

PLANNING & ZONING COMMISSION

MEETING AGENDA

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

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 August 14, 2023, meeting.
- [2.](#) Consideration and possible action of the minutes from September 11, 2023, meeting.

PUBLIC HEARING ITEMS

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.
- [4.](#) Consideration and possible action on electing officers for the Planning and Zoning Board.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and Commissioners to bring forward items they wish to discuss at a future meeting, A Commissioner may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Commission or at the call of the Chairman.

INFORMATIONAL ITEMS

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall is readily accessible to the general public at all times and posted on the City of Sanger website on October 6, 2023, at 8:15 AM.

Stefani Dodson

Stefani Dodson, Secretary

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 14, 2023
FROM: Stefani Dodson, Secretary
AGENDA ITEM: Consideration and possible action of the minutes from August 14, 2023, meeting.

SUMMARY:
N/A

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

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from August 14, 2023

PLANNING & ZONING COMMISSION

MEETING MINUTES

AUGUST 14, 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
Commissioner, Place 7	Lisa Freeman

BOARD MEMBERS ABSENT

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from April 10, 2023, meeting.

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

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

PUBLIC HEARING ITEMS

Commissioner Miller Opens the Public Hearings at 7:17 P.M.

2. Conduct a public hearing on a request for a rezoning from Agricultural (A) to Planned Development (PD) of approximately 20.504 acres of land, described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and East of Indian Lane.

Director Hammonds goes over the project. She explains the applicant acquired acreage and it would follow the same regulations of the current PD. Staff mailed out 3 notices and as of today, we received no responses.

3. Conduct a Public Hearing on a request for a Specific Use Permit (SUP) for a Food Truck use, at 904 S 5th Street, parking lot, located on approximately 0.291 acres of land described as A1241A TIERWESTER, TR, and generally located on the north side of 5th Street approximately 183 feet east of the intersection of 5th Street and Freese Drive.

Director Hammonds goes over the project. She explains the applicant Oscar's Tacos will remain at the site full-time and will not be mobile. The applicant will be leasing the space from 07/2023 to 07/2024. Staff mailed out 22 notices and as of today, we received no responses.

4. Conduct a public hearing on a request for the Replat of Lot 1R, Block A of the Powell Addition, being 1.05 acres located within the City of Sanger, generally located along the north side of Duck Creek Road approximately 511 feet west of the intersection of Duck Creek Road and South Stemmons Frwy.

Director Hammonds goes over the project and states the applicant is proposing to create 1 commercial lot. Staff mailed out 12 notices and as of today has not received any responses.

5. Conduct a public hearing on a rezoning from Planned Development-Townhome (PD-TH) to Planned Development-SF-1 (PD-SF-1) of approximately 14.908 acres of land, described as A0029A R BEEBE, 72B(2A), within the City of Sanger, and generally located on west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

Director Hammonds goes over the project and states the applicant is proposing to rezone the property from PD-TH to PD-SF-1. This will create 64 single-family lots and will follow the R-1 zoning requirements. Staff mailed out 34 public hearing notices and as of today received one response in favor and one response opposed.

Commissioner Miller Opens the Public Hearings at 7:32 P.M.

ACTION ITEMS

6. Consideration and possible action on the Final Plat of the Bentley Addition, being 1.064 acres of land described as A0658A JANUARY TR 33A, 34A, and 35A(PT) located in the City of Sanger's ETJ, and generally located on the east side of FM 2450 approximately 162 feet north of the intersection of FM 2450 and FM 455.

Director Hammonds goes over the plat and explains the applicant wants to create 1 lot from an unplatted tract. They want to build a commercial building. Staff does recommend approval.

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

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

7. Consideration and possible action on a rezoning from Agricultural (A) to Planned Development (PD) of approximately 20.504 acres of land, described as A0029A R BEEBE, 65B, within the City of Sanger, and generally located south of FM 455 and East of Indian Lane.

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

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

8. Consideration and possible action on a request for a Specific Use Permit (SUP) for a Food Truck use, at 904 S 5th Street, parking lot, located on approximately 0.291 acres of land described as A1241A TIERWESTER, TR, and generally located on the north side of 5th Street approximately 183 feet east of the intersection of 5th Street and Freese Drive.

Commissioner McAlister makes a motion to approve with a 1-year expiration. Commissioner Gastelum seconded the motion.

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

9. Consideration and possible action on a request for the Replat of Lot 1R, Block A of the Powell Addition, being 1.05 acres located within the City of Sanger, generally located along the north side of Duck Creek Road approximately 511 feet west of the intersection of Duck Creek Road and South Stemmons Frwy.

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

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

10. Consideration and possible action on a rezoning from Planned Development-Townhome (PD-TH) to Planned Development-SF-1 (PD-SF-1) of approximately 14.908 acres of land, described as A0029A R BEEBE, 72B(2A), within the City of Sanger, and generally located on west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

Commissioner Miller makes a motion to approve. Commissioner Freeman seconded the motion.

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

11. Consideration and possible action on the Minor Plat of Sims Street Addition, Block A, Lot 1 being 0.129 acres, located in the City of Sanger, and generally located on the east side of Sims Street approximately 97 feet north of the intersection of Sims St and Kirkland St.

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

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

12. Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Vape Shop.

Commissioner Amendola makes a motion to classify as a B-2 zoning. Commissioner McAlister seconded the motion.

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

13. Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Tattoo Shop.

Commissioner McAlister makes a motion to classify as a B-2 zoning. Commissioner Gastelum seconded the motion.

Voting Yea: Commissioner Amendola, Commissioner Miller, Commissioner Turner,

Commissioner Freeman, Commissioner Stone. The motion passes unanimously.

14. Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Tattoo Shop. **REPEAT of 13**
15. Consideration and possible action on a recommendation to the City Council for the zoning classification of a new unlisted use for a Vape Shop. **REPEAT of 12**

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 7:53 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 14, 2023
FROM: Stefani Dodson, Secretary
AGENDA ITEM: Consideration and possible action of the minutes from September 11, 2023, meeting.

SUMMARY:
N/A

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

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from September 11, 2023

PLANNING & ZONING COMMISSION

MEETING MINUTES

SEPTEMBER 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

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

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward.

PUBLIC HEARING ITEMS

Commissioner Miller Opens Public Hearings at 7:18 P.M.

1. Conduct a public hearing on a rezoning from "A" Agricultural to "I-1" Industrial 1 of approximately 3 acres of land, described as A0029A R BEEBE, 112, within the City of Sanger, and generally located on the east side of the I -35 Frontage Road, approximately 512 feet north of the intersection of the I-35 Frontage Road and Utility Road.

Director Hammonds goes over the project. She explains this is a 3 acres piece that the applicant is requesting to be rezoned to the same as the rest of their property. The applicant will be platting this property with the adjacent property in order to create one large industrial development.

2. Conduct a Public Hearing on a rezoning from "A" Agricultural to "SF-10" Single-Family 10 of approximately 1.01 acres of land, described as A1241A TIERWESTER, 206, within the City of Sanger, and generally located on the southwest corner of Duck Creek Road and Mesa Drive.

Director Hammonds goes over the project explaining the applicant wants the zoning to match surrounding properties. Staff mailed out 30 public notices and as of today we had one response opposed.

Commissioner Miller Closes the Public Hearings at 7:22 P.M.

ACTION ITEMS

3. Consideration and possible action on a rezoning from "A" Agricultural to "I-1" Industrial 1 of approximately 3 acres of land, described as A0029A R BEEBE, 112, within the City of Sanger, and generally located on the east side of the I -35 Frontage Road, approximately 512 feet north of the intersection of the I-35 Frontage Road and Utility Road.

Commissioner McAlister makes a motion to approve. Commissioner Miller seconded the motion.

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

4. Consideration and possible action on a rezoning from "A" Agricultural to "SF-10" Single-Family 10 of approximately 1.01 acres of land, described as A1241A TIERWESTER, 206, within the City of Sanger, and generally located on the southwest corner of Duck Creek Road and Mesa Drive.

Commissioner Miller makes a motion to approve. Commissioner McAlister seconded the motion.

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

5. Consideration and possible action on the Preliminary Plat of the Church Street Addition, being 1.01 acres, located in the City of Sanger, and generally located on the east side of South Stemmons Frwy at the intersection of I-35 Frontage Road and Church Street.

Director Hammonds explains the applicant would like to build an Urgent Care facility.

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

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

6. Consideration and possible action on the Final Plat of Clear Creek Intermediate School, Block A, Lot 1, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.

Director Hammonds pointed out the board had already seen the preliminary plat on this project.

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

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

7. Consideration and possible action on the Final Plat of Sanger High School, Block A, Lot 1 being 55.886 acres of land, located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.

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

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

8. Consideration and possible action on the Final Plat of Sanger Middle School, Block A, Lot 1, being 28.791 acres, located in the City of Sanger, and located at 105 Berry Street approximately 205 feet southwest of the intersection of Acker Street and Bolivar Street.

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

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

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:35 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 9, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: 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.

SUMMARY:

- The applicant is proposing to create 1 commercial lot.
- The lot is 0.91 acres and measures an average 220 feet across by an average 178 feet deep.
- The property will be served by City of Sanger Water and Sewer and Sanger Electric.
- There is one main building and one accessory building located on the site.
- The property will be utilized as a car sales lot.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Minor Plat

Application

Letter of Intent

Planning review comments

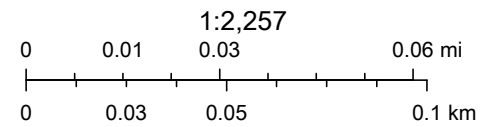
Engineering Comments

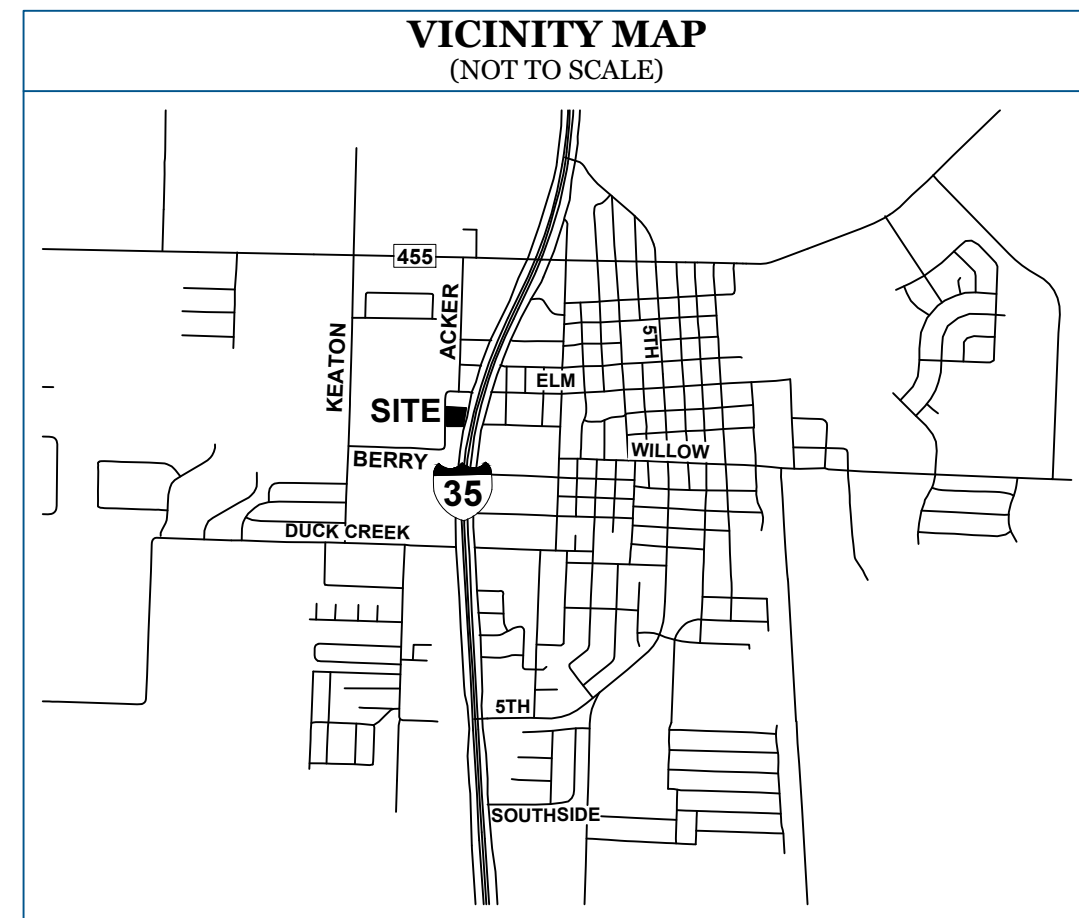
Denton CAD Web Map



10/4/2023, 4:47:03 PM

- Parcels
- Roads

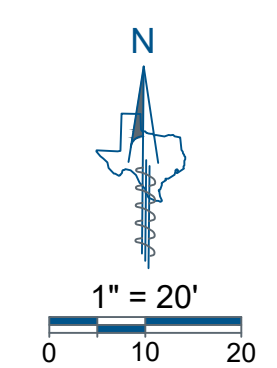
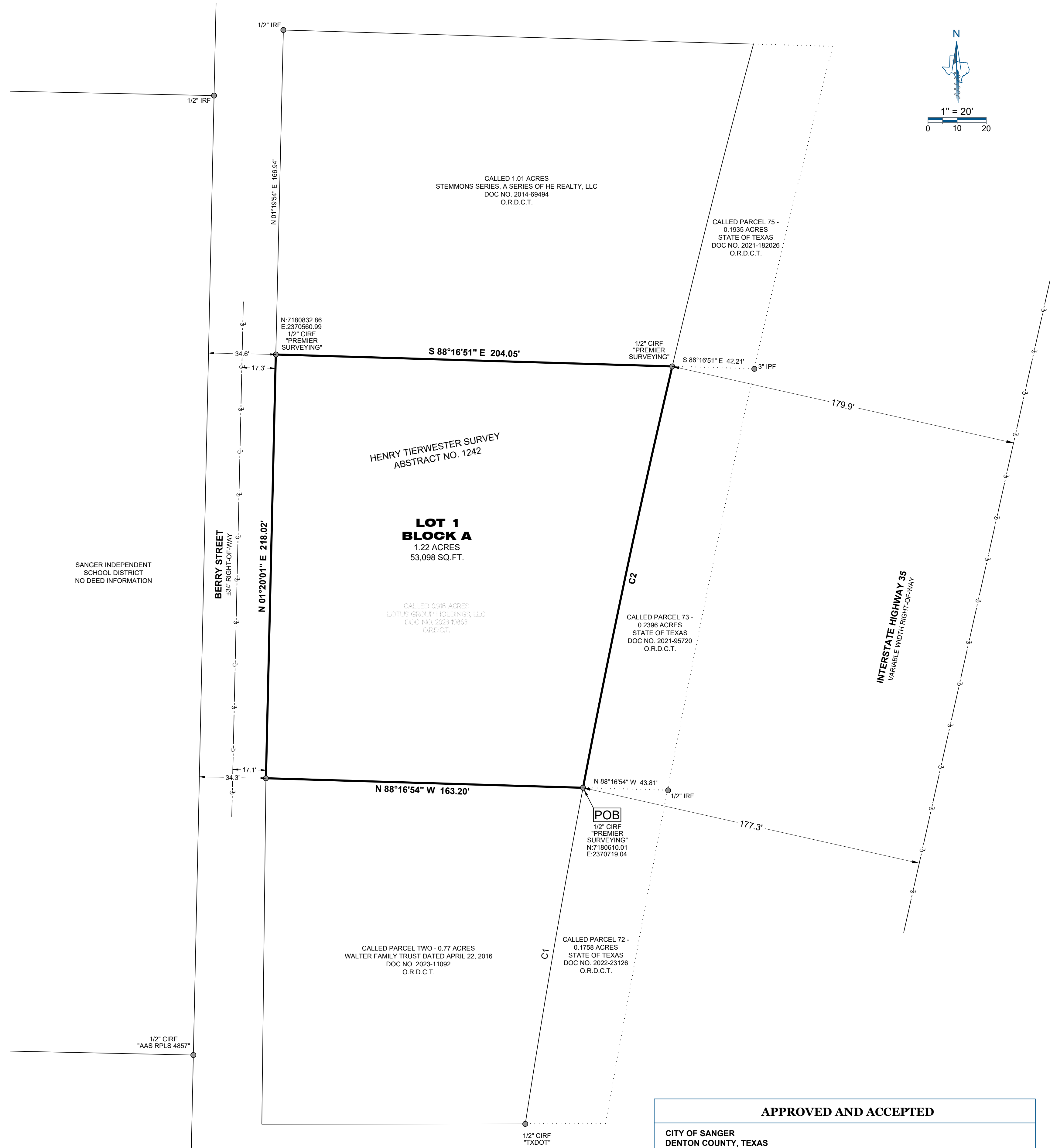




- GENERAL NOTES**
- 1.) The purpose of this plat is to create one lot of record.
 - 2.) The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 - 3.) The grid 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).
 - 4.) Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
 - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
 - 7.) 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.
 - 8.) All lots comply with the minimum size requirements of the zoning district.
 - 9.) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - 10.) All common areas, drainage easements, and detention facilities will be owned and maintained by the 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.
 - 11.) This plat does not alter or remove existing deed restrictions, if any, on this property.
 - 12.) Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
 - 13.) This property is zoned B-2.

LEGEND

PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
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, **LOTUS GROUP HOLDINGS, LLC** is the owner of 0.91 acres out of the Henry Tierwester Survey, Abstract Number 1242, situated in the City of Sanger, Denton County, Texas, being all of a called 0.916 acre tract of land conveyed to Lotus Group Holdings, LLC by General Warranty Deed with Vendor's Lien of record in Document Number 2023-10863 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod with cap stamped "PREMIER SURVEYING" found in the West right-of-way line of Interstate Highway 35 (I-35) at the Southwest corner of a called 0.2396 acre tract described as Parcel 73 conveyed to State of Texas by deed of record in Document Number 2021-95720 of said Official Records, the Northwest corner of a called 0.1758 acre tract described as Parcel 72 conveyed to State of Texas by deed of record in Document Number 2022-23126 of said Official Records, the Northeast corner of a called 0.77 acre tract described as Parcel Two conveyed to Walter Family Trust Dated April 22, 2016 by deed of record in Document Number 2023-11092 of said Official Records, also being the Southeast corner of said 0.916 acre tract;

THENCE, N88°16'54"W, along the North line of said 0.77 acre tract, being the common South line of said 0.916 acre tract, a distance of 163.20 feet to a 1/2" iron rod found in the East right-of-way line of Berry Street at the Northwest corner of said 0.77 acre tract, also being the Southwest corner of said 0.916 acre tract;

THENCE, N01°20'01"E, along the East right-of-way line of Berry Street, being the common West line of said 0.916 acre tract, a distance of 218.02 feet to a 1/2" iron rod with cap stamped "PREMIER SURVEYING" found at the Southwest corner of a called 1.01 acre tract conveyed to Stemmons Series, a Series of HE Realty, LLC by deed of record in Document Number 2014-69494 of said Official Records, also being the Northwest corner of said 0.916 acre tract;

THENCE, S88°16'51"E, along the South line of said 1.01 acre tract, being the common North line of said 0.916 acre tract, a distance of 204.05 feet to a 1/2" iron rod with cap stamped "PREMIER SURVEYING" found in the West right-of-way line of I-35 at the Southwest corner of a called 0.1935 acre tract described as Parcel 75 conveyed to State of Texas by deed of record in Document Number 2021-182026 of said Official Records, the Northwest corner of said Parcel 73, the Northeast corner of said 0.916 acre tract, also being the beginning of a non-tangent curve to the left;

THENCE, Along the West right-of-way line of I-35, being the common West line of said Parcel 73, also being the common East line of said 0.916 acre tract, along said non-tangent curve to the left, having a radius of 5151.00 feet, a chord bearing of S11°57'33"W, a chord length of 221.54 feet, a delta angle of 02°27'52", an arc length of 221.56 feet to the **POINT OF BEGINNING** and containing an area of 0.91 Acres, or (39,855 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT **LOTUS GROUP HOLDINGS, LLC**, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **LOTUS 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 _____, 2023.

LOTUS GROUP HOLDINGS, LLC

BY: _____ Date _____
 Signature of Authorized Agent

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 _____, 2023.

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 is true and correct and was prepared from an actual survey of the property made on the ground under my supervision 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 _____, 2023.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

CITY OF SANGER
 DENTON COUNTY, TEXAS

John Noblitt, City Manager
 City of Sanger, Texas _____ Date _____

Ramie Hammonds
 Director of Development Services,
 City of Sanger, Texas _____ Date _____

MINOR PLAT
LOTUS ADDITION
 LOT 1, BLOCK A
 0.91 ACRES
 1 LOT
 IN THE HENRY TIERWESTER SURVEY
 ABSTRACT NO. 1242
 CITY OF SANGER, DENTON COUNTY, TEXAS

JOB NUMBER 2308.071
 DATE 09/13/2023
 REVISION
 DRAWN BY TAR

Eagle Surveying, LLC
 222 South Elm Street
 Suite: 200
 Denton, TX 76201
 940.222.3009
 www.eaglesurveying.com
 TX Firm # 10194177

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

OWNER
 Lotus Group Holdings, LLC
 5312 Brazos Lane
 Argyle, TX 76226
 (713) 806-9844



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

SUBDIVISION APPLICATION

Preliminary Plat Minor Plat
 Plat

Final Plat/Replat Amended Plat

Vacating Plat Conveyance Plat

Applicant

Owner (if different from applicant)

Name:	Name: CAMYLA SILVA
Company: Eagle Surveying	Company: LOTUS GROUP
Address: 222 S Elm St, Ste 200	Address: 5312 BRAZOS LN
City, State, Zip: Denton, TX 76201	City, State, Zip: ARBYLE, TX 76226
Phone 940-222-3009	Phone: 713 806 9844
Fax:	Fax:
Email: tyler.rank@eaglesurveying.com	Email: dealership@LOTUSAUTO9.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): 199382, 978585

Camyla Silva
Owner's Signature

9-12-23
Date

Tyler Rank
Applicant's Signature

09/13/2023
Date

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

City of Sanger
201 Bolivar / P.O. Box 1729
Sanger, TX 76266

Tuesday September 13, 2023

Letter of Intent – 201 N Stemmons Fwy, Sanger, TX – PID 199381

To whom it may concern,

Eagle Surveying has been requested to prepare and submit a single-lot minor plat on property owned by Lotus Group Holdings, LLC located at 201 N Stemmons Freeway in the City of Sanger. The intent of this plat is to create a legal lot of record from an unplatted tract of land.

If there are any questions or comments, please feel free to contact me directly.

Thank you,

Tyler Rank
Eagle Surveying
222 S Elm Street, Ste 200
Denton, TX 76201
940-222-3009
Tyler.rank@eaglesurveying.com



DATE: 09/29/2023

1st REVIEW COMMENTS – Minor Plat (Lotus Addition)

The request is for a Minor Plat of Lotus Addition containing 1 lot, being approximately 0.91 acres in the HENRY TIERWESTER SURVEY, ABSTRACT NO 1242, prepared by Eagle Surveying, LLC submitted on 09/13/2023. 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. Correct approval box to match checklist (Chairman, Planning & Zoning and Mayor)

Informational Comments

1. The property is within the City of Sanger.
2. The Minor Plat will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, October 9, 2023, and the City Council meeting on Monday, November 6, 2023.



September 28, 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: **Lotus Addition Minor Plat -Review #1**

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the Minor Plat for the Lotus Addition. The submittal was prepared by Eagle Surveying, LLC and was dated September 13, 2023.

We have completed our review and offer the following comments:

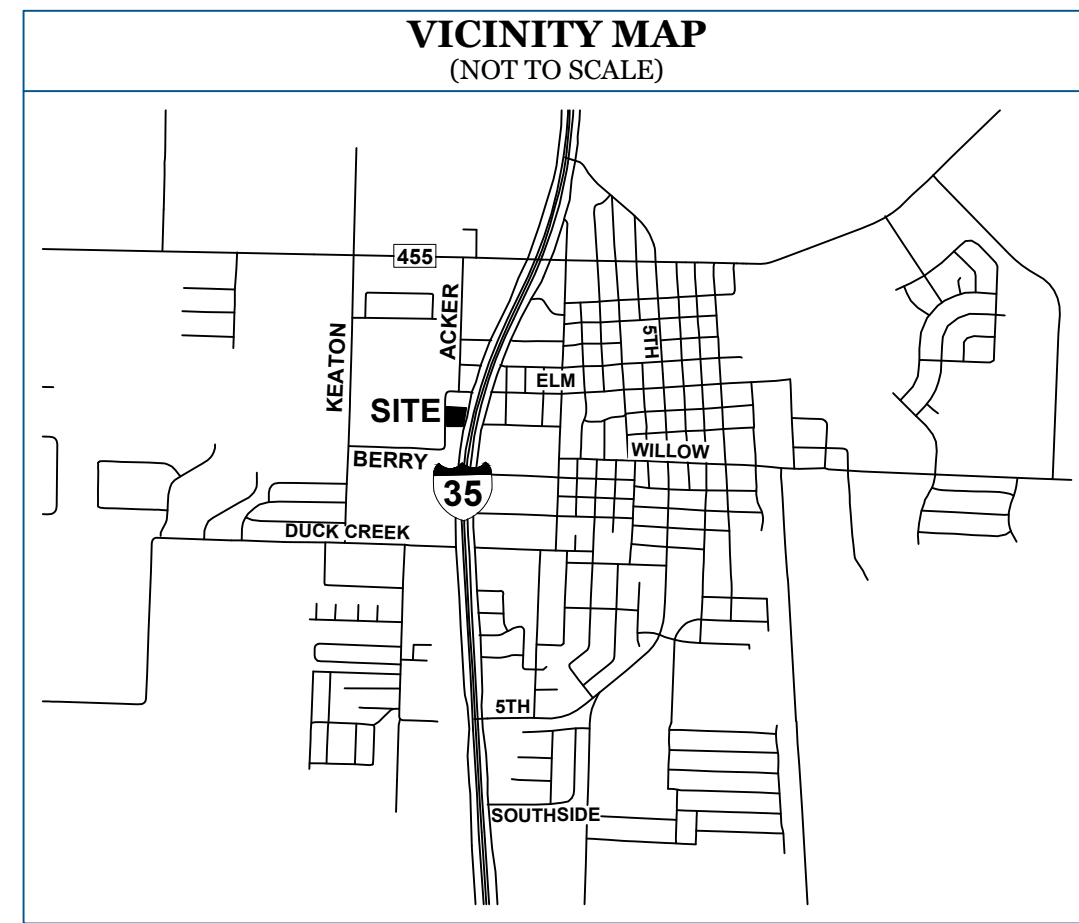
Minor Plat Comments

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. Dedicate ROW for Berry Street. It is classified as a residential street requiring 50' Minimum ROW per ordinance 10.105(1)(H).
3. Show building setback lines per ordinance 23.31.
4. Provide easement for future utilities. Easements shall be provided for water mains which parallel any state numbered highway per ordinance 10.106(e)(2)(B). Minimum easement width shall be 15'.
5. Revise Title block, City approval certificate and owner certificate per plat checklist.
6. Provide closure report to verify subdivision boundary error of closure is within acceptable limits per ordinance 10.104(d)(10)(B).

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,

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



Dedicate additional ROW. Berry is a residential street requiring 50' Minimum ROW per ordinance. 10.105(1)(H)

provide closure report

- ### GENERAL NOTES
- The purpose of this plat is to create one lot of record.
 - The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 - 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.
 - Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
 - 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 the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 - 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.

Show 20' building setback Per ordinance § 23.31

LOT 1 BLOCK A
1.22 ACRES
53,098 SQ.FT.

acreage does not match

provide segment information

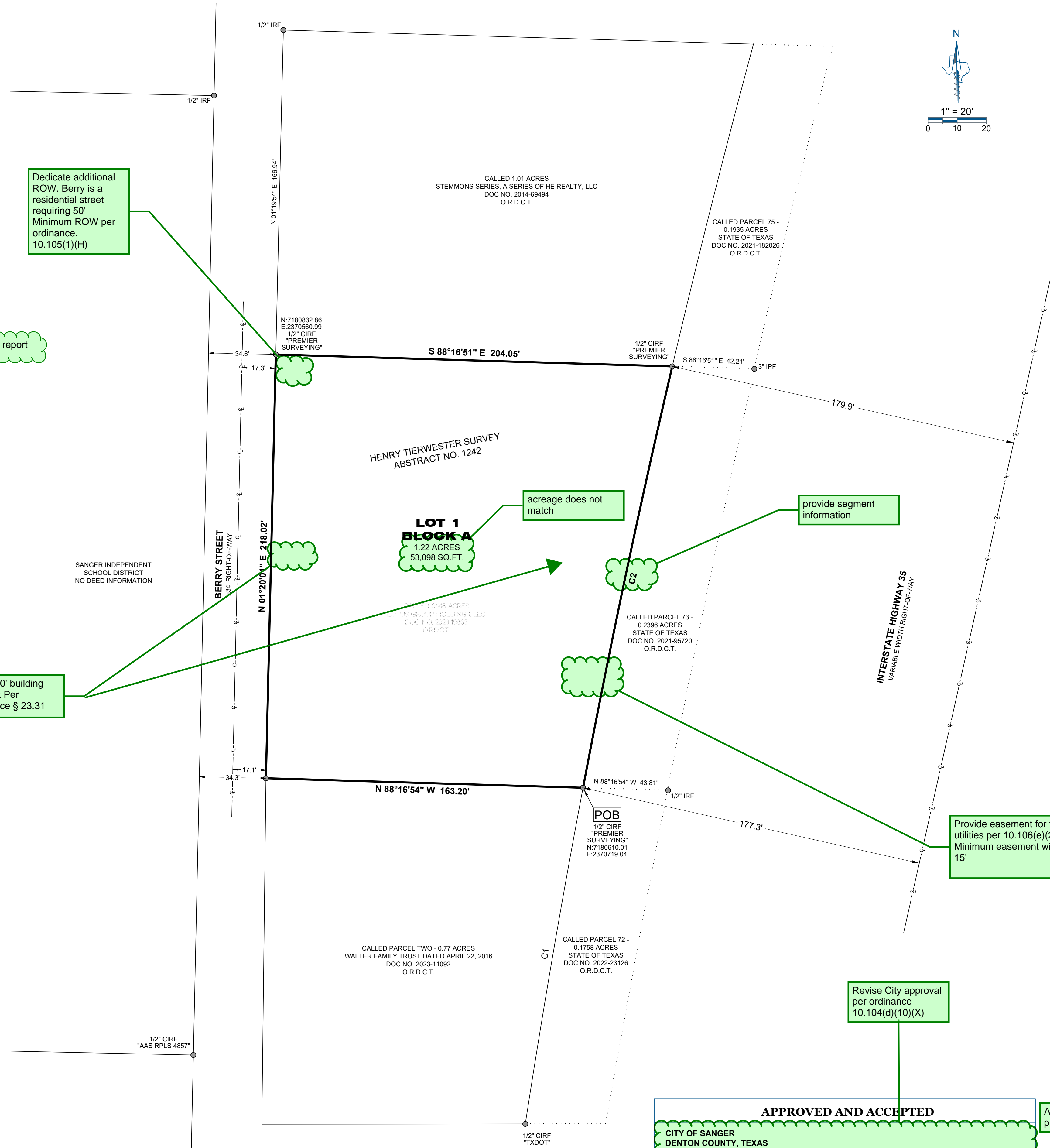
Provide easement for future utilities per 10.106(e)(2)(B). Minimum easement width is 15'

Revise City approval per ordinance 10.104(d)(10)(X)

Add ROW dedication per Plat Checklist

LEGEND

PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
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, **LOTUS GROUP HOLDINGS, LLC** is the owner of 0.91 acres out of the Henry Tierwester Survey, Abstract Number 1242, situated in the City of Sanger, Denton County, Texas, being all of a called 0.916 acre tract of land conveyed to Lotus Group Holdings, LLC by General Warranty Deed with Vendor's Lien of record in Document Number 2023-10863 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod with cap stamped "PREMIER SURVEYING" found in the West right-of-way line of Interstate Highway 35 (I-35) at the Southwest corner of a called 0.2396 acre tract described as Parcel 73 conveyed to State of Texas by deed of record in Document Number 2021-95720 of said Official Records, the Northwest corner of a called 0.1758 acre tract described as Parcel 72 conveyed to State of Texas by deed of record in Document Number 2022-23126 of said Official Records, the Northeast corner of a called 0.77 acre tract described as Parcel Two conveyed to Walter Family Trust Dated April 22, 2016 by deed of record in Document Number 2023-11092 of said Official Records, also being the Southeast corner of said 0.916 acre tract;

THENCE, N88°16'54"W, along the North line of said 0.77 acre tract, being the common South line of said 0.916 acre tract, a distance of 163.20 feet to a 1/2" iron rod found in the East right-of-way line of Berry Street at the Northwest corner of said 0.77 acre tract, also being the Southwest corner of said 0.916 acre tract;

THENCE, N01°20'01"E, along the East right-of-way line of Berry Street, being the common West line of said 0.916 acre tract, a distance of 218.02 feet to a 1/2" iron rod with cap stamped "PREMIER SURVEYING" found at the Southwest corner of a called 1.01 acre tract conveyed to Stemmons Series, a Series of HE Realty, LLC by deed of record in Document Number 2014-69494 of said Official Records, also being the Northwest corner of said 0.916 acre tract;

THENCE, S88°16'51"E, along the South line of said 1.01 acre tract, being the common North line of said 0.916 acre tract, a distance of 204.05 feet to a 1/2" iron rod with cap stamped "PREMIER SURVEYING" found in the West right-of-way line of I-35 at the Southwest corner of a called 0.1935 acre tract described as Parcel 75 conveyed to State of Texas by deed of record in Document Number 2021-182026 of said Official Records, the Northwest corner of said Parcel 73, the Northeast corner of said 0.916 acre tract, also being the beginning of a non-tangent curve to the left;

THENCE, Along the West right-of-way line of I-35, being the common West line of said Parcel 73, also being the common East line of said 0.916 acre tract, along said non-tangent curve to the left, having a radius of 5151.00 feet, a chord bearing of S11°57'33"W, a chord length of 221.54 feet, a delta angle of 02°27'52", an arc length of 221.56 feet to the **POINT OF BEGINNING** and containing an area of 0.91 Acres, or (39,855 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT **LOTUS GROUP HOLDINGS, LLC**, acting herein by and through its duly authorized officer does hereby adopt this plat designating the hereinabove described property as **LOTUS 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 _____, 2023.

LOTUS GROUP HOLDINGS, LLC

BY: _____ Date _____
Signature of Authorized Agent

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 _____, 2023.

Notary Public in and for the State of Texas
"My Commission expires _____"
Per plat checklist

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, 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 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 _____, 2023.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

**CITY OF SANGER
DENTON COUNTY, TEXAS**

John Noblitt, City Manager
City of Sanger, Texas _____ Date _____

Ramie Hammonds
Director of Development Services,
City of Sanger, Texas _____ Date _____

**MINOR PLAT
LOTUS ADDITION
LOT 1, BLOCK A
0.91 ACRES
1 LOT
IN THE HENRY TIERWESTER SURVEY
ABSTRACT NO. 1242
CITY OF SANGER, DENTON COUNTY, TEXAS**

JOB NUMBER 2308.071
DATE 09/13/2023
REVISION
DRAWN BY TAR

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

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

OWNER
Lotus Group Holdings, LLC
5312 Brazos Lane
Argyle, TX 76226
(713) 806-9844



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 9, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on electing officers for the Planning and Zoning Board.

SUMMARY:

- President and Vice President of Planning and Zoning
- Terms are two (2) year
- Can serve no more than 3 consecutive years

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Appoint a President and Vice President

ATTACHMENTS: