

PLANNING & ZONING COMMISSION

MEETING AGENDA

DECEMBER 11, 2023, 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.](#) Consideration and possible action of the minutes from October 9, 2023, meeting.

ACTION ITEMS

- [2.](#) Consideration and possible action on a Minor Plat of Lots 1-3, Block A, of Mallard Estates, being 10.656 acres, located in the City of Sanger's ETJ, and generally located on the north side of Duck Creek Road approximately 1014 feet east of the intersection of Duck Creek Road and Sam Bass Road.

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

- [3.](#) Roberts Rules of Order

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 December 5, 2023, at 3:00 PM.

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 COMMUNICATION

DATE: December 11, 2023
FROM: Stefani Dodson, Secretary
AGENDA ITEM: Consideration and possible action of the minutes from October 9, 2023, meeting.

SUMMARY:
N/A

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

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from October 9, 2023

PLANNING & ZONING COMMISSION

MEETING MINUTES

OCTOBER 09, 2023, 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 Commissioner Miller called the Planning and Zoning meeting to order at 7:00 P.M.

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT:

Commissioner, Place 7	Lisa Freeman
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STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from August 14, 2023, meeting.
2. Consideration and possible action of the minutes from September 11, 2023, meeting.

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

Voting Yea: Commissioner Amendola, Commissioner Stone, Commissioner McAlister,
Commissioner Turner. The motion passes unanimously.

ACTION ITEMS

- 3. Consideration and possible action on a Minor Plat of Lot 1, Block A, of Lotus Addition, being 0.91 acres, located in the City of Sanger, and generally located on the west side of I-35 Frontage Road approximately 190 feet south of the intersection of Bolivar Street and I-35 Frontage Road.

Director Hammonds goes over the project and explains the applicant is proposing to create 1 commercial lot. Currently, there is one main building and one accessory building located on the site. The applicant wants to use the property for a car sales lot.

Commissioner McAlister makes a motion to approve with the condition all comments are met by City Council. Commissioner Gastelum seconded the motion.

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

- 4. Consideration and possible action on electing officers for the Planning and Zoning Board.

Commissioner Miller nominated Commissioner Stone for Vice Chairman.
Commissioner Stone nominated Commissioner Miller for Chairman.
Commissioner McAlister seconded both nominations.

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

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:21 P.M.



**PLANNING & ZONING COMMISSION
COMMUNICATION**

DATE: December 11, 2023
FROM: Ramie Hammonds, Development Services Director
AGENDA ITEM: Consideration and possible action on a Minor Plat of Lots 1-3, Block A, of Mallard Estates, being 10.656 acres, located in the City of Sanger’s ETJ, and generally located on the north side of Duck Creek Road approximately 1014 feet east of the intersection of Duck Creek Road and Sam Bass Road.

SUMMARY:

- The applicant is proposing to create 3 lots from two separate parcels.
- The site is located within the City of Sanger’s ETJ.
- Lot 1 will be 2.042 acres, Lot 2 will be 4.126 acres and Lot 3 will be 4.127 acres.
- There is currently an existing house on the property.
- The site will be served by Bolivar Water and CoServ Electric.

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 approval.

ATTACHMENTS:

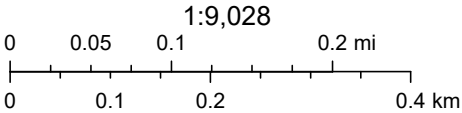
- Location Map
- Minor Plat
- Application
- Letter of Intent
- Planning review comments
- Engineering Comments

Denton CAD Web Map

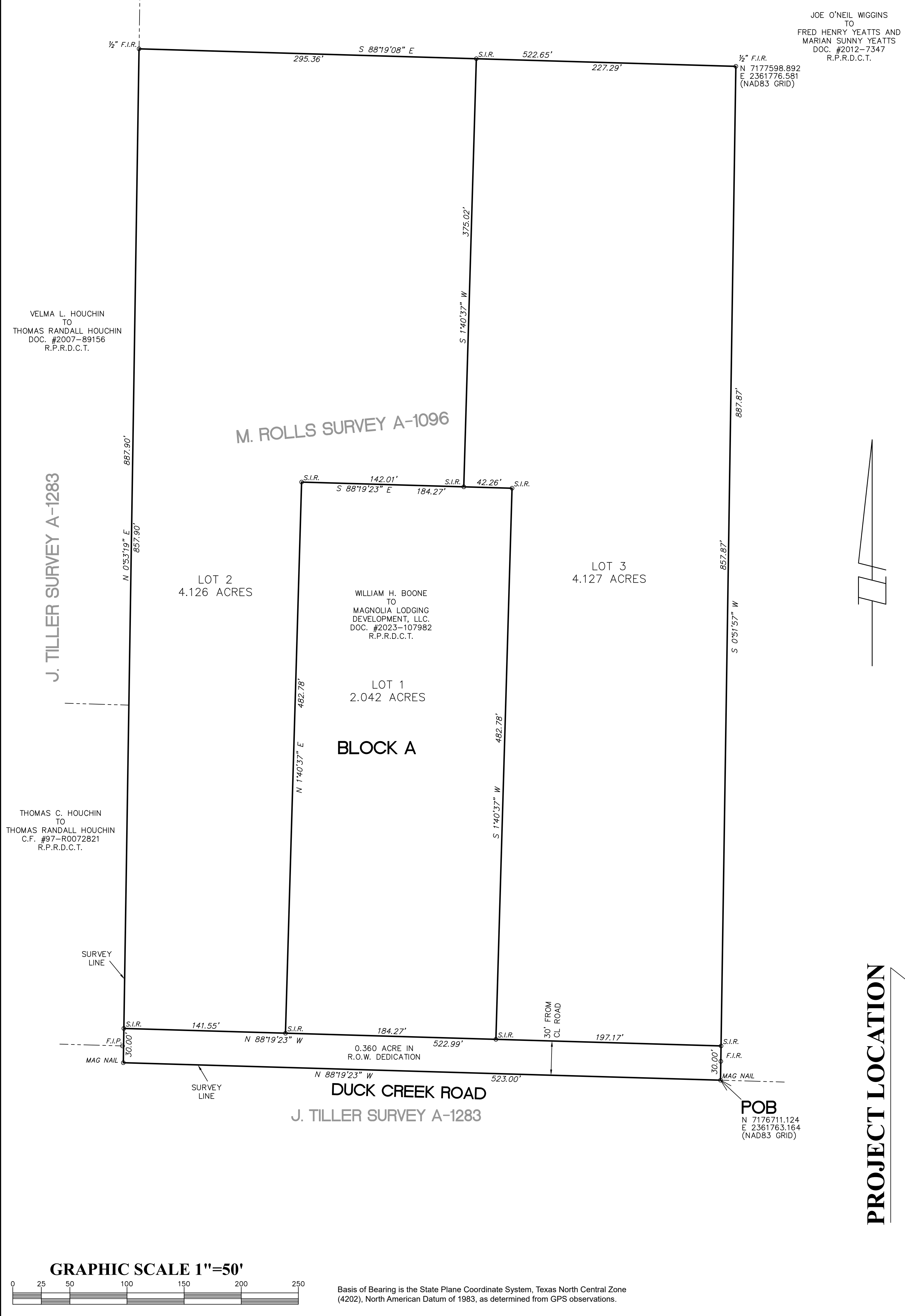


11/30/2023, 3:13:13 PM

-  Parcels
-  Roads



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



JOE O'NEIL WIGGINS
TO
FRED HENRY YEATTS AND
MARIAN SUNNY YEATTS
DOC. #2012-7347
R.P.R.D.C.T.

VELMA L. HOUCHIN
TO
THOMAS RANDALL HOUCHIN
DOC. #2007-89156
R.P.R.D.C.T.

THOMAS C. HOUCHIN
TO
THOMAS RANDALL HOUCHIN
C.F. #97-R0072821
R.P.R.D.C.T.

M. ROLLS SURVEY A-1096

J. TILLER SURVEY A-1283

LOT 2
4.126 ACRES

LOT 1
2.042 ACRES

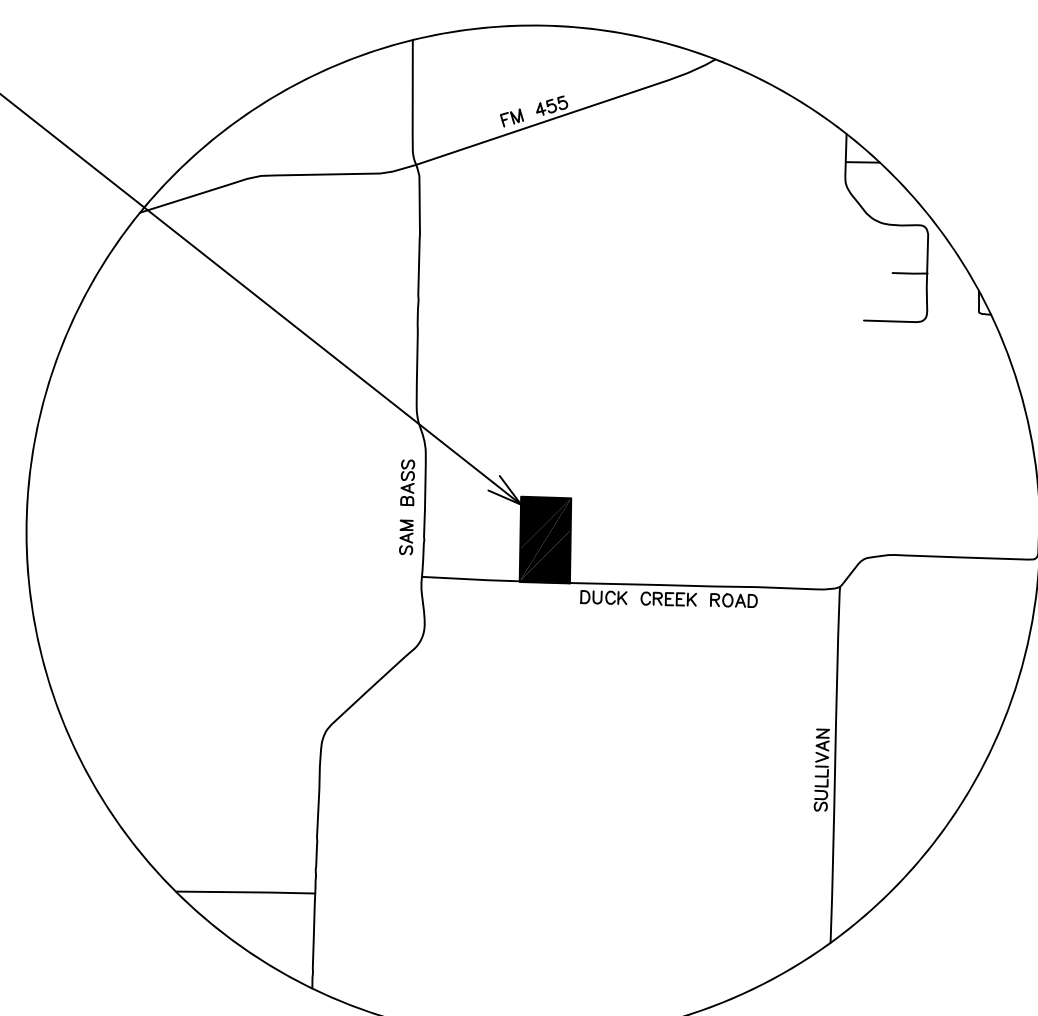
LOT 3
4.127 ACRES

BLOCK A

DUCK CREEK ROAD
J. TILLER SURVEY A-1283

POB
N 7176711.124
E 2361763.164
(NAD83 GRID)

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

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

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, Magnolia Lodging Development, LLC are the owners of that certain lot, tract, or parcel of land situated in the M. Rolls Survey Abstract Number 1096 in Denton County, Texas, being all that certain tract of land conveyed by deed from William H. Boone to Magnolia Lodging Development, LLC, recorded under Document Number 2023-107982, Real Property Records, Denton County, Texas, and being more particularly described as follows:
BEGINNING at a mag nail set for corner in Duck Creek Road, a public roadway, said point being the most southerly southwest corner of that certain tract of land conveyed by deed from Joe O'Neil Wiggins to Fred Henry Yeatts and Marian Sunny Yeatts recorded under Document Number 2012-7347, Real Property Records, Denton County, Texas;

THENCE N 88° 19' 23" W, 523.00 feet with said Duck Creek Road to a mag nail set for corner;

THENCE N 00° 53' 19" E, pass at 30.00 feet a capped iron rod marked RPLS 4561 set for north line of said Duck Creek Road, a total distance of 887.90 feet with the east line of that certain tract of land conveyed by deed from Thomas C. Houchin to Thomas Randall Houchin recorded under Clerk's File Number 97-R0072821, Real Property Records, Denton County, Texas and with the east line of that certain tract of land conveyed by deed from Velma L. Houchin to Thomas Randall Houchin recorded under Document Number 2007-89156, Real Property Records, Denton County, Texas, to an iron rod found for corner, said point being the most westerly southwest corner of said Yeatts tract;

THENCE S 88° 19' 08" E, 522.65 feet with a south line of said Yeatts tract to an iron rod found for corner in an inner ell of said Yeatts tract;

THENCE S 00° 51' 57" W, pass at 857.87 feet a capped iron rod marked RPLS 4561 set for north line of said Duck Creek Road, a total distance of 887.87 feet with a west line of said Yeatts tract to the **PLACE OF BEGINNING** and containing 10.656 acres of land, of which 0.360 acre is hereby dedicated for public roadway.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid owners of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent do hereby adopt this plat designating the herein above tract as **LOTS 1, 2 and 3, Block A, MALLARD ESTATES**, an addition to Denton County, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, utility easements, drainage easements, and public places as shown thereon for the purposes and consideration therein expressed. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 2023.

John Reierson, Vice President, Magnolia Lodging Development, LLC

STATE OF TEXAS
COUNTY OF DENTON:

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

Given under my hand and seal of office this ____ day of _____, 2023.

NOTARY PUBLIC
STATE OF TEXAS

APPROVED AND ACCEPTED

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

Mayor, City of Sanger, Texas _____ Date

ATTESTED BY

City Secretary, City of Sanger, Texas _____

CERTIFICATE OF SURVEYOR

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

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

NOTES:

1. The purpose of this plat is to create three platted lots from a previously unplatted tract of land.
2. No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0205G, dated April 18, 2011. (Subject property lies in Zone X.)
3. Subject property lies within the ETJ of the City of Sanger.
4. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
5. 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.
6. This plat does not alter or remove existing deed restrictions, if any, on this property.
7. Denton County shall not be responsible for maintenance of private roads, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owner set forth in this paragraph.
8. The maintenance of paving, grading, and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
9. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
10. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
11. Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
12. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
13. Construction not complete within two years of the City of Sanger approval shall be subject to current County Subdivision Rules and Regulations.
14. A driveway culvert must be obtained from Road and Bridge Departments by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
15. No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
16. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
17. Sanitary Sewer to be handled by facilities approved by the Denton County Health Department.

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

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

OWNER/DEVELOPER
MAGNOLIA LODGING
DEVELOPMENT, LLC.
417 OAKBEND DRIVE STE 170
LEWISVILLE, TX 75067
214-488-5211

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

FINAL PLAT
LOTS 1-3, BLOCK A OF
MALLARD ESTATES
BEING 10.656 ACRES IN THE
M. ROLLS SURVEY A-1096
ETJ CITY OF SANGER
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600

DRAWN BY: BTH SCALE: 1"=50' DATE: 26 OCTOBER, 2023 JOB NO: 237117



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



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

SUBDIVISION APPLICATION

Preliminary
Plat Minor
Plat

Final
Plat/Replat
Amended Plat

Vacating Plat
Conveyance
Plat

Applicant **OWNER**

Owner (if different from applicant) **APPLICANT**


Name: JOHN REIERSON	Name: JERALD YENSAN
Company: MAGNOLIA LODGING DEVELOPMENT	Company: LANDMARK SURVEYORS
Address: 417 OAKBEND DRIVE, SUITE 170	Address: 4238 I35 NORTH
City, State, Zip: LEWISVILLE, TX 75067	City, State, Zip: DENTON, TX 76207
Phone: 214-488-5211	Phone: 940-382-4016
Fax:	Fax:
Email: john.reierson@magnolialodging.com	Email: LANDMARKSV@AOL.COM

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): **R621599, R57714**


Owner's Signature

11/5/2023
Date


Applicant's Signature

11-5-2023
Date

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

City of Sanger, Texas
Ramie Hammonds
Director of Development Services

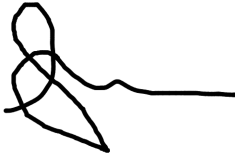
November 7, 2023

Ramie,

Please see attached application for a minor plat submittal.

Mallard Estates presently is not platted, and we are platting it into three legally platted residential lots.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'J' followed by a horizontal line extending to the right.

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



DATE: 11/22/2023

1st REVIEW COMMENTS – Minor Plat (Mallard Estates)

The request is for a Minor Plat of Mallard Estates containing 3 lots, being approximately 10.656 acres in the M. ROLLINS SURVEY, ABSTRACT A-1096, prepared by Landmark Surveyors, LLC. submitted on 11/15/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Provide accurate location, material, and **approximate size** of all monuments
2. Provide a signed and notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
3. Provide Right-of-Way dedication (if any).

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Minor Plat will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, December 11, 2023, and the City Council meeting on Tuesday, January 2, 2024.



November 21, 2023
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: **Mallard Estates Minor Plat -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Minor Plat for Mallard Estates. The submittal was prepared by Landmark Surveyors, LLC and was dated October 26, 2023.

We have completed our review and offer the following comments:

Minor Plat Comments

1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Denote subdivision boundary with heavy weighted line per ordinance 10.104.
3. Show centerline of Duck Creek Road. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline per ordinance 10.104(d)(10)(H).
4. Use standard notation outlined in ordinance 10.104(d)(10)(P).
5. Use standard language for certificate of ownership and dedication outlined in ordinance 10.104(d)(10)(W).
6. Provide closure report to verify subdivision boundary error of closure is within acceptable limits per ordinance 10.104(d)(10).

The surveyor shall revise the plat in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

HALFF ASSOCIATES, INC.

4000 FOSSIL CREEK BOULEVARD
FORT WORTH, TX 76137-2720

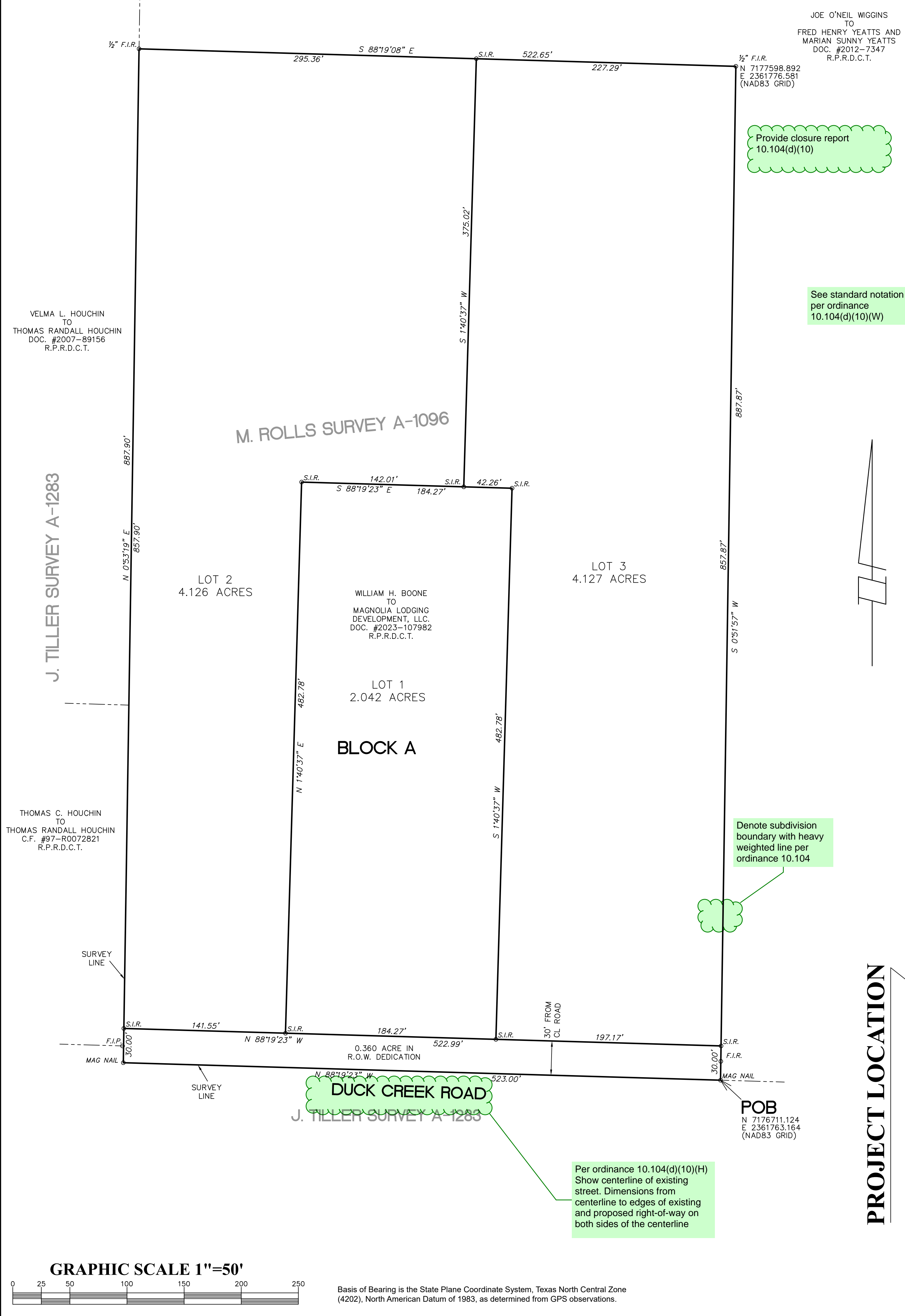
TEL (817) 847-1422
FAX (817) 232-9784

WWW.HALFF.COM

Ms. Ramie Hammonds
July 14, 2023
Page 2 of 2



Jamie Akomer, PE, PMP
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plat markups



JOE O'NEIL WIGGINS
TO
FRED HENRY YEATTS AND
MARIAN SUNNY YEATTS
DOC. #2012-7347
R.P.R.D.C.T.

Provide closure report
10.104(d)(10)

See standard notation
per ordinance
10.104(d)(10)(W)

Denote subdivision
boundary with heavy
weighted line per
ordinance 10.104

DUCK CREEK ROAD

Per ordinance 10.104(d)(10)(H)
Show centerline of existing
street. Dimensions from
centerline to edges of existing
and proposed right-of-way on
both sides of the centerline

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, Magnolia Lodging Development, LLC are the owners of that certain lot, tract, or parcel of land situated in the M. Rolls Survey Abstract Number 1096 in Denton County, Texas, being all that certain tract of land conveyed by deed from William H. Boone to Magnolia Lodging Development, LLC, recorded under Document Number 2023-107982, Real Property Records, Denton County, Texas, and being more particularly described as follows:

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THENCE N 88° 19' 23" W, 523.00 feet with said Duck Creek Road to a mag nail set for corner;

THENCE N 00° 53' 19" E, pass at 30.00 feet a capped iron rod marked RPLS 4561 set for north line of said Duck Creek Road, a total distance of 887.90 feet with the east line of that certain tract of land conveyed by deed from Thomas C. Houchin to Thomas Randall Houchin recorded under Clerk's File Number 97-R0072821, Real Property Records, Denton County, Texas and with the east line of that certain tract of land conveyed by deed from Velma L. Houchin to Thomas Randall Houchin recorded under Document Number 2007-89156, Real Property Records, Denton County, Texas, to an iron rod found for corner, said point being the most westerly southwest corner of said Yeatts tract;

THENCE S 88° 19' 08" E, 522.65 feet with a south line of said Yeatts tract to an iron rod found for corner in an inner ell of said Yeatts tract;

THENCE S 00° 51' 57" W, pass at 857.87 feet a capped iron rod marked RPLS 4561 set for north line of said Duck Creek Road, a total distance of 887.90 feet with the west line of said Yeatts tract to the **PLACE OF BEGINNING** and containing 10.656 acres of land, of which 0.360 acre is hereby dedicated for public roadway.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid owners of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent do hereby adopt this plat designating the herein above tract as **LOTS 1, 2 and 3, Block A, MALLARD ESTATES**, an addition to Denton County, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, utility easements, drainage easements, and public places as shown thereon for the purposes and consideration therein expressed. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 2023.

John Reierson, Vice President, Magnolia Lodging Development, LLC

STATE OF TEXAS
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared John Reierson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated.

Given under my hand and seal of office this ____ day of _____, 2023.

NOTARY PUBLIC
STATE OF TEXAS

see standard notation per
ordinance
10.104(d)(10)(P)(iii)

APPROVED AND ACCEPTED

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

Mayor, City of Sanger, Texas _____ Date _____

ATTESTED BY

City Secretary, City of Sanger, Texas _____

CERTIFICATE OF SURVEYOR

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

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

- NOTES:**
- The purpose of this plat is to create three platted lots from a previously unplatted tract of land.
 - No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0205G, dated April 18, 2011. (Subject property lies in Zone X.)
 - Subject property lies within the ETJ of the City of Sanger.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - Notice - selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Denton County shall not be responsible for maintenance of private roads, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owner set forth in this paragraph.
 - The maintenance of paving, grading, and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
 - All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
 - Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
 - Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
 - Construction not complete within two years of the City of Sanger approval shall be subject to current County Subdivision Rules and Regulations.
 - A driveway culvert must be obtained from Road and Bridge Departments by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
 - No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
 - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
 - Sanitary Sewer to be handled by facilities approved by the Denton County Health Department.

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

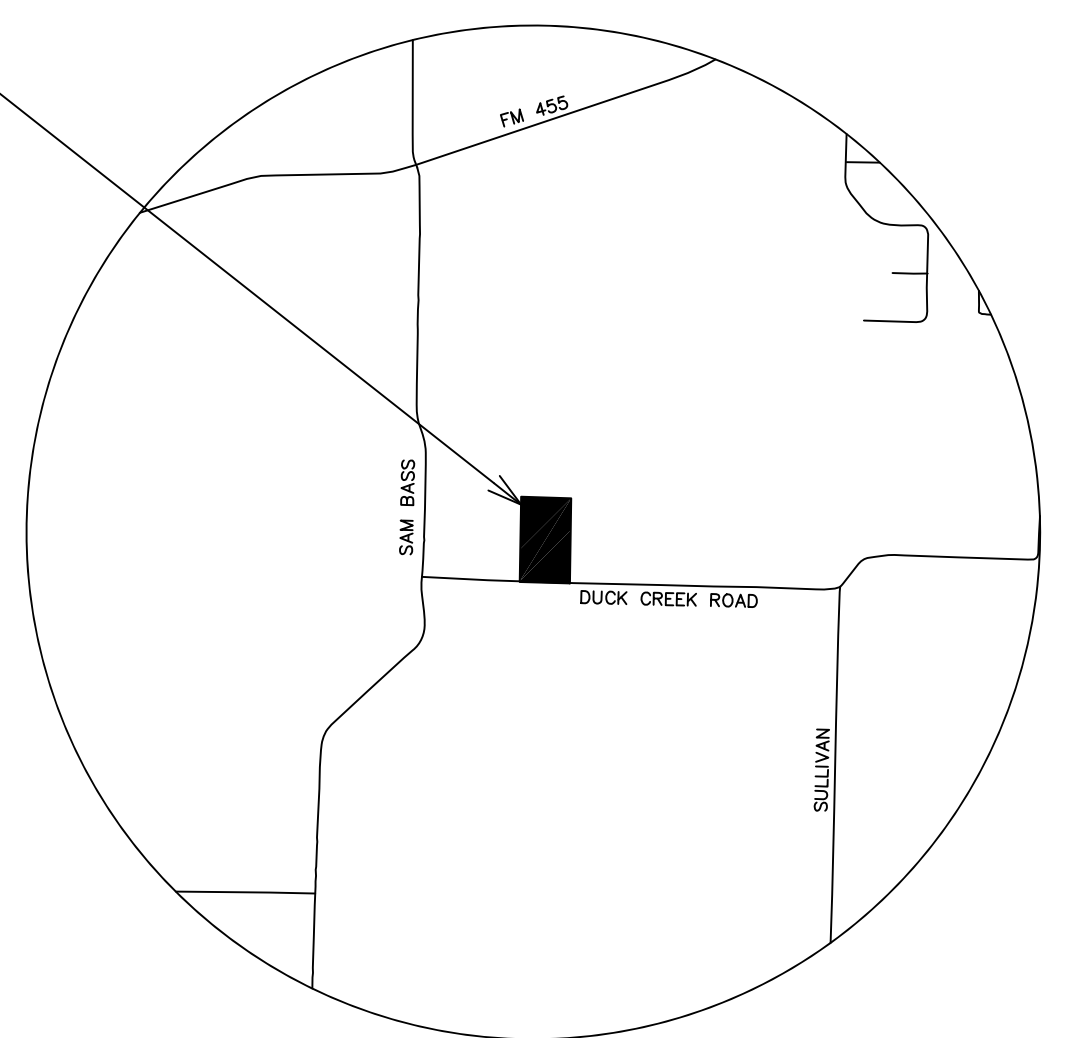
Electric service to be provided by:
Coserv Electric
7701 South Stemmons Fwy
Corinth, TX 76210
940-321-4800

OWNER/DEVELOPER
MAGNOLIA LODGING
DEVELOPMENT, LLC.
417 OAKBEND DRIVE STE 170
LEWISVILLE, TX 75067
214-488-5211

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

FINAL PLAT
LOTS 1-3, BLOCK A OF
MALLARD ESTATES
BEING 10.656 ACRES IN THE
M. ROLLS SURVEY A-1096
ETJ CITY OF SANGER
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600



VICINITY MAP
SCALE 1" = 2000'

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

Add ROW dedication to the
title block per ordinance
10.104(d)(10)(O)



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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 11, 2023
FROM: Ramie Hammonds, Development Services Director
AGENDA ITEM: Roberts Rules of Order

SUMMARY:

- Meeting Reference Sheet for Roberts Rules of Order.

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 approval.

ATTACHMENTS:

Roberts Rules of Order Reference

Basic Roberts Rules Of Order

For use for reference during meetings

AGENDAS A typical agenda includes...	TYPICAL LANGUAGE USED BY PERSON RUNNING MEETING
Call To Order	"I call this meeting to order"
Roll Call	"Will the secretary please do roll call?" "We have a quorum. Will the secretary please read the minutes of the last meeting"
Reading & Approval of Minutes	"Are there any corrections to the minutes?" "If there are no corrections, the minutes stand approved".
Reports of Officers	"We'll now move to the officer's reports. Will the treasurer, Jane Doe please read/submit their report." "Are there any questions concerning the treasurer's report? (if none) Will the Vice President now give their report?"
Unfinished Business	"We'll now move on to unfinished business. At the last meeting..."
New Business	"The meeting is now open for new business" "It has been moved and seconded that.....is there any further discussion?" "We will now vote on that motion that...All in favor say "Aye". All opposed say "Nay". The motion has passed.
Announcements	"Are there any announcements?" The next meeting will be held on....."
Adjournment	"May I please have a motion to adjourn the meeting?"

HANDLING MOTIONS

Member says, "I move that....". Another member seconds the motion, or chair asks, "is there a second?"

Chair states motion and asks for discussion.

Members enter into a debate. Make of motion has first right of floor. Debate only on merits of motion.

Debate is closed when no members seek further discussion.

Chair puts motion to vote.

Chair announces results of vote.

WHAT MINUTES MUST INCLUDE

- The kind of meeting begin held..regular, special, etc.
- The name of club
- Date, time and place of meeting
- Names of person running meeting
- Names of everyone in attendance.
- Approval of past meeting minutes with any corrections.
- Summaries of reports from officers.
- Exact final working of all motions with names of movers and seconders.
- Results of all votes.
- Points of order raised an appeals made, with the chair's ruling on each.
- Announcements.
- The time of adjournment.
- The signature of the secretary or person who took minutes.