160K SF AND 3,000-3,3500 SF CLUBHOUSE, DESIGNED WITH RESIDENT AMENITIES ON APPROX. 12 ACRES. RESIDENTIAL AVG / ACRE: 20
 - FIVE 2-STORY RESIDENTIAL BLDGS | FOUR 3-STORY RESIDENTIAL BLDGS
- ❑ FOUR RETAIL BLDGS FOR A TOTAL OF UP TO 36,000 SF, INCLUDING OUTDOOR GATHERING SPACES
- ❑ RESIDENTS WILL ENJOY AMENITIES EXPECTED IN A NEW MULTIFAMILY COMMUNITY WHICH ARE NOT CURRENTLY AVAILABLE IN THE MARKET, INCLUDING: STAINLESS APPLIANCES, SOLID SURFACE COUNTERTOPS, RESORT STYLE POOL, 9 FT CEILINGS, WOOD-LOOK PLANK FLOORING & ENERGY EFFICIENCIES.

FLOOR PLAN	SF	UNIT MIX	% UNIT MIX
1 BED / 1 BATH	639 - 787	50	29%
2 BED / 2 BATH	925 – 1145	108	64%
3 BED / 2 BATH	1250	12	7%
TOTAL RENTABLE SF	160,523	170	100%
UNIT AVERAGE NET SF	944		
CLUBHOUSE SF (APPROX.)	3,000 – 3,500		
RETAIL SF (APPROX. MAX)	36,000		
PROJECTED AVG RENT PSF	\$1.60-1.70		
PROJECTED AVG RENT PER UNIT	\$1,580-1,685		

*ABOVE ARE ESTIMATES PENDING FINAL DESIGN & APPROVALS



- ❑ SANGER, TX, IS ONLY 15 MINUTES N. OF DENTON, TX
- ❑ THE CITY HAS A POPULATION OF JUST OVER 9,200 AS OF 2021 ESTIMATES, AN INCREASE FROM 7,000 IN 2010 (A 24% INCREASE). DENTON COUNTY HAS A POPULATION OF AN ESTIMATED 944,000. WHICH HAS GROWN BY OVER 41% SINCE 2010. [1]
- ❑ THE PROJECT IS LOCATED JUST 1.2 MILES FROM THE MAJOR I-35 FREEWAY ON I-35 BUSINESS.



The submittal for a variance includes revising parking requirements based on Section 19 (MF-2) and 23 (B-2) of the Building Code for Multifamily & Retail Parking

CURRENT PARKING REQUIRED:	
COMMERCIAL SPACES	144
RESIDENTIAL SPACES	288
TOTAL REQUIRED	432

PARKING PROVIDED:	MF-2	B-2	TOTAL
OPEN SURFACE SPACES	236	184	420
RESERVED CARPORT	40	0	40
PRIVATE GARAGES	24	0	24
TOTAL PROVIDED	300	184	484

All Residential Parking will be Reserved (both unassigned & assigned)

S. FIFTH AND COWLING

UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
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B1L-BH	2br/2ba	927	6	4%	5,562	
B1U-BH	2br/2ba	989	10	6%	9,890	
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TOTALS			170	100%	160,523	

UNIT AVERAGE NET SF : 944

*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE ANY SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

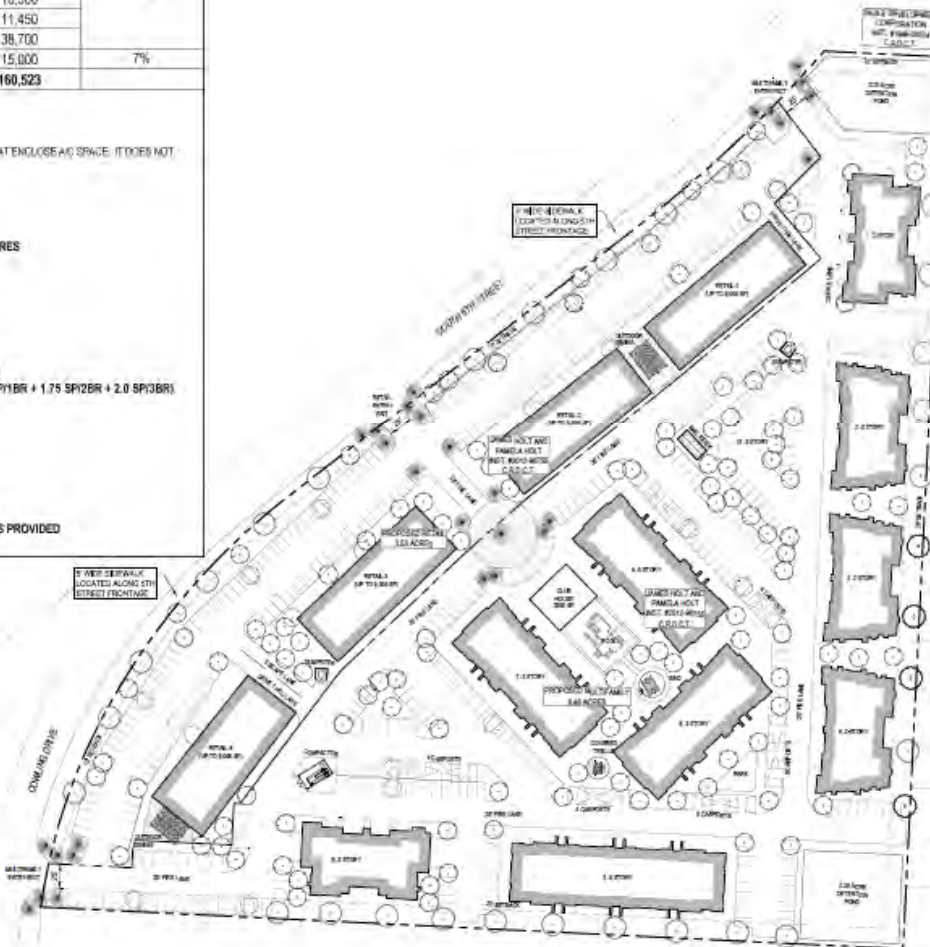
UNIT AVERAGE NET SF :

ACREAGE: 9.48 MF ACRES / 12.01 TOTAL ACRES
 DENSITY: 20.05 UNITS/ACRE
 RETAIL AREA UP TO 36000 S.F.

PARKING:
 REQUIRED

PROVIDED

144 RETAIL SPACES @ 1/250 S.F.
 288 RESIDENTIAL SPACES (1.5 SP1BR + 1.75 SP2BR + 2.0 SP3BR)
 432 TOTAL SPACES REQUIRED
 184 RETAIL SPACES
 24 GARAGE SPACES
 40 CARPORTS
 236 OPEN SURFACE SPACES
 300 TOTAL RESIDENTIAL SPACES PROVIDED
 484 TOTAL SPACES PROVIDED



LOCATION MAP
 SCALE: 1"=50'



SANGER PRESERVE

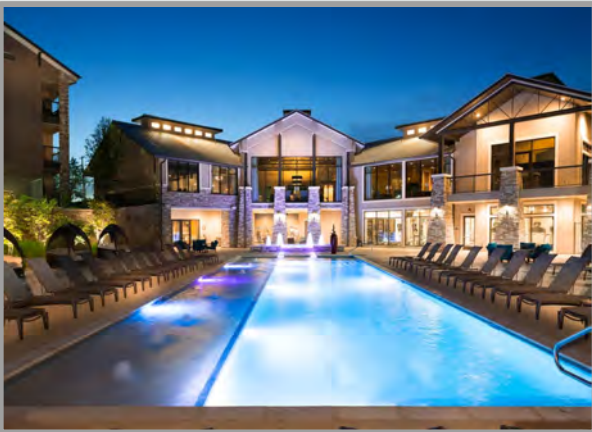
ZONING SITE PLAN EXHIBIT

SANGER, DENTON COUNTY, TEXAS

PELOTON
 LAND SOLUTIONS

UNAWY	ISS	DATE	PROJECT #	SHEET
DATE PREP:	ISS	JULY 2022	AP121001	C100
REVISIONS:	ISS			

IDEA BOARD - CLUBHOUSE & AMENITIES



IDEA BOARD — PROPERTY EXTERIOR

Item 5.



HERMOSA VILLAGE
LEANDER, TX
HUMPHREYS ARCHITECTS



CREEKSIDE PARK THE RESIDENCES
THE WOODLANDS, TX
HUMPHREYS ARCHITECTS



IDEA BOARD – UNIT INTERIORS

Item 5.



UNIT PLANS

Typical Floor Plans will range from 700 SF to 1300 SF

Item 5.



UNIT A1
HUD NET - 718 SQ. FT.



UNIT - B1
NET - 1050 SQ. FT.



UNIT C1
NET - 1190 SQ. FT.



UNIT A1-L
757 NET S.F.



UNIT A1-U
859 NET AC. SF



UNIT A2-L
813 S.F.

SCALE 1/4" = 1'-0" (24"x36" SHEET)



ENERGY STAR FEATURES

Item 5.

BUILDING WITH THESE ELEMENTS IN MIND RESULTS IN LOWER OPERATING COSTS, ENHANCES THE QUALITY OF LIFE FOR OUR RESIDENTS, AND MAXIMIZES VALUE FOR OUR INVESTORS AND SHAREHOLDERS.

- ☐ ENERGY STAR-RATED APPLIANCES *
- ☐ LOW VOC INTERIOR PAINTS
- ☐ ENERGY EFFICIENT DOUBLE-PANE WINDOWS & PATIO/BALCONY DOORS TO MAXIMIZE NATURAL LIGHT.
- ☐ INSULATION INCLUDING CAULKING OR SPRAY FOAM AROUND LIGHT SWITCH & OUTLET
- ☐ DIGITAL WI-FI CONTROLLED THERMOSTAT
- ☐ WOOD-LOOK PLANK FLOORING – GREEN RATED
- ☐ CABINETS SOURCED FROM WITHIN 500 MILES OF THE PROPERTY
- ☐ CEILING FANS
- ☐ 2” WOOD LOOK BLINDS
- ☐ NATIVE LANDSCAPE & PLANTINGS, WATER-SENSE IRRIGATION SYSTEM WITH SEPARATE METER
- ☐ LED / CFL LIGHTING
- ☐ INDIVIDUAL ELECTRIC & WATER METERING TO PROMOTE RESIDENT CONSERVATION
- ☐ HIGH-EFFICIENCY PLUMBING FIXTURES
- ☐ PACKAGE LOCKERS SHOWN TO REDUCE THE PROPERTY CARBON FOOTPRINT

**Applies to available appliances.*

PARCEL LOCKERS

Item 5.

SECURE PACKAGE DELIVERY FOR OUR RESIDENTS

~ ~ ~ ~ ~

WITH THE EXPLOSION OF ALL-THINGS DELIVERED RIGHT TO OUR 'DOOR-STEP', WE NEED A WAY TO SECURE THE IMPORTANT DELIVERIES OF OUR RESIDENTS ... **PACKAGE LOCKERS** PROVIDE EASY TO USE, AUTOMATED LOCKERS. NO WORRIES ABOUT NOT BEING HOME TO RECEIVE A PACKAGE — THE ULTIMATE IN RESIDENT CONVENIENCE!

Smartest Lockers.

Our industry-leading technology eliminates your package problems.



Smart
Infrared scanner to detect packages in each locker



Cool
Refrigerated lockers keep groceries, pharmaceuticals and temperature sensitive items cool



Convenient
Multi-sized lockers accept most sized packages and full ADA compliance support any user



Secure
Built in 24/7 cloud based video surveillance





Advanced
Manage deliveries with the Parcel Pending mobile app



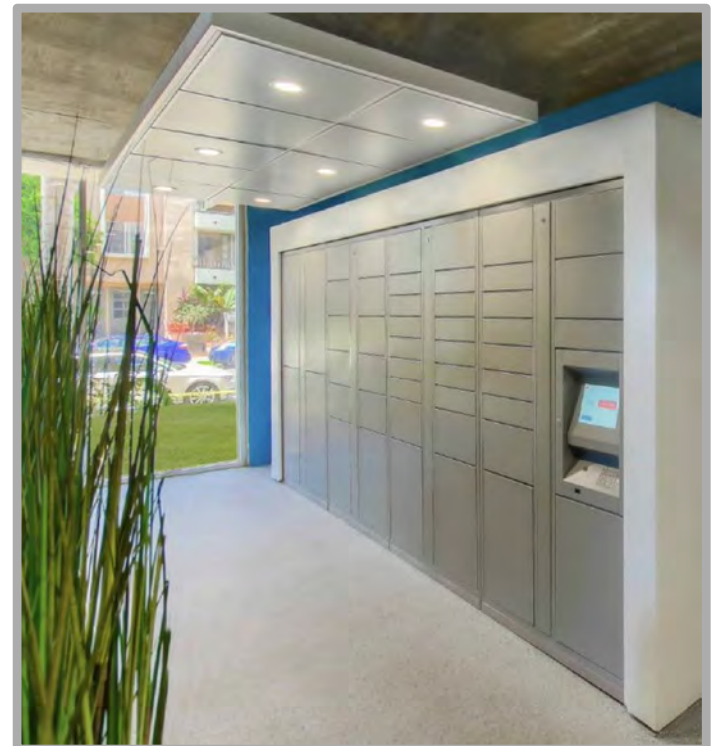
Customizable
Choice of color or custom wrap to match any aesthetic or branding



Fast
Barcode capture enables rapid package delivery

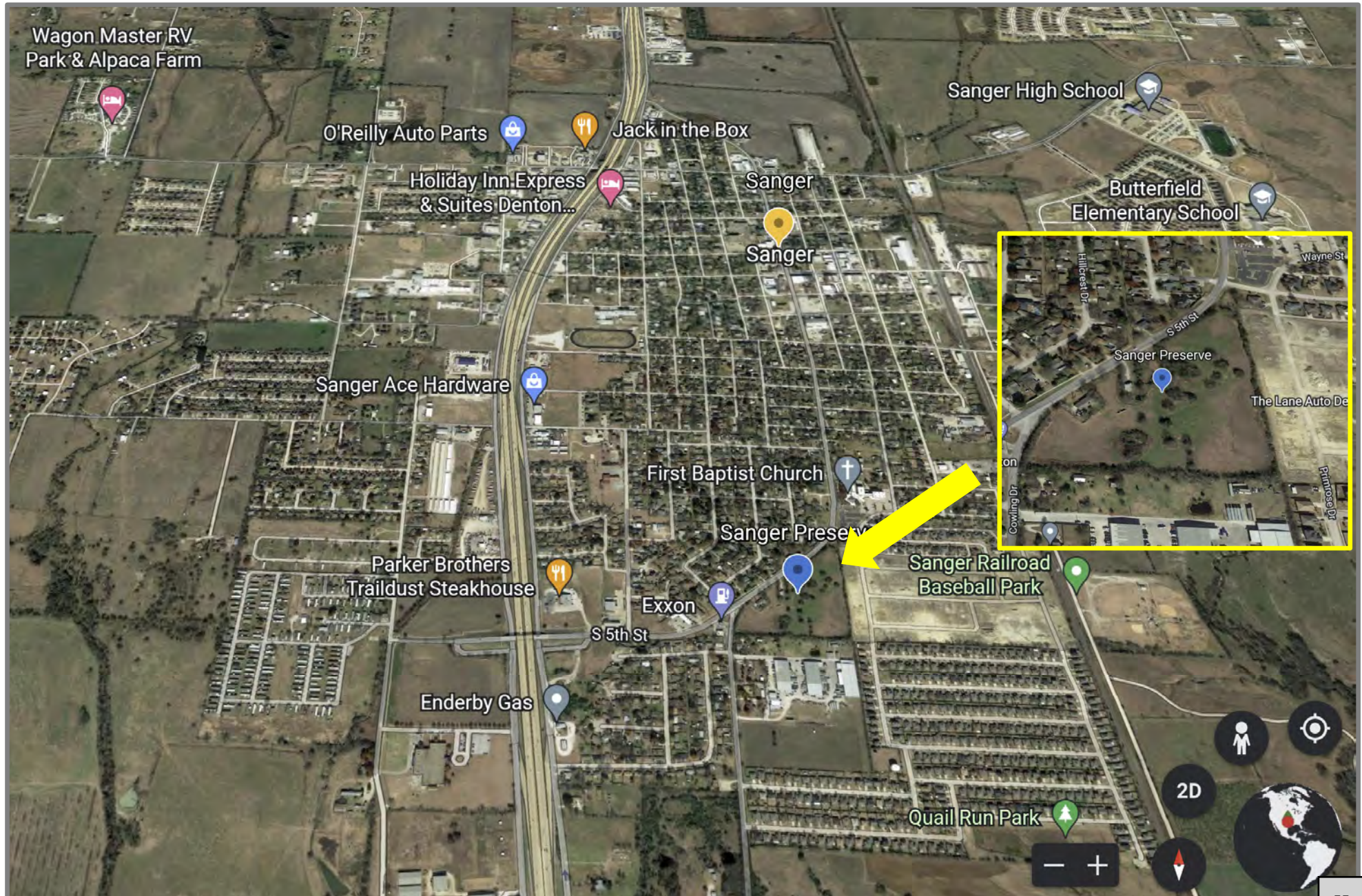


Courier Agnostic
Parcel Pending lockers accept deliveries from all couriers, ensuring 100% deliverability



LOCATION ~ S. FIFTH & COWLING, SANGER, TEXAS

Item 5.



THANK YOU FOR YOUR TIME &
CONSIDERATION!
WE LOOK FORWARD TO WORKING WITH
THE CITY OF SANGER TO BRING THIS
BEAUTIFUL COMMUNITY TO LIFE!









Response Form

22SANZON-0035

Zoning Change from Agricultural to Planned Development

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 or fax a copy to:

Email: rhammonds@sangertexas.org

Fax: (940) 458-4072

Project No: 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

Please circle one: In favor of request

Opposed to request

Comments:

We recently bought a house right behind this area and were attracted to this location for the fact that there was nothing behind us and it's quiet. Do not want loud noises, construction, and eventual stores basically in my backyard!

Signature

Printed Name

Dawn Murdock

Mailing Address

924 Primrose Dr.

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

924 Primrose Dr. Sanger 76266

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

Item 5.

You may also email or fax a copy to:
Email: rhammonds@sangertexas.org
Fax: (940) 458-4072

Project No: 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

Please circle one: In favor of request

Opposed to request

Comments:

Signature

David Zipper

Printed Name

DAVID ZIPPER

Mailing Address

212 Diane Dr.

City, State, Zip

SANGER, TX

Phone Number

Email Address

Physical Address of Property within 200 feet

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

You may also email or fax a copy to:
Email: rhammonds@sangertexas.org
Fax: (940) 458-4072

Project No: 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

Please circle one: In favor of request

Opposed to request

Comments:

Signature

Printed Name

Mailing Address

City, State, Zip

Phone Number

Email Address

Marly Delong

Marlys Delong

212 Diane

Sanger, TX 76266

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

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

You may also email or fax a copy to:

Email: rhammonds@sanger-texas.org

Fax: (940) 458-4072

Project No: 22SANZON-0035 / Zoning Change from Agricultural to Planned Development

Please circle one: In favor of request

☒ Opposed to request

Comments:

Signature

Dan McLean + Brad McCain

Printed Name

Dan McLean + Brad McCain

Mailing Address

211 Hillcrest St.

City, State, Zip

Sanger TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

211 Hillcrest St. Sanger TX 76266

Response Form

Item 5.

22SANZON-0035

Zoning Change from Agricultural to Planned Development

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Project No: 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

Please circle one: In favor of request

Opposed to request

Comments:

As the area has developed south of 5th & Aster Dr.
the Water Mains have broken on Dime Dr.
#204 206 & 208 have all had breaks from high velocity.
breaks exist on this main now.

Signature

Printed Name

Mailing Address

City, State, Zip

Phone Number

Email Address

Physical Address of Property within 200 feet

Response Form

22SANZON-0035

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Email: rhammonds@sangertexas.org

Fax: (940) 458-4072

Project No: 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

Please circle one: In favor of request

Opposed to request

Comments:

Will The City or The Developer be putting in
a Stoplight at 5th and Cowling. as well as other infrastructure
support 166 unit Apt Complex. They don't have the infrastructure to
supporting residences now. I think The City is putting The City before

Signature David Zipper

Printed Name David Zipper

Mailing Address 212 Diane Drive

City, State, Zip Sanger TX. 76266

Phone Number

Email Address

Physical Address of Property within 100 feet ~~1000~~

Response Form

22SANZON-0035

Zoning Change from Agricultural to Planned Development

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Attention: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

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Fax: (940) 458-4072

Project No: 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

Please circle one: In favor of request

Opposed to request

Comments: - Will the City be putting up a
stop light. 5th & Cowling?

Signature

Marly Delong

Printed Name

Marlys Delong

Mailing Address

212 Diane

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

Response Form

22SANZON-0035

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Email: rhammonds@sangertexas.org

Fax: (940) 458-4072

Project No: 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

Please circle one: In favor of request

Opposed to request

Comments:

The infrastructure to support this development is not in place. There is already too much traffic from the previous housing development. This city needs more roads before anything like this is considered further.

Signature

Printed Name

Brian Gomez

Mailing Address

502 Turtle Crk

City, State, Zip

Sanger TX

Phone Number

Email Address

Physical Address of Property within 200 feet

502 Turtle Crk, Sanger TX 76266



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 12, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on a Minor Plat of Lot 1, Block A of the Enderby Gas Addition, being 1.22 acres in the City of Sanger, and generally located on south east corner of the I-35 access road and Southside Drive.

SUMMARY:

- The applicant is proposing to create 1 lot of 1.22 acres from 2 unplatted tracts.
- The lot is currently the site of Enderby Gas.
- The site lost property due to the TxDOT expansion on the west and south sides of the lot.
- There is approximately 316 feet of frontage on S Stemmons and 134 feet of frontage on Southside Drive.
- The lot currently has access from the S Stemmons.
- The plat will reflect the new boundaries after the TxDOT taking.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:

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



SANGER
TEXAS

Project Name: 713 S. Stemmons
Minor Plat
Project: 22SANZON-0050

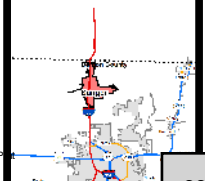


City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 8/21/2022 5:59:45 PM
Doc Name: 22SANZON-0050_713 S Stemmons Minor P





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

SUBDIVISION APPLICATION

<input type="checkbox"/>	Preliminary Plat Minor Plat
MP	

<input type="checkbox"/>	Final Plat/Replat Amended Plat

<input type="checkbox"/>	Vacating Plat Conveyance Plat

Applicant	Owner (if different from applicant)
Name: Lee Allison	Name: Claudia Ledford
Company: Allison Engineering Group	Company: Enderby Gas, Inc.
Address: 2415 N. Elm St	Address P.O. Box 717
City, State, Zip: Denton, TX 76201	City, State, Zip: Gainesville, TX 76241-0717
Phone 940-380-9453	Phone: 940-458-1993
Fax:	Fax:
Email: lallison@ae-grp.com	Email: donny@mackpro.com

Submittal Checklist

(Can deliver if needed)

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

Supporting Materials (List if provided): Aerial Map included in letter of intentR Number(s): 59607

Owner's Signature

8/17/2022

Date

Applicant's Signature

8/17/2022

Date

Office Use: Reviewed by Director of Development Services ___/___/___

<input type="checkbox"/>	Complete (Check #___)
<input type="checkbox"/>	Incomplete (Returned to Applicant ___/___/___)

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

August 17, 2022

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Re: Minor Plat – Enderby Gas Addition

AEG No: MPI2202

Dear Ms. Hammonds,

Allison Engineering Group (AEG) is delighted to present this Minor Plat on behalf of the property owner, Enderby Gas Inc.

The intent of this Minor Plat is to show the area that is being provided to TXDOT called PARCEL 56 CALLED 0.0674 ACRES STATE OF TEXAS DOC. NO. 221-11175 O.R.D.C.T. The Minor Plat will also show the new boundary of the existing property.

Area Description:

The site is located at 713 S Stemmons Service Sanger, TX 76266 (see attached aerial). The current Zoning is B-2 Business. The current use is commercial as Enderby Gas Inc. is operating on this property.

Contacts:

Lee Allison, P.E., applicant or Claudia Ledford with Enderby Gas Inc., owner may be contacted regarding additional information needed to consider this request.

Respectfully Submitted,
Allison Engineering Group

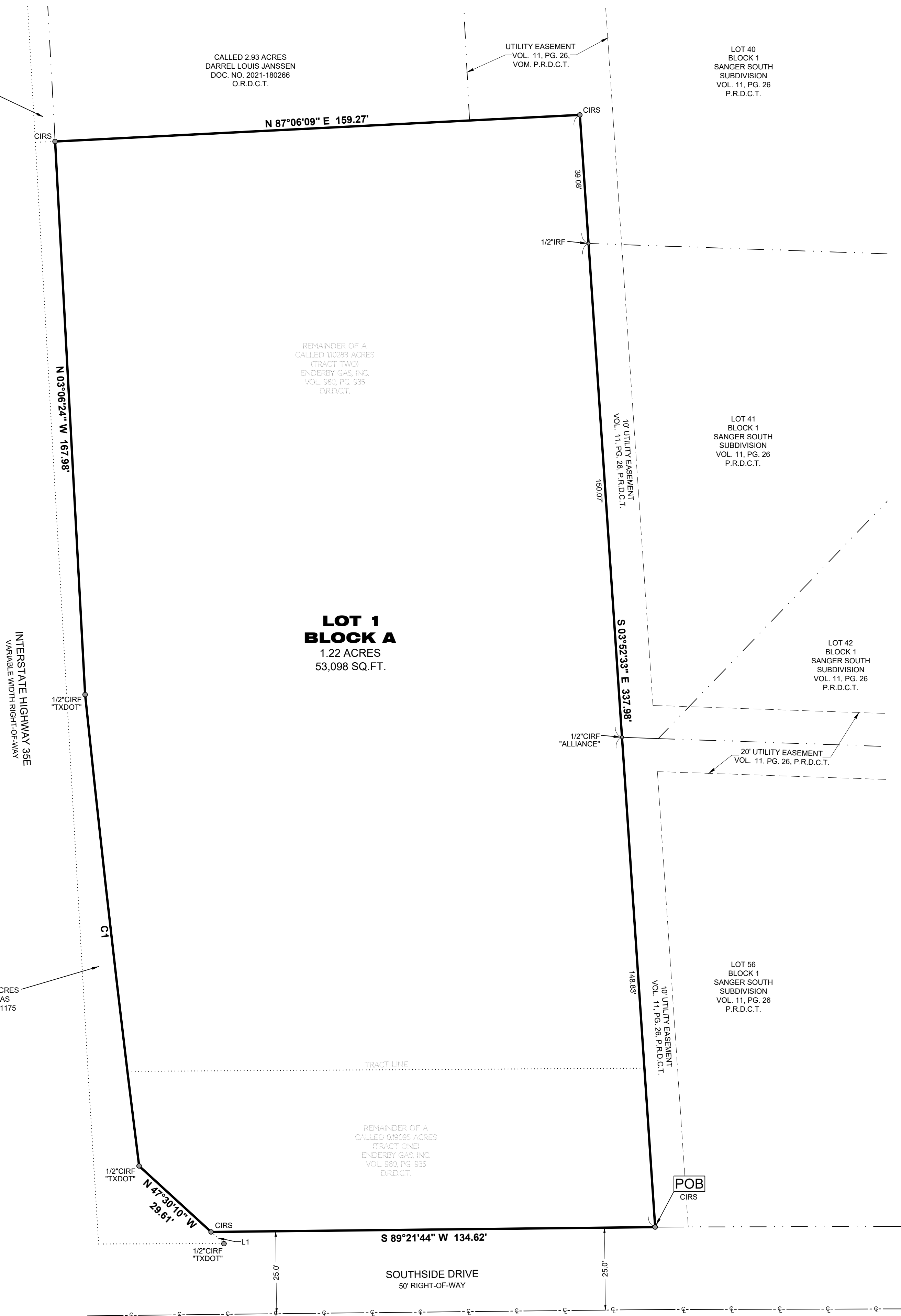
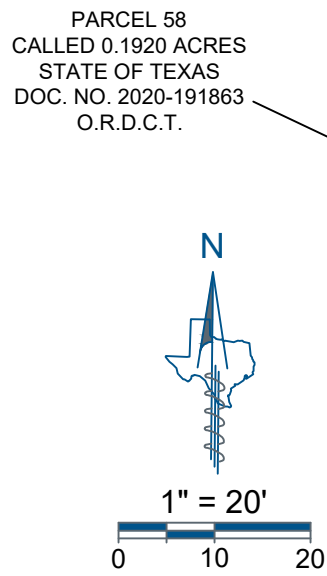
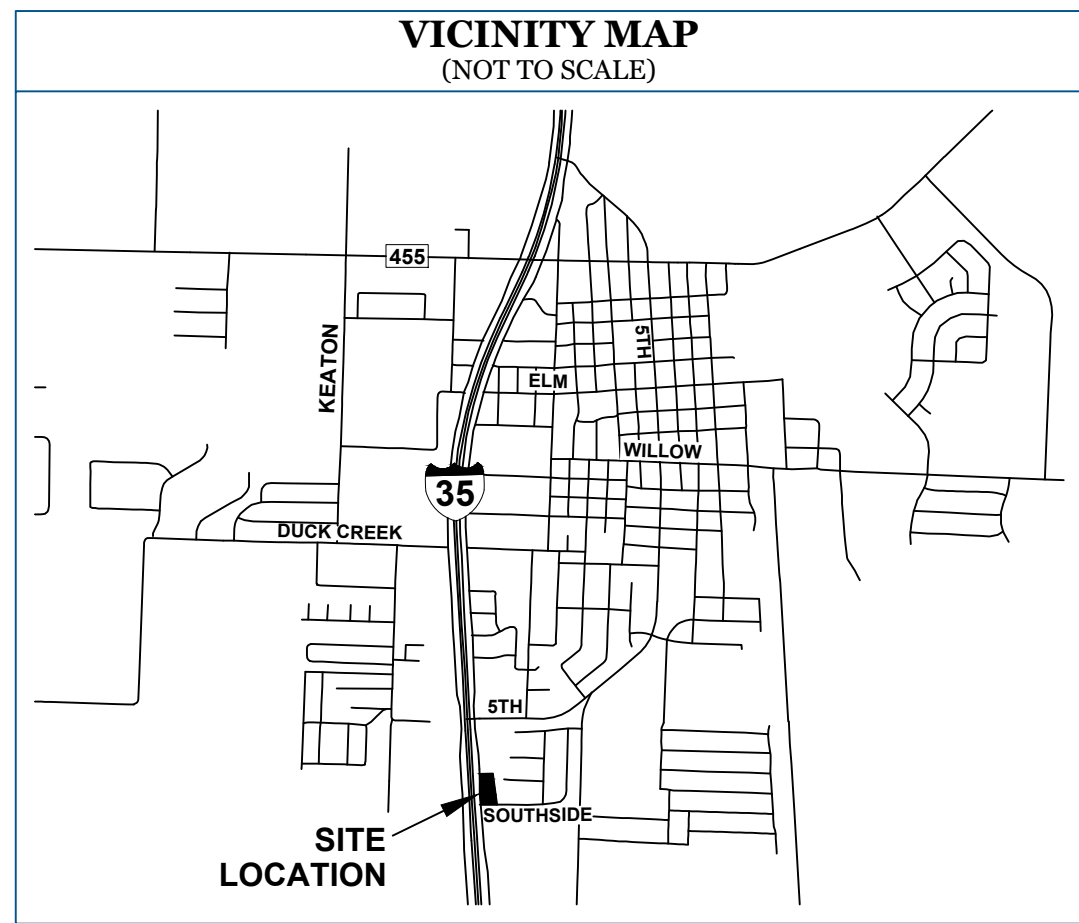


Lee Allison, P.E.

Attachments:
Aerial Map

Aerial Map





- GENERAL NOTES**
- The purpose of this plat is to create one (1) lot of record from two unplatted tracts of land.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0210G.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - 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.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.
 - Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
 - All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - All common areas, drainage easements, and detention facilities will be owned and maintained by teh HOA/POA. Any common area with in the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
 - This property is zoned B-2.

LEGEND	
PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
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P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	= DOCUMENT NUMBER
—	= PLAT BOUNDARY
- - -	= ADJOINER BOUNDARY

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **ENDERBY GAS, INC.** is the sole owner of a 1.22 acre tract of land out of the M.R. BURLESON SURVEY, ABSTRACT NUMBER 71, situated in the City of Sanger, Denton County, Texas, and being a portion of a called 0.19095 acre tract of land (Tract One) and a portion of a called 1.10283 acre tract (Tract Two) conveyed to Enderby Gas, Inc. by the Warranty Deed of record in Volume 980, Page 935, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north right-of-way line of Southside Drive (a 50' right-of-way, at the southwest corner of Lot 56, Block 1, Sanger South Subdivision, a subdivision of record in Volume 11, Page 26, of the Plat Records of Denton County Texas, and the southeast corner of said Tract One;

THENCE, S89°21'44"W, along the north right-of-way line of said Southside Drive, being the common south line of said Tract One, a distance of 134.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the cutoff line between the intersection of the north right-of-way line of said Southside Drive and the east right-of-way line of Interstate Highway 35E (a variable width right-of-way), same being the east line of a called 0.0674 acre tract of land (Parcel 56) conveyed to the State of Texas by deed of record in Document Number 2021-1175, of the Official Records of Denton County, Texas, from which a 1/2" iron rod with pink plastic cap stamped "TXDOT" found at the southeast corner of said Parcel 56 bears S47°30'10"E, a distance of 5.28 feet;

THENCE, along the east right-of-way line of said Interstate Highway 35E, same being the east line of said Parcel 46, the following three (3) courses and distances:

N47°30'10"W, a distance of 29.61 feet to a 1/2" iron rod with pink plastic cap stamped "TXDOT" found at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right, having a radius of 6455.00 feet, a chord bearing of N06°31'43"W, a chord length of 143.85 feet, a delta angle of 01°16'37", an arc length of 143.85 feet to a 1/2" iron rod with pink plastic cap stamped "TXDOT" found;

N03°06'24"W, a distance of 167.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north line of said Tract Two, at the northeast corner of said Parcel 46, the southeast corner of a called 0.1920 acre tract of land (Parcel 58) conveyed to the State of Texas by deed of record in Document Number 2020-191863, of said Official Records, and the southwest corner of a called 2.93 acre tract of land conveyed to Darrel Louis Janssen by deed of record in Document Number 2021-180266, of said Official Records;

THENCE, N87°06'09"E, along the south line of said 2.93 acre tract, being the common north line of said Tract Two, a distance of 159.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at an interior ell corner of Lot 40, Block 1, of said Sanger South Subdivision and the northeast corner of said Tract Two;

THENCE, S03°52'33"E, along the west line of said Lot 40, being the common east line of said Tract Two, passing at a distance of 39.08 feet a 1/2" iron rod found at the southwest corner of said Lot 40 and the northwest corner of Lot 41, Block 1, of said Sanger South Subdivision, and continuing along said common line, passing at a distance of 189.15 feet the southwest corner of said Lot 41 and the northwest corner of said Lot 56, and continuing a total distance of 337.98 feet to the **POINT OF BEGINNING** and containing an area of 1.22 Acres, or (53098 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **ENDERBY GAS, INC.**, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **ENDERBY GAS ADDITION** an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall 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 ____, 2022.

ENDERBY GAS, INC., a Texas Corporation, owner

BY: _____
Signature of Authorized Agent Date

BY: _____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF DENTON §

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 ____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402 _____ Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 ____, 2022.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

CITY OF SANGER
DENTON COUNTY, TEXAS

Chairman, Planning & Zoning Commission _____ Date
Mayor, City of Sanger, Texas

Thomas Muir _____ Date
Mayor, City of Sanger, Texas

ATTEST:

Kelly Edwards, City Secretary _____ Date
City of Sanger, Tx

MINOR PLAT
ENDERBY GAS ADDITION
LOT 1, BLOCK A
1.22 ACRES
1 LOT

BEING A PORTION OF A CALLED 0.19095 ACRES (TRACT ONE) AND
A PORTION OF A CALLED 1.10283 ACRES (TRACT TWO)
RECORDED IN VOLUME 980, PAGE 935, D.R.D.C.T.
IN THE M.R. BURLESON SURVEY, ABSTRACT No. 71,
CITY OF SANGER, DENTON COUNTY, TEXAS

Project	2010.080-02		EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	8/16/2022		
Drafter	BE		

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

OWNER
Enderby Gas, Inc.
P.O. Box 717
Gainesville, TX 76241-0717
(940) 458-1993

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°30'10" E	5.28'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	143.85'	6455.00'	1°16'37"	N 06°31'43" W	143.85'



DATE: 09/01/2022

1st REVIEW COMMENTS – Minor Plat (Enderby Gas Addition)

Request is for a Minor Plat of the Enderby Gas Addition Phase II platting Lot 1, Block A, being approximately 1.22 acres, prepared by Eagle Surveying, LLC, submitted on 08/17/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Describe and locate all permanent survey monument, pins, 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 shall be clearly marked including State Plane Coordinates NAD 83.
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 Council.
3. Show centerline of all existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
4. Provide a signed and notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
5. Add name, address and phone number of all utilities providing service to the development. If it is Sanger water, sewer and electric no will serve letter required, if another provider furnish will serve letter.

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 September 12, 2022, and for City Council meeting on Monday October 3, 2022.



3803 Parkwood Blvd. Suite 800
Frisco, Texas 75034
(214) 618-4570
Fax (214) 739-0095

September 6, 2022
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: **Minor Plat for Enderby Gas Addition**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Minor Plat for the Enderby Gas Addition located at the intersection of Southside Drive with Interstate Highway 35E.

We have completed our review of the plat and have the following comments:

1. Modify General Note 2 to match language in City ordinance:
"The subject property does not lie within a 100-year floodplain according to Community Panel No. _____, dated _____, of the National Flood Insurance Rate Maps for Denton County, Texas."
2. Modify General Note 6 to match language in City ordinance:
"Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"
3. Modify Owner's Certificate to match language in City ordinance:

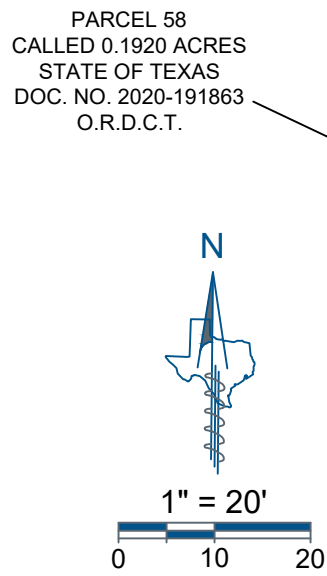
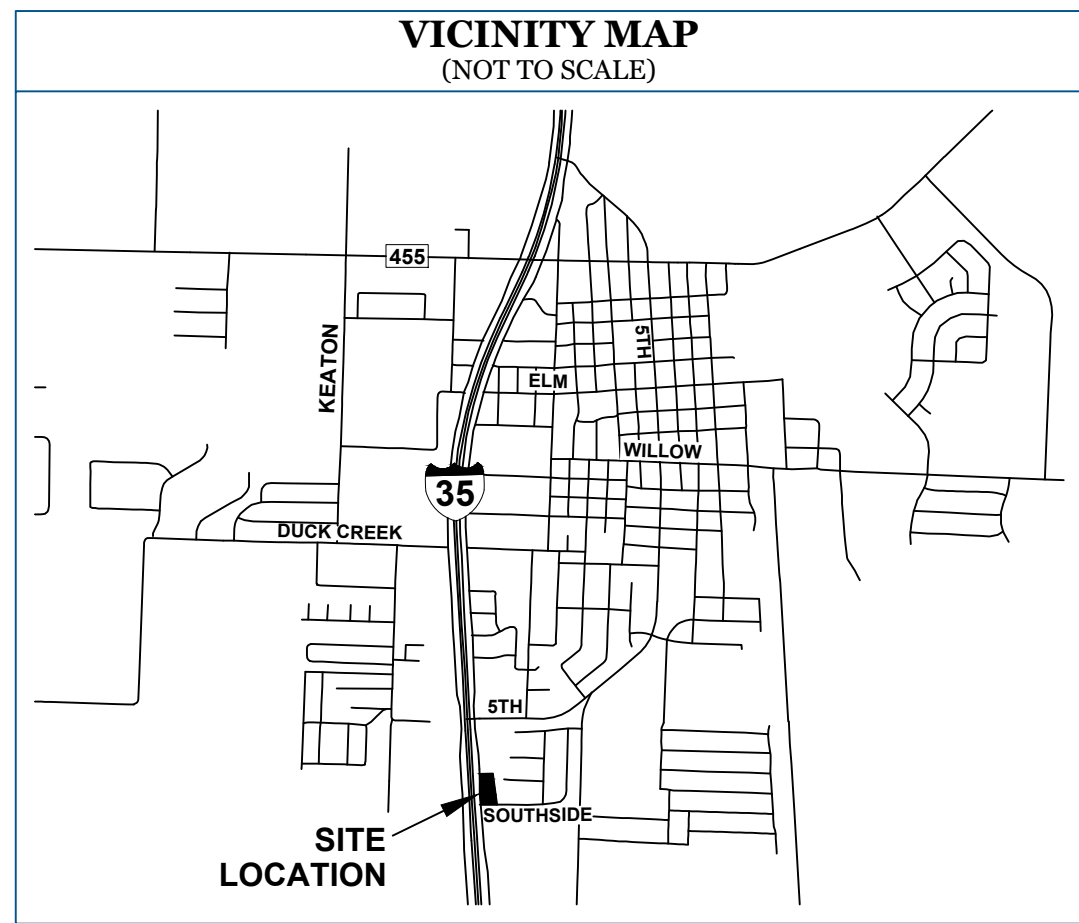
The Surveyor/Owner shall revise the plat to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7467.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312

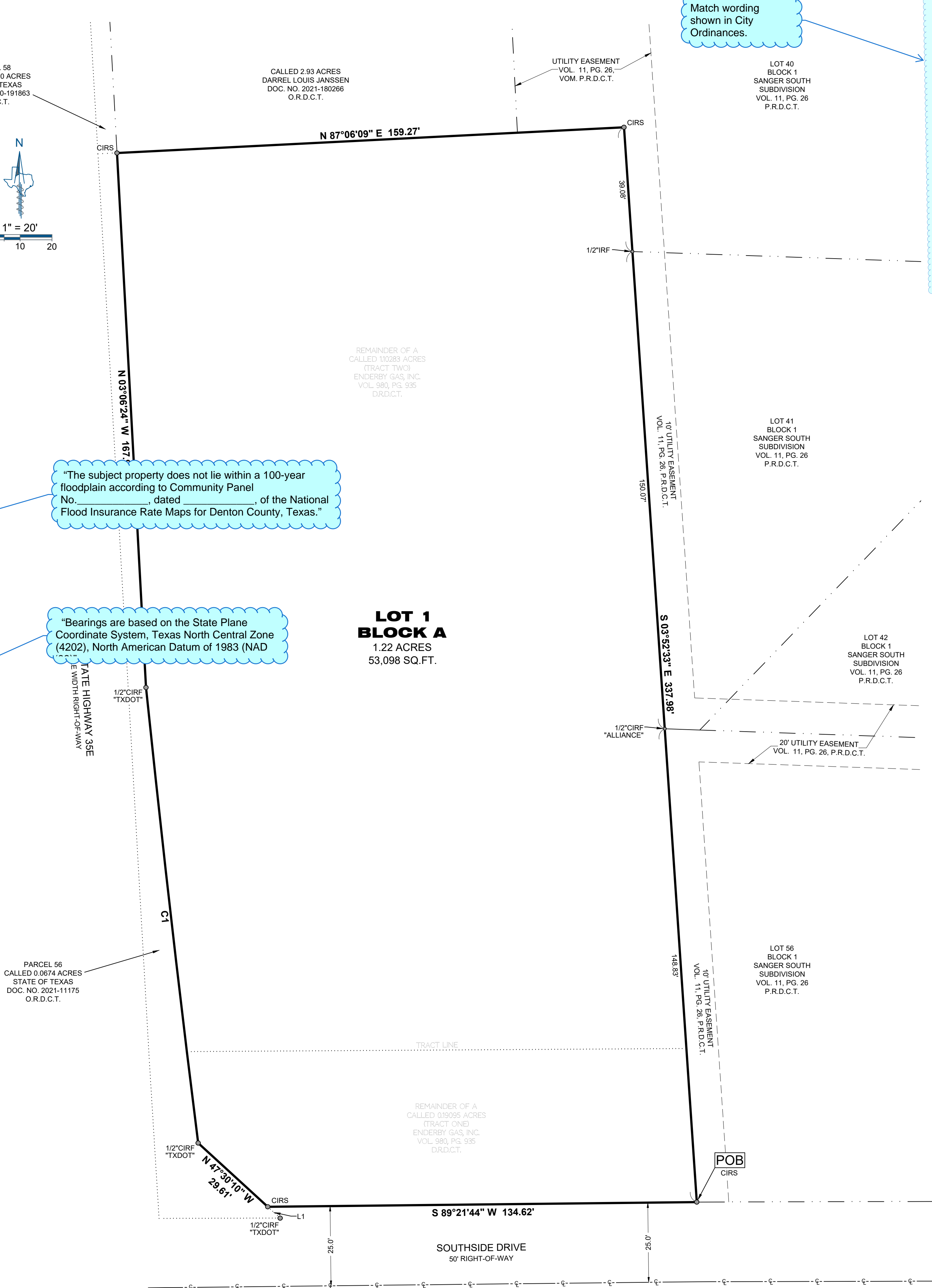
A blue ink signature of Steven D. Templer, consisting of stylized, overlapping loops and lines.

Steven D. Templer, P.E.
Senior Project Manager



- GENERAL NOTES**
- The purpose of this plat is to create one (1) lot of record from two unplatted tracts of land.
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P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	= DOCUMENT NUMBER
—	= PLAT BOUNDARY
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**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §
COUNTY OF DENTON §

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WITNESS MY HAND THIS ____ DAY OF ____, 2022.

ENDERBY GAS, INC., a Texas Corporation, owner

BY: _____
Signature of Authorized Agent Date

BY: _____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF DENTON §

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 ____, 2022.

Notary Public in and for the State of Texas

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I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402 _____ Date

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COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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.

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Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

CITY OF SANGER
DENTON COUNTY, TEXAS

Chairman, Planning & Zoning Commission _____ Date
Mayor, City of Sanger, Texas

Thomas Muir _____ Date
Mayor, City of Sanger, Texas

ATTEST:

Kelly Edwards, City Secretary _____ Date
City of Sanger, Tx

MINOR PLAT
ENDERBY GAS ADDITION
LOT 1, BLOCK A
1.22 ACRES
1 LOT

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Date	8/16/2022		
Drafter	BE		

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
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OWNER
Enderby Gas, Inc.
P.O. Box 717
Gainesville, TX 76241-0717
(940) 458-1993

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