

PLANNING & ZONING COMMISSION

MEETING AGENDA

SEPTEMBER 14, 2026, 6:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

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 10, 2026, meeting.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on, and make a recommendation regarding, a request for an amendment to the Future Land Use Map of the City of Sanger Comprehensive Plan from Ranch/Estate Residential to Medium Residential for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.
3. Conduct a public hearing on, and make a recommendation regarding, a request for the establishment of Planned Development (PD) zoning, upon annexation into the corporate limits of the City of Sanger, for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.
4. Conduct a public hearing on a request for a Rezoning from Planned Development (PD) to Light Industrial (LI) of approximately 202.45 acres of land described as part of

A0029A R. BEEBE, TR 107. Generally located South of Lois Road, approximately 1200 feet west of the intersection of Marion Rd and Lois Rd East. Property ID: 59829

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

ACTION ITEMS

6. Consideration and possible action on, and make a recommendation regarding, a request for an amendment to the Future Land Use Map of the City of Sanger Comprehensive Plan from Ranch/Estate Residential to Medium Residential for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.
7. Consideration and possible action on, and make a recommendation regarding, a request for the establishment of Planned Development (PD) zoning, upon annexation into the corporate limits of the City of Sanger, for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.
8. Consideration and action on a request for Ordinance No. XX-XX-26 for a Rezoning from Planned Development (PD) to Light Industrial (LI) of approximately 202.45 acres of land described as part of A0029A R. BEEBE, TR 107. Generally located South of Lois Road, approximately 1200 feet west of the intersection of Marion Rd and Lois Rd East. Property ID: 59829
9. Consideration and possible action on a request for a replat of Palomino Bay Addition Blk A Lot 9 and Lot 10, being approximately 4.398 acres of land within the City of Sanger's ETJ. Generally located at 1040 and 1041 Waters Edge Dr., Sanger, Texas.

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on September 08, 2026, at 3:30 PM.

Bailey Carter, 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: September 14, 2026

FROM: Bailey Carter, Administrative Assistant

AGENDA ITEM: Consideration and possible action of the minutes from August 10, 2026, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Minutes from 08-10-26

PLANNING & ZONING COMMISSION

MEETING MINUTES

AUGUST 10, 2026, 6:00 PM

PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Skaggs called the Planning and Zoning meeting to order at 6:09 P.M.

BOARD MEMBERS PRESENT:

Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Stephanie Holzer
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 7	Randy Rippey

BOARD MEMBERS ABSENT:

Commissioner, Place 1	Lisa Cabrera
Commissioner, Place 6	Jason Miller

STAFF MEMBERS PRESENT:

Director Ramie Hammonds, Planning Technician Lydianna Biggs, Administrative Assistant Bailey Carter and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Leissner.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from July 13, 2026 meeting.

Commissioner Skaggs read the item.

Commissioner Skaggs makes a motion to approve the consent agenda. Commissioner Rippey seconded the motion.

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

The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a zoning change from Agriculture (A) to Light Industrial (LI) of approximately 83.95 Acres of Land located at the corner of the intersection of Metz Road and County Road 200.

Commissioner Skaggs opened the Public Hearing at 6:12 p.m.

Commissioner Skaggs read the item.

Director Hammonds presented the item. Eight (8) notices were mailed. One response in favor was received. Staff recommends approval.

Applicant was present to answer questions. No questions were asked.

Commissioner Skaggs closed the Public Hearing at 6:13 p.m.

ACTION ITEMS

3. Consideration and possible action for a zoning change from Agriculture (A) to Light Industrial (LI) of approximately 83.95 Acres of Land located at the corner of the intersection of Metz Road and County Road 200.

Commissioner Skaggs read the item.

Director Hammonds presented the item. Eight (8) notices were mailed. One response in favor was received. Staff recommends approval.

Commissioner Skaggs, and Commissioner Knabe asked questions. Director Hammonds responded.

Commissioner Leissner makes a motion to approve the zoning change from Agriculture (A) to Light Industrial (LI) of approximately 83.95 Acres of Land located at the corner of the intersection of Metz Road and County Road 200. Commissioner Rippey seconded the motion.

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

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 6:16 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 14, 2026

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- Per City and State codes, the Future Land Use Map must be amended if Council wants to allow a request for rezoning this parcel from Ranch/Estate Residential to Medium Residential.
- The property is approximately 387 acres.
- This property would be zoned upon annexation.

FISCAL INFORMATION:

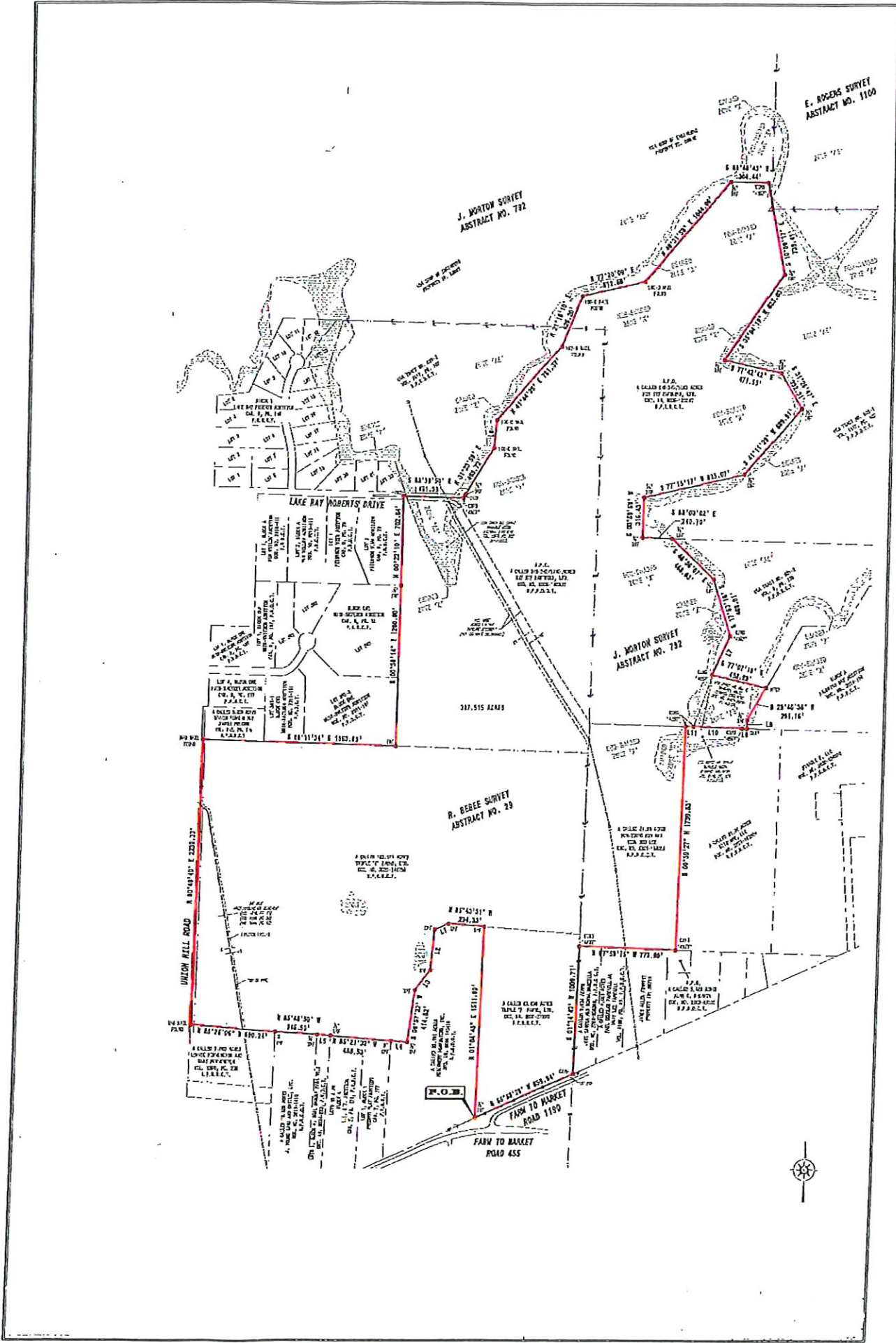
N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 14, 2026

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- The property consists of 387.515 acres.
- The property is currently within the City's ETJ.
- The property is currently completely undeveloped, with no existing structures.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 14, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- The property consists of 202.45 acres.
- The rezone request is for industrial use.
- A light industrial zoning district is appropriate for the subject property given its direct adjacency to the railroad and multiple parcels with Light Industrial zoning.
- Layout provides potential buffers.
- Staff mailed 124 notices at the time of this report we have received 5 response forms. There are 4 opposed and 1 in favor of the rezone.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map

Lois Road - Rezoning

Item 4.

Legend

Planning and Zoning

Planning and Zoning

▲ WATER WELL

● PERMITS

Public Safety

Public Safety

Lakes and Streams

Streams

Streams

Notes:

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

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



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

8/26/2026 11:51:21 AM



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 14, 2026

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- This property is located in the City of Sanger's ETJ.
- The replat of Palomino Bay combines 2 lots into 1.
- The lot will be for single-family housing.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map

Palomino Bay Lots 9 & 10 - Replat

Item 5.

Legend

DCAD (Property Lines)

Parcels



Planning and Zoning

Planning and Zoning



WATER WELL



PERMITS

Public Safety

Public Safety

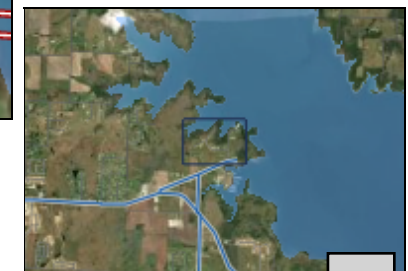


Lakes and Streams

Lakes



Streams



15



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

8/26/2026 11:53:59 AM

Notes:

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PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 14, 2026

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- Per City and State codes, the Future Land Use Map must be amended if Council wants to allow a request for rezoning this parcel from Ranch/Estate Residential to Medium Residential.
- The property is approximately 387 acres.
- This property would be zoned upon annexation.

FISCAL INFORMATION:

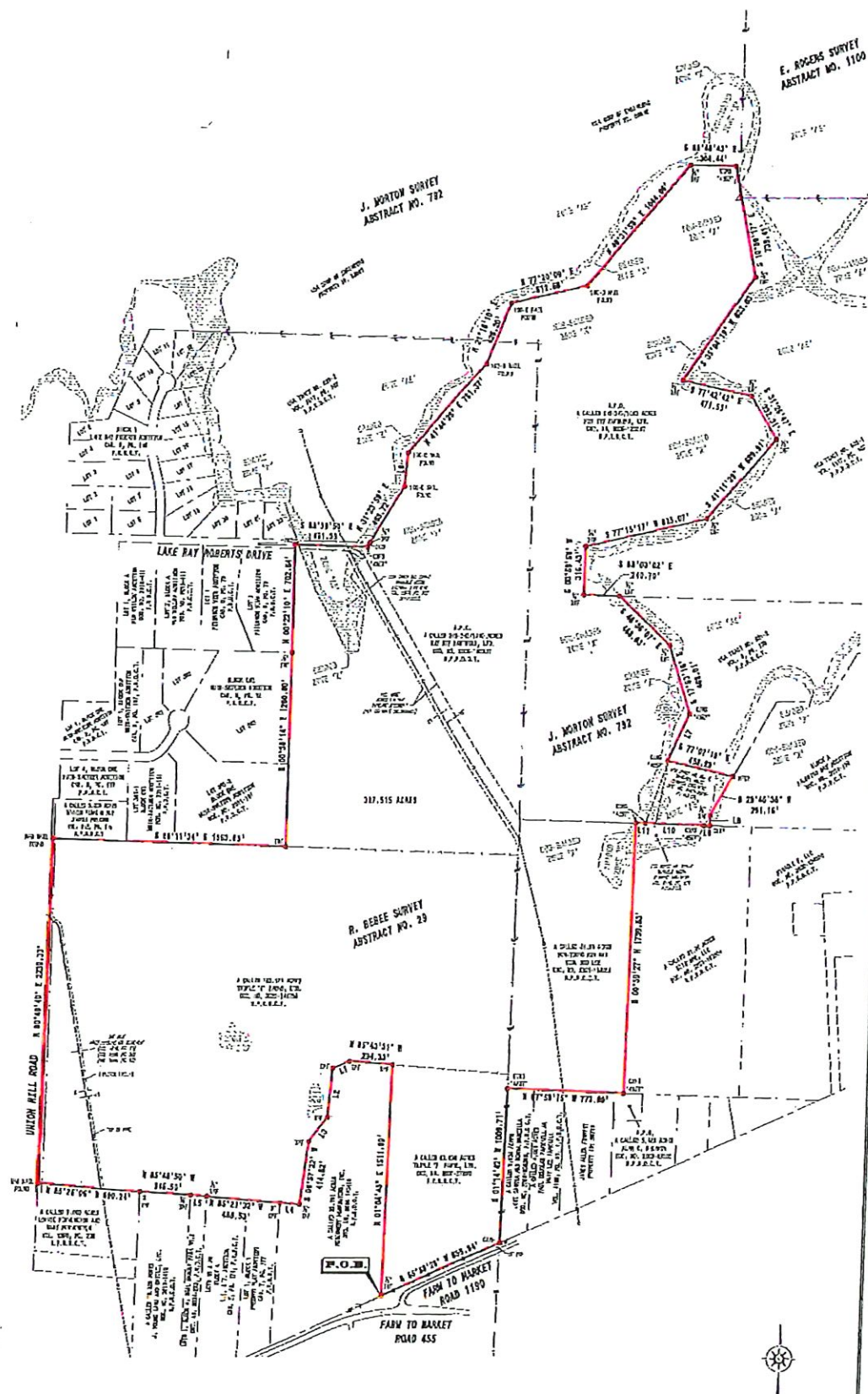
N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Future Land Use Map



Future Land Use Plan

Future Land Use Categories	City Limit		ETJ	
	Acreage	%	Acreage	%
Downtown District	52	0.71%	0	0.00%
Multi-family Residential	394	5.35%	42	0.27%
Town Residential	298	4.05%	134	0.86%
Medium Residential	2,348	31.88%	53	0.34%
Ranch/Estate Residential	0	0.00%	9,540	61.21%
Neighborhood Commercial	203	2.76%	5	0.03%
Regional Commercial	326	4.43%	31	0.20%
School	105	1.43%	0	0.00%
Park, Trials, Open Space	500	6.79%	549	3.52%
Industrial - Light	985	13.37%	140	0.90%
Unimproved (Unencumbered by Flood)	681	9.25%	2,754	17.67%
Others (ROW, Utilities, etc.)	1,474	20.01%	2,338	15.00%
Total Acreage (ac)	7,366	100.00%	15,586	100.00%

Future Land Use Acreage and Distribution

The land use projections shown in the table above are based off the Future Land Use Map. These numbers provide a general picture of how the land in the planning area (current city limits and ETJ) would be utilized based on the vision of this plan.

NOTES:

1. Areas within municipal boundary includes all the lands within existing city limits and some areas adjacent to city limits within ETJ boundary that the city oversees future growth in.
2. A Future Land Use Map is not designed to be scaled to define areas and/or acreage, it is intended, rather, to define relationships between uses.

LEGEND

Downtown District

Multifamily Residential

Town Residential

Medium Residential

Ranch/Estate Residential

Neighborhood Commercial

Regional Commercial

School

Park, Trails and Open Space

Industrial

Stream

Lake

100-year Floodplain

Major Road

Local Road

Railroad

Sanger City Boundary

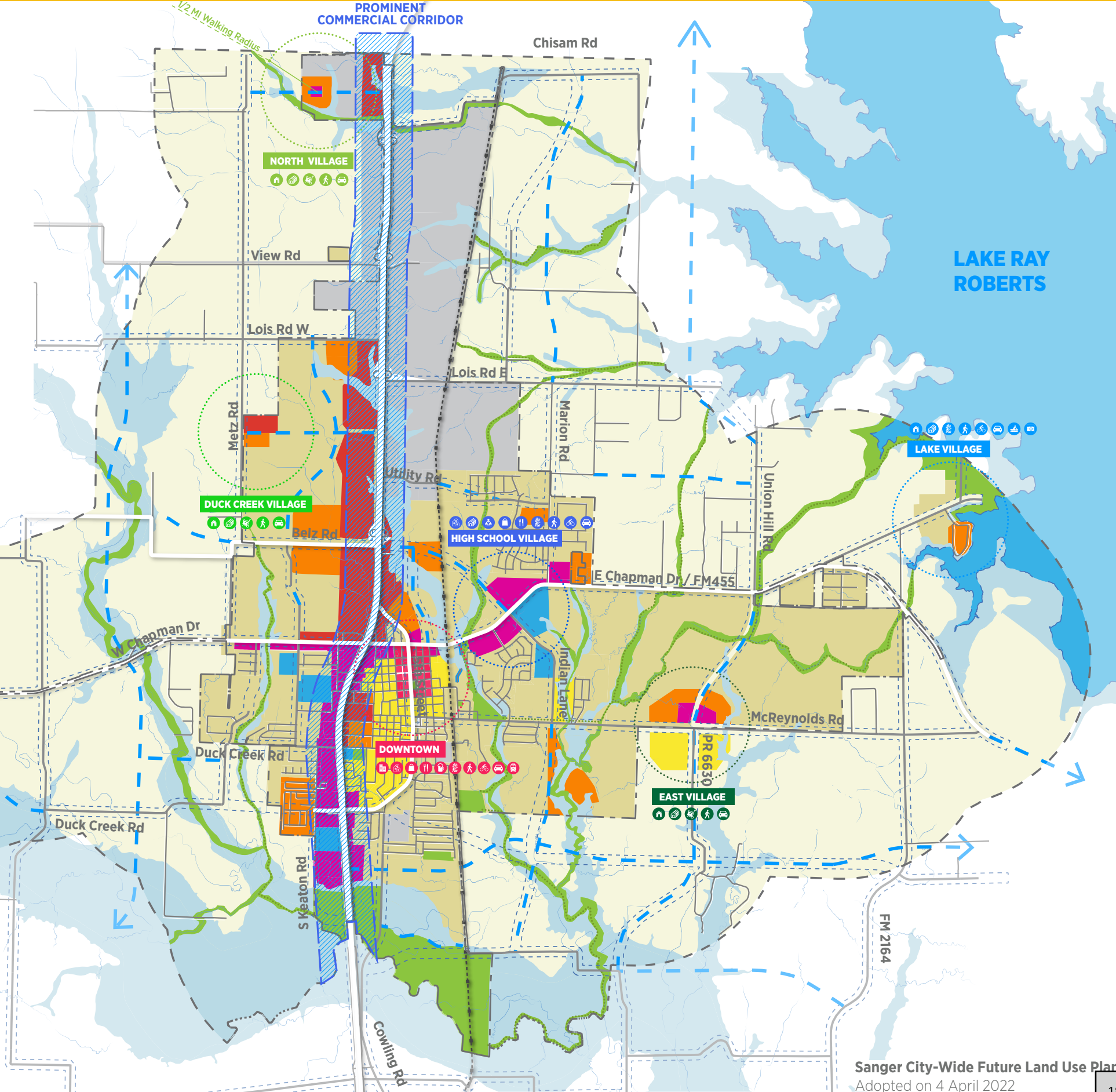
Neighborhood Centers | Villages

Future Thoroughfare

Thoroughfare (Built Road)

Proposed Road

Sanger ETJ (Extra-Territorial Jurisdiction)



CITY OF SANGER, TEXAS
ORDINANCE XX-XX-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE FUTURE LAND USE MAP OF APPROXIMATELY 387 ACRES OF TRACT DESCRIBED AS R. BEBEE SURVEY, A-29, AND J. MORTON SURVEY, A-, FROM RANCH ESTATE RESIDENTIAL TO MEDIUM RESIDENTIAL; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

WHEREAS, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

WHEREAS, the Planning and Zoning Commission on September 14, 2026, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Future Land Use Map, recommending approval for the hereinafter described property; and

WHEREAS, On October 5, 2026 the City Council approved the amendment to the Future Land Use Map from Ranch Estate Residential to Medium Residential; and

WHEREAS, all request for amendment to the Future Land Use Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

WHEREAS, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That an amendment to the Future Land Use Map from Ranch Estate Residential to Medium Residential is hereby granted for the property generally located north of FM 1190 and east of Union Hill Road.

SECTION 2. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 4. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 5. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this _____ day of _____, 2026.

APPROVED:

ATTEST:

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 14, 2026

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- The property consists of 387.515 acres.
- The property is currently within the City's ETJ.
- The property is currently completely undeveloped, with no existing structures.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
PD – XX-XX-26 – Zoning Ordinance with Exhibits A, B, & C
Application
Letter of Intent

CITY OF SANGER, TEXAS ORDINANCE XX-XX-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP TO ESTABLISH PLANNED DEVELOPMENT DISTRICT (PD) ZONING ON APPROXIMATELY 387.515 ACRES OF NEWLY ANNEXED LAND DESCRIBED AS ALL THAT CERTAIN TRACT OR PARCEL SITUATED IN THE R. BEBEE SURVEY, ABSTRACT NUMBER 29 AND THE J. MORTON SURVEY, ABSTRACT NUMBER 792, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 23.298 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2007-57890 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 138.124 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2021-146798 OF SAID REAL PROPERTY RECORDS, BEING ALL OF A CALLED 31.20 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WON-YOUNG KIM AND YOUN SOO LEE AS RECORDED IN DOCUMENT NUMBER 2021-158059 OF SAID REAL PROPERTY RECORDS, AND BEING A PART OF A CALLED 249-343/1000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HWY 377 PARTNERS, LTD. AS RECORDED IN DOCUMENT NUMBER 2005-128287 OF SAID REAL PROPERTY RECORDS TO; AMENDING ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the "City") is a home rule municipality regulated by state law and Charter; and

WHEREAS, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

WHEREAS, the Planning and Zoning Commission on September 14, 2026, duly conducted a public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the property described on Exhibit A of the Ordinance (the "Property"); and

WHEREAS, all requests for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the Property; and

WHEREAS, notice of the public hearings on the proposed amendment to the City's Zoning Map to establish Planned Development (PD) zoning for the Property was duly given in the time and manner required by Chapter 211 of the Texas Local Government Code, the

City's regulations as applicable, publication of notice in the City's designated official newspaper, and publication of notice on the City's Internet website; written notice mailed or otherwise delivered within two hundred feet (200') of the Property, and to each school district in which the Property is located; posting and maintenance of the notice sign required by Section 211.0073 of the Texas Local Government Code on the Property or on an applicable public right-of-way; and delivery of any additional notice required by law, if any, all as evidenced by the affidavits, applicable certificates, and other proofs of notice on file with the City Secretary; and

WHEREAS, the City Council intends and finds that this Ordinance is a municipal proposal to adopt a zoning overlay district that will have the effect of allowing more residential development than allowed without the overlay, and will include the Property which is an area along a major roadway, highway, or transit corridor, and the zoning proposed by this Ordinance is therefore a "proposed comprehensive zoning change" as defined in Section 211.0011, Texas Local Government Code; and

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That an amendment to the Zoning Map to establish Planned Development (PD) zoning is hereby granted for the approximately 387.515-acre property described on Exhibit A of this Ordinance (the "Property"). The Property shall be developed and used in accordance with the Development Standards described on Exhibit B of this Ordinance and the Concept Plan attached as Exhibit C of this Ordinance. The Concept Plan attached as Exhibit C of this Ordinance may be amended in accordance with the terms of that certain Development Agreement between the City of Sanger and Triple "T" Farms, Ltd. dated October 5, 2026.

SECTION 2. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 4. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 5. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 5th day of October, 2026.

APPROVED:

Gary Bilyeu, Mayor

ATTEST:

Kelly Edwards, City Secretary

Exhibit A to PD Ordinance
Legal Description

387.515 ACRES
IN THE R. BEBEE SURVEY, A-29, AND
THE J. MORTON SURVEY, A-792,
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL SITUATED IN THE R. BEBEE SURVEY, ABSTRACT NUMBER 29 AND THE J. MORTON SURVEY, ABSTRACT NUMBER 792, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 23.298 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2007-57890 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 138.124 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2021-146798 OF SAID REAL PROPERTY RECORDS, BEING ALL OF A CALLED 31.20 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WON-YOUNG KIM AND YOUN SOO LEE AS RECORDED IN DOCUMENT NUMBER 2021-158059 OF SAID REAL PROPERTY RECORDS, AND BEING A PART OF A CALLED 249-343/1000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HWY 377 PARTNERS, LTD. AS RECORDED IN DOCUMENT NUMBER 2005-128287 OF SAID REAL PROPERTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1190, AT THE SOUTHWEST CORNER OF SAID 23.298 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A CALLED 23.191 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOMEQWEST HOMEBUYERS, INC. AS RECORDED IN DOCUMENT NUMBER 2006-145419 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREES 04 MINUTES 45 SECONDS EAST, WITH THE WEST LINE OF SAID 23.298 ACRE TRACT AND EAST LINE OF SAID 23.191 ACRE TRACT, A DISTANCE OF 1511.99 FEET TO AN IRON PIPE FOUND FOR CORNER IN THE SOUTH LINE OF SAID 138.124 ACRE TRACT, AT THE NORTHWEST CORNER OF SAID 23.298 ACRE TRACT COMMON TO THE NORTHEAST CORNER OF SAID 23.191 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 138.124 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. NORTH 78 DEGREES 19 MINUTES 14 SECONDS WEST A DISTANCE OF 294.33 FEET TO AN IRON PIPE FOUND FOR CORNER;
2. SOUTH 67 DEGREES 28 MINUTES 45 SECONDS WEST A DISTANCE OF 122.01 FEET TO AN IRON PIPE FOUND FOR CORNER;
3. SOUTH 04 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 321.40 FEET TO AN IRON PIPE FOUND FOR CORNER;
4. SOUTH 37 DEGREES 54 MINUTES 04 SECONDS WEST A DISTANCE OF 196.69 FEET TO AN IRON PIPE FOUND FOR CORNER;
5. SOUTH 06 DEGREES 57 MINUTES 22 SECONDS WEST A DISTANCE OF 414.62 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
6. NORTH 86 DEGREES 09 MINUTES 21 SECONDS WEST A DISTANCE OF 129.04 FEET TO A 3-INCH IRON PIPE FOUND FOR CORNER, AT THE NORTHWEST CORNER OF SAID 23.191 ACRE TRACT;
7. NORTH 85 DEGREES 21 MINUTES 32 SECONDS WEST A DISTANCE OF 488.53 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

8. NORTH 85 DEGREES 26 MINUTES 04 SECONDS WEST A DISTANCE OF 105.80 FEET TO A 3/8-INCH IRON ROD FOUND FOR CORNER;
9. NORTH 85 DEGREES 48 MINUTES 50 SECONDS WEST A DISTANCE OF 346.50 FEET TO A 3-INCH IRON PIPE FOUND FOR CORNER;
10. NORTH 85 DEGREES 25 MINUTES 06 SECONDS WEST A DISTANCE OF 690.24 FEET TO A MAG NAIL FOUND FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS UNION HILL ROAD AND AT THE SOUTHWEST CORNER OF SAID 138.124 ACRE TRACT;

THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, WITH THE WEST LINE OF SAID 138.124 ACRE TRACT AND ALONG OF SAID UNION HILL ROAD, A DISTANCE OF 2239.33 FEET TO A MAG NAIL FOUND FOR CORNER, AT THE NORTHWEST CORNER OF SAID 138.124 ACRE TRACT;

THENCE SOUTH 88 DEGREES 11 MINUTES 34 SECONDS EAST, WITH THE NORTH LINE OF SAID 138.124 ACRE TRACT, A DISTANCE OF 1563.65 FEET TO AN IRON ROD FOUND FOR CORNER, AT THE SOUTHWEST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE WEST LINE OF SAID 249-343/1000 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 00 DEGREES 30 MINUTES 14 SECONDS EAST A DISTANCE OF 1260.80 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
2. NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST A DISTANCE OF 702.64 FEET TO A PK NAIL SET FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS LAKE RAY ROBERTS DRIVE, AT THE NORTHWEST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 88 DEGREES 38 MINUTES 50 SECONDS EAST, ALONG SAID LAKE RAY ROBERTS DRIVE, A DISTANCE OF 491.39 FEET TO A CAPPED IRON ROD SET (LABELED 4857, TYPICAL) FOR CORNER;
2. NORTH 31 DEGREES 23 MINUTES 59 SECONDS EAST, PASSING EN ROUTE AT A DISTANCE OF 34.38 FEET A 5/8-INCH IRON ROD FOUND FOR WITNESS AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 463.72 FEET TO A 100-D NAIL FOUND FOR CORNER;
3. NORTH 04 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 219.51 FEET TO A 100-D NAIL FOUND FOR CORNER;
4. NORTH 41 DEGREES 44 MINUTES 26 SECONDS EAST A DISTANCE OF 781.37 FEET TO A 100-D NAIL FOUND FOR CORNER;
5. NORTH 21 DEGREES 18 MINUTES 10 SECONDS EAST A DISTANCE OF 426.20 FEET TO A 100-D NAIL FOUND FOR CORNER;
6. NORTH 77 DEGREES 20 MINUTES 09 SECONDS EAST A DISTANCE OF 512.68 FEET TO A 100-D NAIL FOUND FOR CORNER;
7. NORTH 40 DEGREES 31 MINUTES 58 SECONDS EAST A DISTANCE OF 1044.05 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
8. SOUTH 88 DEGREES 49 MINUTES 43 SECONDS EAST A DISTANCE OF 304.44 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHEAST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 10 DEGREES 50 MINUTES 17 SECONDS EAST A DISTANCE OF 739.41 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
2. SOUTH 35 DEGREES 04 MINUTES 19 SECONDS WEST A DISTANCE OF 823.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
3. SOUTH 77 DEGREES 42 MINUTES 42 SECONDS EAST A DISTANCE OF 471.53 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
4. SOUTH 31 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 332.31 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
5. SOUTH 41 DEGREES 11 MINUTES 29 SECONDS WEST A DISTANCE OF 689.91 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
6. SOUTH 77 DEGREES 15 MINUTES 17 SECONDS WEST A DISTANCE OF 825.07 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
7. SOUTH 00 DEGREES 59 MINUTES 56 SECONDS WEST A DISTANCE OF 316.43 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
8. SOUTH 88 DEGREES 03 MINUTES 02 SECONDS EAST A DISTANCE OF 240.70 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER, AT THE NORTHWEST CORNER OF USA TRACT NO. 521-2 AS RECORDED IN VOLUME 6, PAGE 139 OF SAID REAL PROPERTY RECORDS;
9. SOUTH 46 DEGREES 36 MINUTES 07 SECONDS EAST A DISTANCE OF 468.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
10. SOUTH 17 DEGREES 53 MINUTES 16 SECONDS EAST A DISTANCE OF 468.01 FEET TO A CAPPED IRON ROD SET FOR CORNER;
11. SOUTH 24 DEGREES 34 MINUTES 33 SECONDS WEST A DISTANCE OF 334.70 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHWEST CORNER OF SAID USA TRACT NO. 521-2;
12. SOUTH 77 DEGREES 07 MINUTES 19 SECONDS EAST A DISTANCE OF 452.29 FEET TO A WOOD FENCE CORNER POST FOR CORNER;
13. SOUTH 29 DEGREES 46 MINUTES 36 SECONDS WEST A DISTANCE OF 291.16 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
14. SOUTH 01 DEGREES 26 MINUTES 06 SECONDS WEST A DISTANCE OF 66.91 FEET TO A CAPPED IRON ROD FOUND FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 88 DEGREES 27 MINUTES 42 SECONDS WEST A DISTANCE OF 37.27 FEET TO A CAPPED IRON ROD SET FOR CORNER;
2. NORTH 87 DEGREES 54 MINUTES 41 SECONDS WEST A DISTANCE OF 399.58 FEET TO A CAPPED IRON ROD SET FOR CORNER;
3. NORTH 87 DEGREES 23 MINUTES 23 SECONDS WEST A DISTANCE OF 60.20 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHEAST CORNER OF SAID 31.20 ACRE TRACT;

THENCE SOUTH 00 DEGREES 59 MINUTES 27 SECONDS WEST, WITH THE EAST LINE OF SAID 31.20 ACRE TRACT, A DISTANCE OF 1759.53 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 31.20 ACRE TRACT;

THENCE NORTH 87 DEGREES 59 MINUTES 15 SECONDS WEST, WITH THE SOUTH LINE OF SAID 31.20 ACRE TRACT, A DISTANCE OF 773.89 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE EAST LINE OF SAID 23.298 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 31.20 ACRE TRACT;

THENCE SOUTH 01 DEGREES 14 MINUTES 42 SECONDS WEST, WITH THE EAST LINE OF SAID 23.298 ACRE TRACT, A DISTANCE OF 1009.71 FEET TO A CAPPED IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET 1190 AND AT THE SOUTHEAST CORNER OF SAID 23.298 ACRE TRACT;

THENCE SOUTH 65 DEGREES 58 MINUTES 26 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET 1190 AND SOUTH LINE OF SAID 23.298 ACRE TRACT, A DISTANCE OF 855.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING 387.515 ACRES OF LAND, MORE OR LESS.

Exhibit B to PD Ordinance
Development Standards

I. Definitions

Defined terms in this exhibit shall have the same meaning attributed to them in the body of this Agreement.

II. Uses

The following uses of the Property are permitted by right:

- Accessory uses customarily incidental to and maintained and operated as a part of the principal use, including, but not limited to, home occupations
Accessory dwelling units, but only on lots that are a minimum of one half acre in size
- Agricultural uses
- Amenity center
- Community and/or recreation center with or without swimming pools and tennis courts;
- Day care, day camp, or child care centers as part of an amenity center
- Hike and bike trails and paths
- Lakes
- Model homes
- Open space
- Petroleum and gas well development
- Public or private parks, playgrounds, athletic fields, community buildings, and other similar recreational facilities
- Public or private schools
- Public or private tennis courts+-
- Recreational facilities
- Single family residential uses
- Temporary batch plant (concrete or asphalt) associated with development of the Property
- Temporary buildings for uses incidental to construction work on the premises or sale or marketing of homes on the premises, which temporary buildings shall be removed upon the completion or abandonment of construction work and sales of homes within the development

III. Lot Regulations and Design Standards

Minimum Lot Dimension	Minimum Lot Size (SF)	Maximum # of Homes	Minimum House Size (SF)*
40'x120'	4,800	127	1,650
50'x120'	6,000	584	2,000
60'x120'	7,200	96	2,250
70'x150'	10,500	176	2,250
110'x200'	22,000	78	3,000
TOTAL		1,061	

*Minimum House Size is defined as air-conditioned area of house.

Minimum Lot Dimension*	Minimum Front Yard Building Setback**	Minimum Rear Yard Building Setback**	Minimum Interior Side Yard Building Setback**	Minimum Corner Side Yard Building Setback	Maximum Lot Coverage (Building Footprint)	Maximum Building Height
40'x120'	25'	15'	5'	5'	65%	40'
50'x120'	25'	15'	5'	5'	65%	40'
60'x120'	25'	15'	5'	5'	65%	40'
70'x150'	25'	20'	5'	5'	65%	40'
110'x200'	25'	25'	10'	5'	65%	40'

*Notwithstanding anything to the contrary in this Agreement or on the Concept Plan, the minimum lot depth for all lots located along a cul-de-sac or eyebrow may have a reduced lot depth of 95 feet. Lot widths are measured at the rear of the required front yard setback as shown on final plats.

**Porches and architectural features such as stoops, overhangs, courtyard walls, steps, railing, lighting, chimneys, and bay windows may extend into front and rear yard building setbacks a maximum of five feet. Swimming pool decking and paving shall not be required to meet side or rear building setbacks. Swimming pools must only meet a five foot minimum rear and side yard building setback.

Notwithstanding the tables above, outdoor living and entertainment areas shall have a minimum rear yard setback of five feet. For purposes of this section, "outdoor living and entertainment areas" shall mean any patio, deck, grill, pool sitting area, or other outdoor space or amenity which is designed or used for outdoor living and entertaining.

No regulations that are specific to a particular zoning district shall apply, and if the Property is zoned as a planned development, no base zoning district shall apply.

All residential dwellings may have front, side, or rear entry garages. A minimum of two enclosed parking spaces shall be required for each single family residence. Split garage doors are not required.

All single family homes shall comply with the City's Exterior Facade Design Criteria Manual as adopted on October 7, 2019. No other building material or aesthetic regulations shall apply except requirements contained on this **Exhibit E**. For purposes of this Exhibit E and any other adopted City regulations that apply as part of the Development Regulations, the term "masonry" shall mean stone or brick laid up unit by unit and set in mortar (including cultured stone), cementitious fiberboard, or stucco.

The use of color on the exterior of a residence shall be restricted to earth tones or natural colors. No bright, unfinished, or mirrored exterior residential surfaces are permitted.

The residential facade "non-repeat" standard shall be:

- (1) Two dwellings with the same floor plan and architectural elevation must have at least three lots of separation between them on the same side of a street and must not be directly across the street from each other.
- (2) Two dwellings with the same floor plan but a different architectural elevation must have at least two lots of separation between them on the same side of a street and must not be directly across the street from each other.

Roads leading into the Property will contain a combination of entry monumentation, landscaping, screening walls or fences constructed of brick, stone, or wrought iron, and community signage.

If a community trail is proposed along a street or thoroughfare, the trail will take the place of any required sidewalk adjacent to the roadway. For purposes of this paragraph, a community trail means a minimum six-foot wide concrete trail.

Mailboxes shall be dual boxes or cluster boxes as required by the Sanger postmaster.

Sidewalks/Trails may be located outside public right-of-way if located within an adjacent open space lot for pedestrian access to allow for meandering sidewalks and trails. Interior residential street right-of-way shall include sidewalks a minimum of four feet in width and constructed by homebuilders at time of adjacent house construction. Open space lots improvements and corresponding sidewalks shall be installed by the developer.

Screening walls or fences shall be constructed along Union Hill Road and FM 1190 and will consist of a combination of brick, stone, wrought iron, and/or tubular steel and landscaping. Floodplain, flowage easements, parks open spaces are exempt from these screening requirements.

Residential privacy fences installed by homebuilders on side yards and rear yards shall be a maximum of six feet in height, setback a minimum of five feet from the front building line, and constructed of stained wood. Fencing shall be constructed where the structural supports are not visible from the public right-of-way.

Fencing abutting open space lots shall be restricted to black tubular steel fencing and a brick or stone masonry courtyard wall under 42 inches. Landscape borders and hedges are permitted.

Electrical, gas meters and AC components should be located behind front or side street setbacks and screened from view by landscaping.

Solar panels when visible from the front street shall be flush with the roof.

Trash containers shall be stored in an enclosed area, fenced, or screened from view from adjacent streets or common open spaces.

IV. Landscape Requirements and Entry Requirements

Roads leading into the Property will contain a combination of entry monumentation, landscaping, screening walls or fences (constructed of brick, stone, or wrought iron), and community signage. Decorative or textured pavement may be used.

A landscaped buffer area consisting of trees, turf, or other living ground cover, or necessary detention ponds, shall be provided adjacent to and outside of the rights-of-way for all areas adjacent to Union Hill Road and FM 1190. The buffer shall contain a minimum of one four-inch caliper large canopy tree for every 75 linear feet of roadway, and one evergreen tree that is a minimum of six feet in height for every 50 linear feet of roadway. The buffer described in this paragraph shall be provided in lieu of any other requirement for a landscaped buffer or landscaping along Union Hill Road and FM 1190.

Each residential lot shall have a minimum of two shade trees, each a minimum of three inches in caliper at the time of planting. One shade tree shall be planted in the front portion of the lot and the other in the rear portion of the lot. In addition, each residential lot shall have a minimum of ten shrubs planted in the front yard, each a minimum of three gallons in size at the time of planting.

Each residential lot shall have an irrigation system in the front yard and street corner side yards. Irrigation shall also be installed in the rear yard unless synthetic turf is installed. Synthetic turf is permitted in rear yards.

The requirements above, as well as the open space landscaping requirements below, shall be the exclusive landscaping requirements applicable to the Property.

The City has not adopted tree mitigation or preservation ordinances. In the event the City adopts such an ordinance after the Effective Date, the ordinance shall not apply to the Property during the term of this Agreement.

Screening walls and fences will be constructed along Union Hill Road and FM 1190 and will consist of a combination of brick, stone or wrought iron and landscaping. Floodplain, flowage easements, and open spaces are exempt from these screening requirements.

Residential fences facing open spaces or Corps of Engineer property must be wrought iron. Rear and side yard fences facing residences outside of the Property may utilize wood privacy fencing.

V. Homeowners Association

A permanent and mandatory homeowners association ("HOA") will be established by recorded covenants, conditions, and restrictions ("CCRs"), and all residential lots shall be subject to the CCRs. The CCRs will be finalized before the fifth residential unit (excluding models) is constructed. The HOA will have the authority to levy annual dues against any and all residential lots, which dues will constitute an enforceable and foreclosable lien against each respective lot.

Common areas, parks, playgrounds, lakes, hike and bike trails, entries, and internal street medians will be maintained by the HOA, and perpetual maintenance thereof will be required by the CCRs.

VI. Open Space

Open space areas designated on the Concept Plan shall include the following amenities (the "Required Amenities"):

Public Trail System & Surrounding Open Space

- Construction of a minimum six-foot wide, four-inch thick concrete trail system as shown on Concept Plan located within a public access easement. Trails may be less than six feet in width where restricted by pipeline easements or other unavoidable restrictions.
- Trail System will include a combination of benches, sitting areas, landscaping, signage, lighting, bike racks, trash cans, dog waste stations, which shall also be located within a public access easement.

Amenity Center

- At least one amenity center that must include a community swimming pool, at least one shade structure, seating areas, parking spaces, restroom facilities, walking paths, and landscaping. These facilities will not be accessible to the general public.

Parks

- At least one commercial grade playground area, which will be accessible to the public.
- Pocket park areas with a combination of landscaping, seating areas, and connecting to the trail system, which will be accessible to the public.

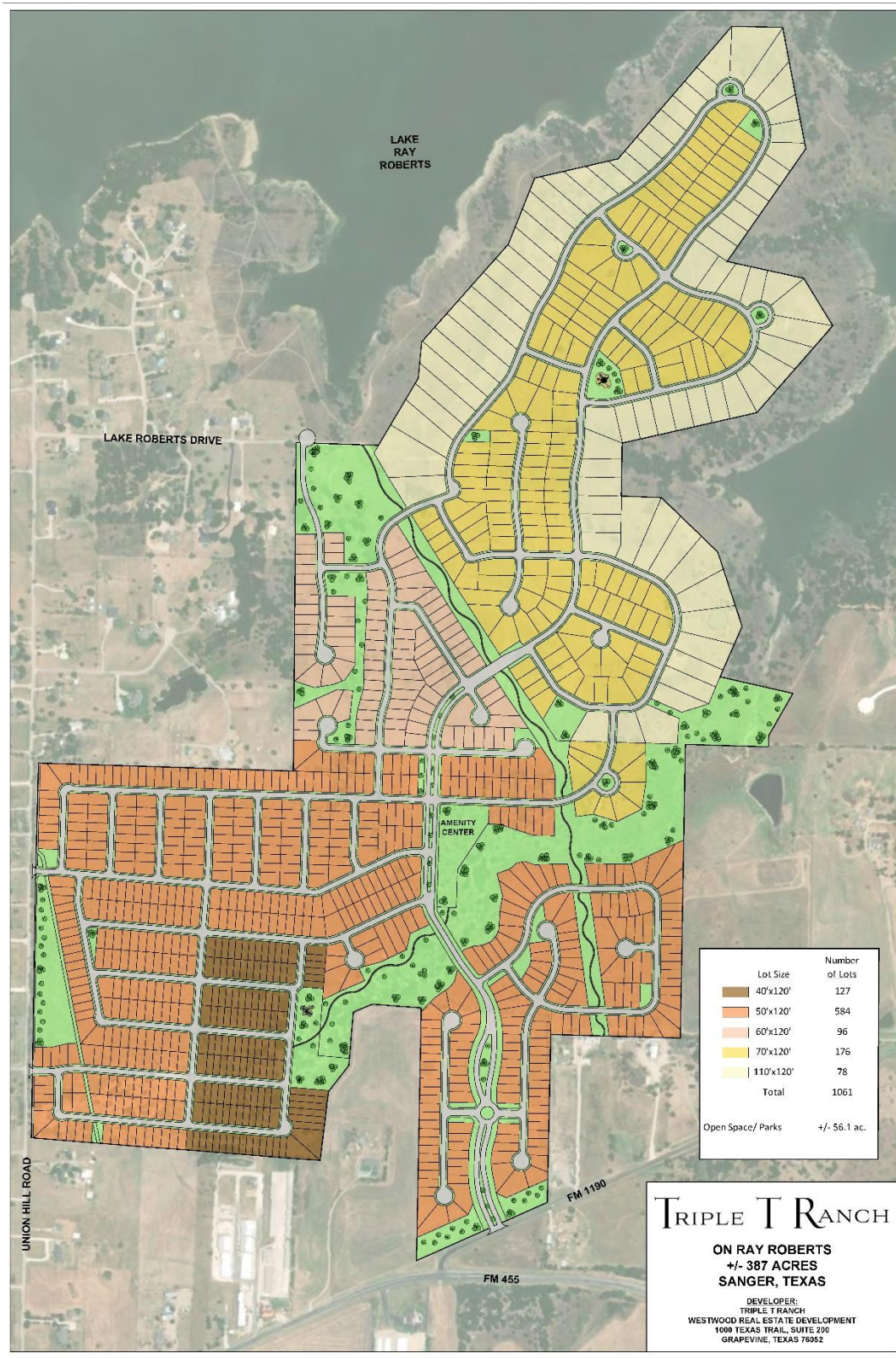
The Required Amenities may be installed in phases as each open space area designated on the Concept Plan is platted and improved with an adjacent development phase. The Required Amenities are conceptually shown on the Concept Plan. The homeowners association for the Property will be responsible for maintaining the Required Amenities and open space areas within the Property.

VII. Special Regulations

1. No approved preliminary plat shall expire if an application for a final plat for all or a portion of the property shown on the preliminary plat is filed with the City within two years after the date of approval of the preliminary plat.
2. Civil plans for public improvements associated with a plat shall be reviewed and approved, approved subject to conditions, or denied within 30 days after they are submitted to the City. If no action is taken within such 30-day period, the plans shall be deemed approved. The approval of civil plans shall not be unreasonably withheld, conditioned, or delayed.
3. No plat shall be denied on the basis that it fails to comply with the comprehensive plan, any other City plan, or zoning regulations if the plat complies with this Agreement and the Development Regulations.

4. The Property may be preliminary platted and final platted in phases.
5. A preapplication conference may be held prior to filing a plat application.
6. A plat shall be approved if it complies with this Agreement.
7. The preliminary lot layout shown on the Concept Plan shall control over anything to the contrary in the Subdivision Regulations.
8. Double frontage lots are permitted.
9. Lots may be placed at right angles to each other.
10. Zoning of the Property is not required as a condition to platting any portion of the Property.
11. Plats are not required to show building lines.
12. When velocities are less than 5fps, channel velocity increases up to 5% are acceptable if the downstream owner accepts the increase. When velocities are above 6 fps, no more than 1% velocity increase is acceptable.

Exhibit C to PD Ordinance
Concept Plan





AMENITY CENTER SKETCH CONCEPT 2

TRIPLE T RANCH

JANUARY 27, 2026





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

ZONING CHANGE/SUP APPLICATION

☒ Zoning Change ☐ Specific Use Permit

Applicant		Owner (if different from applicant)	
Name:	Gary Hazlewood	Name:	same as Applicant
Company:	Triple T Farms Ltd.	Company:	
Address:	1000 Texan Trail Suite 200	Address:	
City, State, Zip	Grapevine TX 70651	City, State, Zip	
Phone:	817 416 4843	Phone:	
Fax:		Fax:	
Email:	cbaker@westwoodland.com	Email:	

Submittal Checklist

☒	Site Plan (for Specific Use Permits Only)
☒	Letter of Intent
☒	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.):

387.515 Acres in the J. Morton Survey, North of FM 1190, East of Union Hill Road

Describe the proposed zoning change or Specific Use Permit (SUP):
ETJ/AG to PD Residential

Owner Signature

Applicant Signature

8/3/26

Date

8/3/26

Date

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

TRIPLE T FARMS LTD.

City of Sanger Development Services
201 Bolivar Street
Sanger, TX 76266

July 29, 2026

RE: Letter of Intent – Planned Development (PD) Zoning Request for Triple T Ranch

To Whom it May Concern,

On behalf of Triple T Farms Ltd. (the “Owner”), we respectfully submit this Letter of Intent in support of Planned Development (PD) zoning for the approximately 387.515 acre property located north of FM 1190 and east of Union Hill Road (the “Property”), currently within the City’s ETJ. The Owner requests that, upon annexation, the Property be zoned to a Planned Development District in accordance with the terms of the proposed Development Agreement between the Owner and the City of Sanger (the “Development Agreement”) to allow development of Triple T Ranch, a high-quality master-planned residential community designed to complement the surrounding natural landscape and lake setting. The Property is completely undeveloped at this time, with no existing structures.

Project Overview

Triple T Ranch will be developed as a cohesive, master-planned community offering a range of quality residential product types set within a framework of connected open space. The proposed PD will establish development standards tailored to the site’s unique lakefront character while ensuring compatibility with adjacent land uses and conformance with the jurisdiction’s comprehensive plan. The Property will be annexed into the city limits pursuant to the terms of the Development Agreement, and will be served by the City of Sanger for both water and sewer.

Proposed Community Amenities

The development plan includes a full complement of amenities intended to serve residents and support a high quality of life, including:

- One or more resort-style amenity centers
- Community swimming pool
- Neighborhood and community parks
- An interconnected system of open space, greenbelts, and trails
- Lake access and/or lake-oriented recreational features

Purpose of the PD Request

A Planned Development designation will allow the flexibility necessary to integrate varied lot sizes, housing types, and amenity placement in a manner that responds to the topography and lake frontage of the site, while providing the City with a clear, binding development plan and set of

1000 Texan Trail, Suite 200, Grapevine TX, 76051 – 817-416-4843

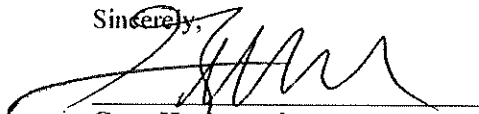
2192.013/1103879.2

standards governing density, setbacks, open space ratios, architectural quality, and landscaping. The Owner is committed to working collaboratively with staff and the Commission throughout the review process to ensure Triple T Ranch reflects the community's planning goals and enhances the long-term value of the surrounding area.

Requested Action

The Owner respectfully requests that the City initiate PD zoning of the Property in accordance with the Development Agreement terms.

Sincerely,

A handwritten signature in black ink, appearing to read "GH", is written over a horizontal line.

Gary Hazlewood
President
Triple T Farms Ltd.

1000 Texan Trail, Suite 200, Grapevine TX, 76051 – 817-416-4843

2192.013-1103879.2



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 14, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- The property consists of 202.45 acres.
- The rezone request is for industrial use.
- A light industrial zoning district is appropriate for the subject property given its direct adjacency to the railroad and multiple parcels with Light Industrial zoning.
- Staff mailed 124 notices at the time of this report we have received 5 responses There were 4 responses opposed and 1 response in favor of the rezone.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
 Ordinance No. XX-XX-26 – Zoning from PD to LI
 Exhibit A – Survey and Legal Description
 Application
 Letter of Intent
 Response Form 1 – Opposed
 Response Form 2 – Opposed
 Response Form 3 – Opposed
 Response Form 4 – Opposed
 Response Form 5 – In Favor

Lois Road - Rezoning

Item 8.

Legend

Planning and Zoning

Planning and Zoning

▲ WATER WELL

● PERMITS

Public Safety

Public Safety

Lakes and Streams

Streams

Streams

Notes:

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

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

0 500 1000
ft

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

8/26/2026 11:51:21 AM

CITY OF SANGER, TEXAS**ORDINANCE 10-31-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP BY AMENDING (PD 08-22-25) THE PLANNED DEVELOPMENT DISTRICT CREATED BY ORDINANCE NO. 08-22-25 TO AMEND THE LANGUAGE FOR OPEN SPACE C TO BE DEVELOPED BEFORE THE 101ST BUILDING PERMIT IS ISSUED; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

WHEREAS, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

WHEREAS, the Planning and Zoning Commission on October 13, 2025, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

WHEREAS, On November 3, 2021 the City Council approved the amendment to the Zoning Map and PD 11-31-25; and

WHEREAS, all requests for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

WHEREAS, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That an amendment to the Zoning Map from PD 08-22-25 to PD 11-31-25 is hereby granted for the property generally located north of FM 455 and East of the Santa Fe Railroad 1200 and described in **Exhibit A and B**.

SECTION 2. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 4. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 5. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this _____ day of _____, 2025.

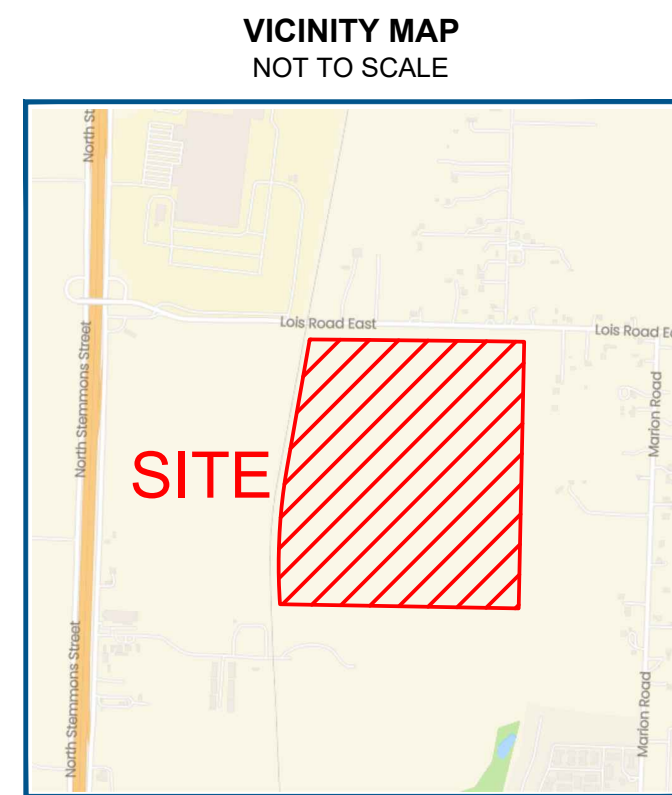
APPROVED:

ATTEST:

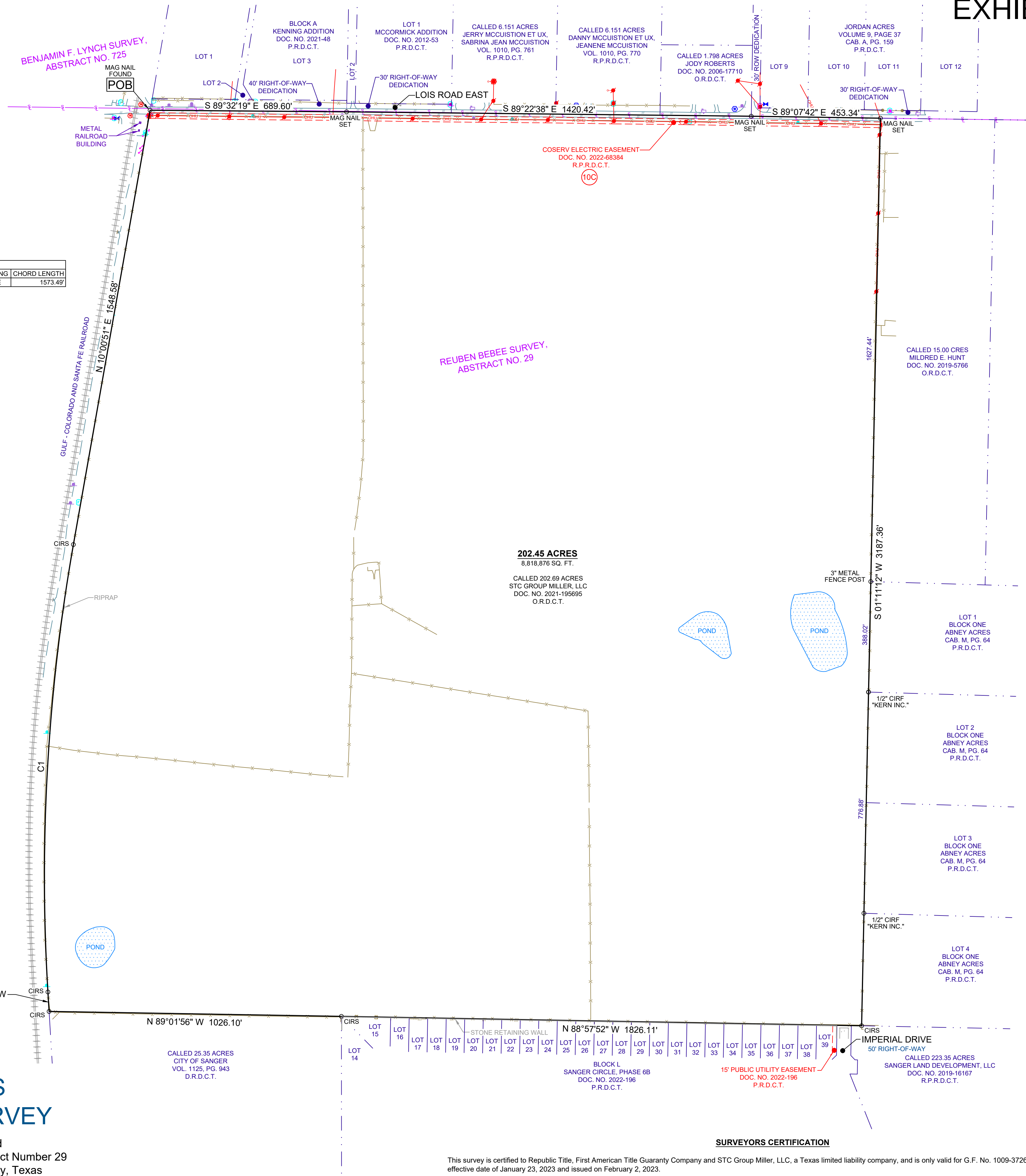
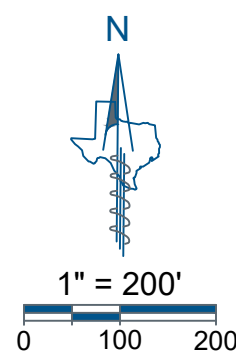
Thomas E. Muir, Mayor

Kelly Edwards, City Secretary

EXHIBIT A



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1577.09'	6737.93'	13°24'39"	N 03°15'27" E	1573.49'



ALTA / NSPS LAND TITLE SURVEY

Being 202.45 Acres of Land
out of the Reuben Beebe Survey, Abstract Number 29
in the City of Sanger, Denton County, Texas

LEGEND

CIRS	1/2" Capped Iron Rod Set Stamped "Eagle Surveying"	Overhead Utilities	Railroad Traffic Signal	Fire Hydrant	Unidentified Vault
CIRF	Capped Iron Rod Found	Edge of Asphalt	Electric Meter	Water Meter	Sanitary Manhole
VOL	Volume	Edge of Gravel	Cable Wire	Water Valve	Stone
PG	Page	Wire Fence	Power Pole	Sign	Concrete
D.R.D.C.T.	Deed Records, Denton County, Texas	Pipe Rail Fence	Light Pole	Boilard	Building
P.R.D.C.T.	Plat Records, Denton County, Texas	Wood Fence	Buried Cable Sign	Mail Box	Water
R.P.R.D.C.T.	Real Property Records, Denton County, Texas	Railroad Tracks	Cable Utility Mark	Telecommunications Utility Sign	Document Number
O.R.D.C.T.	Official Records, Denton County, Texas	Boundary Monumentation	Cable Riser	Fiber Optic Utility Sign	CAB. Cabinet
					POB Point of Beginning

This survey is certified to Republic Title, First American Title Guaranty Company and STC Group Miller, LLC, a Texas limited liability company, and is only valid for G.F. No. 1009-372688-RTT with an effective date of January 23, 2023 and issued on February 2, 2023.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 9, 11(a) & (b), 17 & 18 of Table A thereof. The fieldwork was completed on April 25, 2025.

This map or plat was prepared on 05-06-24

Matthew Raabe
Matthew Raabe
R.P.L.S. # 6402



SURVEYORS CERTIFICATION

LEGAL DESCRIPTION

BEING a 202.49 acre tract of land out of the Reuben Beebe Survey, Abstract No. 29, situated in Denton County, Texas and being the same called 202.69 acre tract of land conveyed to STC Group Miller, LLC by deed of record in Document Number 2021-195695 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found at or near the center of Lois Road, being in the East right-of-way line of the Gulf Coast and Santa Fe Railroad (100' right-of-way), also being the Southwest corner of that certain 40' right-of-way dedication of record in Kenning Addition, a subdivision of record in Document Number 2021-48 of the Plat Records of Denton County, Texas, for the Northwest corner hereof;

THENCE, S89°32'19"E, leaving the East right-of-way line of the Gulf Coast and Santa Fe Railroad, along or near the center of Lois Road, along the South line of said Kenning Addition, a distance of 689.60 feet to a Mag Nail set at the Southwest corner of that certain 30' right of way dedication of record in McCormick Addition, a subdivision of record in Document Number 2012-53 of said Plat Records, being the Southeast corner of said 40' right of way dedication of record;

THENCE, S89°22'38"E, continuing along or near the center of Lois Road, being in part, the South line of said McCormick Addition, in part, the South line of a called 6.151 acre tract of land conveyed to Jerry McCuiston et. ux. by deed of record in in Volume 1010, Page 761 of the Real Property Records of Denton County, Texas, in part, the South line of a called 6.151 acre tract of land conveyed to Danny et. ux. by deed of record in in Volume 1010, Page 770 of said Real Property Records and in part, the South line of a called 1.798 acre tract of land conveyed to Jody Roberts by deed of record in Document Number 2006-17710 of said Official Records, a distance of 1420.42 feet to a Mag Nail set at the Southwest corner of that certain 30' right-of-way dedication of record in Jordan Acres, a subdivision of record in Cabinet A, Page 159 of said Plat Records, being the Southeast corner of said 1.798 acre tract;

THENCE, S89°07'42"E, continuing along or near the center of Lois Road, being the South line of said Jordan Acres, a distance of 453.34 feet to a Mag Nail set at the Northwest corner of a called 15.00 acre tract of land conveyed to Mildred E. Hunt by deed of record in Document Number 2019-5766 of said Official Records, being the Northeast corner of said 202.69 acre tract and hereof;

THENCE, S01°11'12"W, leaving the South line of said Jordan acres, along the East line of said 202.69 acre tract, being in part, the common West line of said 15.00 acre tract and in part, the common West lines of Lots 1-4 of Block One of Abney Acres, a subdivision of record in Cabinet M, Page 64 of said Plat Records, a distance of 3187.36 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of a called 223.35 acre tract of land conveyed to Sanger Land Development LLC. by deed of record in Document Number 2019-16167 of said Official Records, being the Southwest corner of said Lot 4, also being the Southeast corner of said 202.69 acre tract and hereof;

THENCE, N88°57'52"W, along the South line of said 202.69 acre tract, being in part, the common North line of said 223.35 acre tract and in part, the common North lines of Lots 15-39 of Block L of Sanger Circle, Phase 6B, a subdivision of record in Document Number 2022-196 of said Plat Records, a distance of 1826.11 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of a called 25.35 acre tract of land conveyed to the City of Sanger by deed of record in Volume 1125, Page 943 of the Deed Records of Denton County, Texas, being the Northwest corner of said Lot 15;

THENCE, N89°01'56"W, along the North line of said 25.35 acre tract, being the common South line of said 202.69 acre tract, a distance of 1026.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of the Gulf Coast and Santa Fe Railroad, being the Northwest corner of said 25.35 acre tract, also being the Southwest corner of said 202.69 acre tract and hereof;

THENCE, along the East right-of-way line of the Gulf Coast and Santa Fe Railroad, being the common West line of said 202.69 acre tract, the following three (3) courses and distances:

1. N03°27'32"W, a distance of 68.42 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the right;
2. Along said non-tangent curve to the right, having a radius of 6737.93 feet, a chord bearing of N03°15'27"E, a chord length of 1573.49 feet, a delta angle of 13°24'39", an arc length of 1577.09 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
3. N10°00'51"E, a distance of 1548.58 feet to the **POINT OF BEGINNING** and containing an area of 202.45 Acres, or (8,818,876 Square Feet) of land, more or less.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from 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 48121C0070G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by First American Title Guaranty Company with G.F. No. 1009-372688-RTT as listed:

10(a.) Easement granted by Elizabeth Huling to the Gulf Colorado and Santa Fe Railway Company, filed 07/07/1886, recorded in Volume 31, Page 331, Real Property Records, Denton County, Texas.
AFFECTS - NO PLOTTABLE EASEMENTS

10(b.) Easement granted by Mark J. Nash and wife, Bettie Dane Nash, et al to Sinclair Refining Company, filed 01/13/1948, recorded in Volume 341, Page 482, Real Property Records, Denton County, Texas.

Together with and as affected by Agreement Amending Right of Way Easement, filed 03/31/1986, recorded in Volume 1851, Page 578, Real Property Records, Denton County, Texas.
DOES NOT AFFECT

10(c.) Easement granted by Mark J. Nash, et al to Denton County Electric Cooperative, Inc., filed 03/16/1954, recorded in Volume 403, Page 412, Real Property Records, Denton County, Texas.

Together with and as affected by Agreement Defining Area Embraced Within Easement, filed 05/05/2022, recorded in cdf# 2022-68384, Real Property Records, Denton County, Texas.
AFFECTS - AS SHOWN

10(d.) Easement granted by Condemnation in Cause No. 1:99-CV-415 in the Eastern District of Texas to QWest Communications Company, LLC, f/k/a QWest Communications Corporation, et al, filed 05/29/2015, recorded in cdf# 2015-58153, Real Property Records, Denton County, Texas.
AFFECTS - NO PLOTTABLE EASEMENTS

10(e.) Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 11/30/1959, recorded in Volume 452, Page 118, Real Property Records, Denton County, Texas. Company makes no representation as to the present ownership of any such interests.
SUBJECT TRACT A PORTION OF SECOND TRACT IN SAID DEED

10(f.) Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 10/25/2021, recorded in cdf# 2021-195695, Real Property Records, Denton County, Texas. Company makes no representation as to the present ownership of any such interests.
SUBJECT TRACT SAME AS 202.69 ACRE TRACT IN SAID DEED

GENERAL NOTES

1. Eagle Surveying, LLC did not abstract the subject property. This survey was based on a legal description provided by First American Title Guaranty Company with G.F. No. 1009-372688-RTT, an effective date of January 23, 2023, and issued date of February 2, 2023. This survey is only valid for G.F. No. 1009-372688-RTT. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
2. This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
3. Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
4. There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
6. Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. There were no visible encroachments or overlapping of improvements observed except as shown hereon.
8. There were no buildings observed on the subject property in the process of conducting the fieldwork.
9. No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
10. Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
11. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
12. All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

JOB NUMBER
1909.018-03
DATE
04/30/2024
REVISION
-
DRAWN BY
TER



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

PROPERTY ADDRESS

LOIS ROAD EAST
SANGER, TX



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

ZONING CHANGE/SUP APPLICATION



Zoning Change



Specific Use Permit

Applicant

Owner (if different from applicant)

Name: MACK MATTKE, P.E.	Name:
Company: KIMLEY-HORN	Company: JST HOLDINGS 04 BUSINESS LLC
Address: 100 W. OAK ST, SUITE 203	Address: 10268 W CENTENNIAL RD STE 200F
City, State, Zip DENTON, TX 76201	City, State, Zip LITTLETON, CO 80127
Phone: 940-536-0176	Phone: 303-324-1771
Fax:	Fax:
Email: MACK.MATTKE@KIMLEY-HORN.COM	Email:

Submittal Checklist

☐	Site Plan (for Specific Use Permits Only)
☒	Letter of Intent
☒	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.):

202.45 ACRES LOCATED AT LOIS RD E, SANGER TX 76266

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

THIS ZONING APPLICATION IS FOR A PROPOSED REZONE OF 202 ACRES FROM EXISTING PD/RESIDENTIAL TO I-1 (INDUSTRIAL).

Owner Signature

08/03/2026

Date

Applicant Signature

08/03/2026

Date



August 5, 2026

Ramie Hammonds
 Director of Development Services
 City of Sanger
 502 Elm Street
 Sanger, TX 76266

**Sanger 202 Industrial – 202-Ac Industrial Development
 Letter of Intent
 Sanger, Texas**

Ramie:

The subject property consists of 202.45 acres located south of Lois Road East, east of the Burlington Northern Santa Fe (BNSF) Railroad, and north of Enclave Drive in the City of Sanger, Texas (DCAD Property ID 59829). The existing site is undeveloped with no existing structures, few trees, and three ponds, and is adjacent to the BNSF railroad. Please see attached metes and bounds legal description as part of this zoning application submittal. Per the 2019 City of Sanger Zoning Map, the property was previously zoned Agricultural (A). Furthermore, the City's Future Land Use Plan, adopted on April 4, 2022, designated the property as Light Industrial (I-1), reflecting the city's long-term vision for industrial development in this area. In late 2024 and early 2025, the City of Sanger, via Planning & Zoning Commission and City Council, approved a Planned Development (PD) (Residential) zoning district for the property to allow a Single Family (SF-8) use development and amend the Future Land Use Plan to show Moderate Density Residential and Urban Low Density Residential.

This zoning request would be to rezone from Planned Development (PD) to Light Industrial (I-1) and amend the Future Land Use Plan back to show Light Industrial (I-1) which is consistent with the original plan adopted in April 4, 2022. This would facilitate industrial development that aligns with the city's long-term planning objectives for the area. Furthermore, a Light Industrial zoning district is appropriate for the subject property given its direct adjacency to the railroad and multiple parcels with Light Industrial zoning.

The comprehensive plan speaks to "Sanger's existing Wal-Mart Distribution Center is a tremendous catalyst for expanded industrial growth and new commercial development" it also speaks to Plan Goal number 12 "increase city revenue sources from new commercial and industrial development". This zoning change would capitalize on those opportunities. We understand there are existing residential homes to the south and we are proposing an overlay condition or exhibit as provided in this submittal that will shield the proposed development from existing residences with a berm, landscape buffer of trees and detention pond. The existing developments to the east are in the ETJ and outside the Sanger City Limits.

We look forward to working with the City of Sanger on this project.

Please contact me at (940-536-0176) or mack.mattke@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

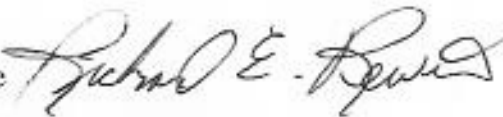
Mack Mattke, P.E.

Please circle one: Opposed to request

Comments: The letter we received does not tell us the purpose for the light industrial park – we don't know what type of business/es are planned for that area.

1. Marion Road cannot handle the additional traffic that would be created, especially from heavy trucks. There is already increased traffic on Marion Road due to vehicles bypassing the stop lights and road construction in Sanger. Marion road is currently deteriorating and will continue to worsen with increased traffic.
2. Why not use the current industrial park that has been designated along the northbound frontage road north of Sanger? There are buildings setting vacant and there are For Sale signs posted already designated 'Industrial.'
3. More information in the letter would have been helpful so we're not left to wonder what the plans are for the industrial park. It's impossible to make an informed decision without information.

Signature



Printed Name Richard Lewis

Mailing Address 4215 Baccarat Lane

City, State, Zip Sanger, TX 76266-1761

Phone Number (641) 521-9061

Email Address. richrewis@gmail.com

Physical Address of Property within 200 feet 4215 Baccarat Lane, Sanger, TX 76266

Item 8.

Response Form
26SANZON-0016
Property ID: 59829

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

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

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 26SANZON-0016/Property ID: 59829

Please circle one: In favor of request

Opposed to request

Comments:

Concerns with traffic congestion, deterioration of our streets, sidewalks & utilities. Decline in property and home value.

Signature

Montserrat Muzaurieta

Printed Name

Montserrat Muzaurieta

Mailing Address

4209 Liga Ln

City, State, Zip

Sanger TX 76266

Phone Number

972-824-9239

Email Address

muzaurieta@hotmail.com

Physical Address of Property within 200 feet

Response Form
26SANZON-0016
Property ID: 59829

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

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

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 26SANZON-0016/Property ID: 59829

Please circle one: In favor of request

Opposed to request

Comments:

See attached

Signature

T. Soprenok

Printed Name

Theodore Soprenok

Mailing Address

9800 Georgia Ave

City, State, Zip

Denton, TX, 76207

Phone Number

972-691-8970

Email Address

mtm1a3@gmail.com

Physical Address of Property within 200 feet

4823 Enclave Dr

September 2, 2026

Regarding the A0029A R. BEEBE, TR 107 property rezoning to light industrial of 202.45 acres in Sanger Texas.

Dear sir,

A light-industrial area immediately adjacent to residential housing would generally create **downward pressure on the value of the closest homes**. My home at 4823 Enclave Dr. is at the Southern border of the proposed zoning change.

Once zoned for light industrial, there will be no control over who, what, and how business is to be conducted within the planned zone. Any and all of the following are possible from warehouses with moderate to heavy truck traffic, loading docks facing homes, outdoor storage containers, noise, lights, odors, and operations 24/7

Additionally, manufacturing, assembly, fabrication, warehousing, wholesaling and service operations are within the scope of Light Industrial zones.

- **Buyer perception** — The backs of residential housing to industrial zones can shrink the pool of prospective buyers.
- **Insurance/financing perception** — can create additional buyer concerns, such as, difficulty in securing a mortgage loan.

I AM NOT IN FAVOR OF THE ZONING CHANGE TO LIGHT INDUSTRIAL.

Regards



Ted and Sonia Soprenuk
972-691-8970
mrmata3@gmail.com



Outlook

Property I'd 59829

From Bob-Tammy Hendrick <bthendrick@gmail.com>

Date Sun 9/6/2026 8:00 AM

To Ramie Hammonds <RHammonds@sangertexas.org>

Response Form
 265ANTON-0015
 Property ID: 59829

In order for your request to be processed, please complete and mail this form to:

San Francisco Police Department
 Attn: Public Information
 P.O. Box 2779
 San Francisco, CA 94116

For more information, please call:
 (415) 331-3131

Property ID: 265ANTON-0015 Property ID: 59829

Please check one: (check all that apply)

Request to request

Comments: 265 1900's is the area left inside
 1st & 2nd, west end of tracks are
 a flat slope, maybe has a 25 foot bank.

and Redwood
 about 1000' wide

about 400' 2100' LA

about 500' 400' 750'

545-773-8181

about 100' wide about 100'

about 100' wide about 100'

Response Form
26SANZON-0016
Property ID: 59829

Item 8.

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

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

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 26SANZON-0016/Property ID: 59829

Please circle one: In favor of request Opposed to request

Comments:

In Favor of request if not using
Dead end Street off Enclave Drive in
Sanger Circle Phase 6

Signature



Printed Name

Heather Shearer - Ultra Homes

Mailing Address

P.O. Box 1025

City, State, Zip

Pilot Point, TX 76258

Phone Number

940-686-2888

Email Address

heather@ultrahomes.us

Physical Address of Property within 200 feet

4701 Enclave DR., 4711 Enclave Dr
& 4713 Enclave DR.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 14, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- This property is located in the City of Sanger's ETJ.
- The replat of Palomino Bay combines 2 lots into 1.
- The lot will be for single-family housing.
- Staff mailed 3 notices and received no responses at the time of this report.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Replat
Application
Letter of Intent

Palomino Bay Lots 9 & 10 - Replat

Item 9.

Legend

DCAD (Property Lines)

Parcels



Planning and Zoning

Planning and Zoning



WATER WELL



PERMITS

Public Safety

Public Safety

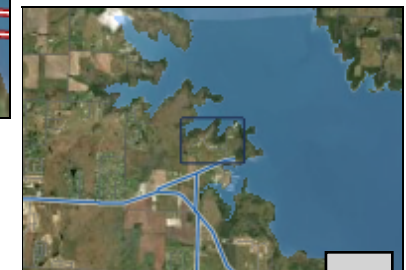


Lakes and Streams

Lakes



Streams



56



0 500 1000
ft

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

8/26/2026 11:53:59 AM

Notes:

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

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

OWNERS DEDICATION:

WHEREAS ALLEN J. DUGAS JR. AND WESLEY B. CARTWRIGHT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN MORTON SURVEY, ABSTRACT NUMBER 792, DENTON COUNTY, TEXAS AND BEING ALL OF LOTS 9 AND 10, BLOCK A, OF PALOMINO BAY ADDITION, AN ADDITION IN DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2024-196 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, ALSO BEING ALL OF A TRACT OF LAND DESCRIBED IN THE DEED TO ALLEN J. DUGAS JR. AND WESLEY B. CARTWRIGHT AS RECORDED IN DOCUMENT NUMBER 2026-81926 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST LINE OF A PRIVATE ROAD POSTED AS WATERS EDGE DRIVE, AT THE SOUTHWEST CORNER OF SAID LOT 10 AND AT THE SOUTHEAST CORNER OF LOT 11, BLOCK A OF SAID ADDITION;

THENCE WITH THE WEST LINE OF SAID LOT 10, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 21 DEGREES 44 MINUTES 01 SECONDS WEST A DISTANCE OF 180.40 FEET TO A CAPPED IRON ROD SET (LABELED 4857, TYPICAL) FOR CORNER;
2. NORTH 82 DEGREES 29 MINUTES 54 SECONDS EAST A DISTANCE OF 114.49 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER, AT A RE-ENTRANT CORNER OF SAID LOT 10;
3. NORTH 32 DEGREES 33 MINUTES 59 SECONDS EAST A DISTANCE OF 264.47 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHWEST CORNER OF SAID LOT 10;

THENCE SOUTH 88 DEGREES 20 MINUTES 22 SECONDS EAST, WITH THE NORTH LINES OF SAID LOTS 10 AND 9, A DISTANCE OF 380.72 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 26 DEGREES 21 MINUTES 58 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 9, A DISTANCE OF 538.71 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID LOT 9 COMMON TO THE NORTHEAST CORNER OF LOT 8, BLOCK A OF SAID ADDITION;

THENCE NORTH 89 DEGREES 05 MINUTES 18 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 9 AND THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 246.05 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE SOUTHEAST LINE OF SAID WATERS EDGE DRIVE, AT THE SOUTHWEST CORNER OF SAID LOT 9 COMMON TO THE NORTHEAST CORNER OF SAID LOT 8;

THENCE WITH A CURVE TO THE LEFT AN ARC LENGTH OF 175.67 FEET, A RADIUS OF 60.00 FEET, AND WHOSE CHORD BEARS NORTH 44 DEGREES 59 MINUTES 49 SECONDS WEST, WITH A CHORD LENGTH OF 119.32 FEET TO THE POINT OF BEGINNING AND ENCLOSING 4.398 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ALLEN J. DUGAS JR. AND WESLEY B. CARTWRIGHT, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS A REPLAT OF LOTS 9 AND 10, BLOCK A, PALOMINO BAY ADDITION, AN ADDITION TO THE COUNTY OF DENTON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS AND EASEMENTS SHOWN HEREON.

ALLEN J. DUGAS JR.

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ALLEN J. DUGAS JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC, STATE OF TEXAS

WESLEY B. CARTWRIGHT

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED WESLEY B. CARTWRIGHT, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PUBLIC LAND SURVEYOR TEXAS R.P.L.S. NO.4857

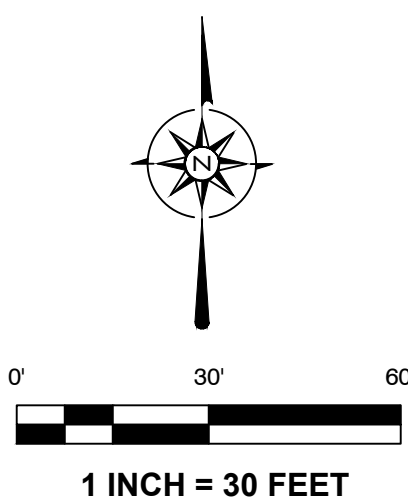
DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____.

LAKE RAY ROBERTS LAND USE REGULATIONS
R-2 RESIDENTIAL ESTATE MEDIUM DENSITY DISTRICT

MIN. LOT AREA	2 ACRES / 87,120 SQ. FT.
MIN. LOT WIDTH (@ FRONT BLDG. LINE)	125 FEET
MIN. LOT DEPTH	100 FEET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	15 FEET / 30 FEET FOR CORNER LOT ADJACENT TO STREETS
MIN. REAR YARD	30 FEET
MAX. HEIGHT	35 FEET
REQUIRED PARKING	2 OFF-STREET PARKING SPACES PER DWELLING UNIT

ELECTRIC
COSERV ELECTRIC
7701 S. STEMMONS FWY
CORINTH, TX 76210
PH. 940-321-7800

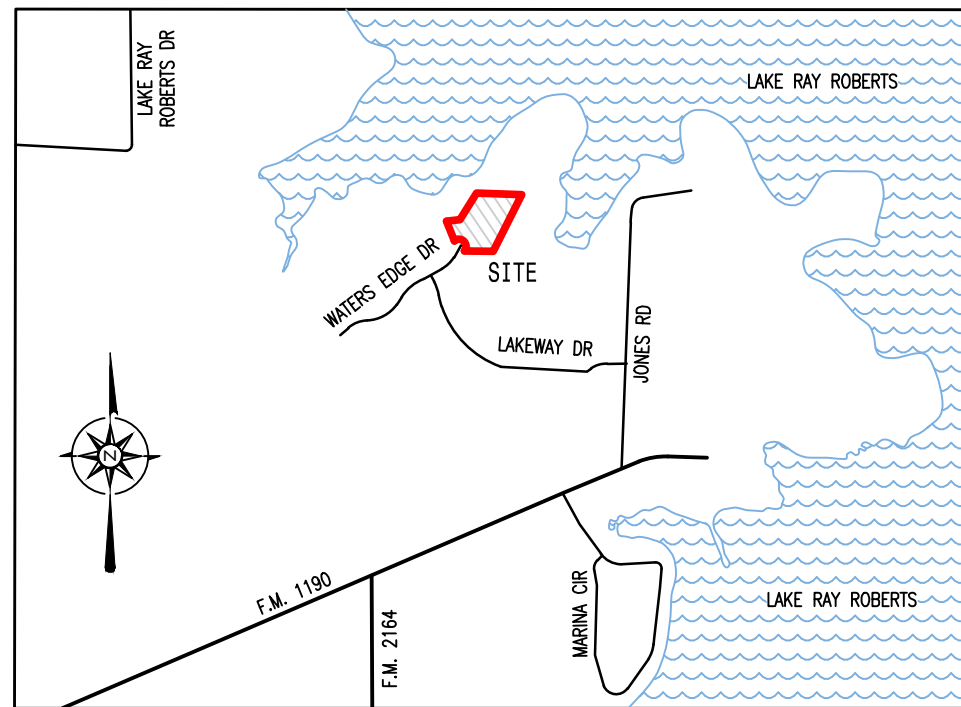
SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105

OWNERS
ALLEN J. DUGAS JR. &
WESLEY B. CARTWRIGHT
3333 PINNACLE BAY POINTE
LITTLE ELM, TX 75068



DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
D.A.	08/03/2026	26161-2	1" = 30'	1 OF 1

111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBPLS FIRM NO. 10049000

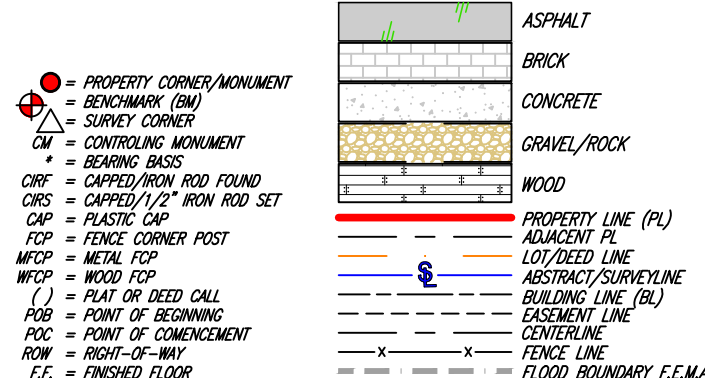


VICINITY MAP
(NOT TO SCALE)

STANDARD NOTES:

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
4. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. **FLOOD STATEMENT:** HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR OF DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0090 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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.
8. THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 9 AND 10, BLOCK A, OF PALOMINO BAY ADDITION INTO ONE (1) LOT, LOT 9R, BLOCK A.
9. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, 1999 DATUM (GRID) NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS. COORDINATES SHOWN ARE GRID.
10. WATER SERVICE TO BE BY PRIVATE WELLS.
11. ELECTRIC SERVICE TO BE PROVIDED BY COSERV, 701 S STEMMONS FWY, CORINTH, TX 76210.
12. SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
13. THIS PROPERTY IS LOCATED WITHIN THE ETJ (EXTRA-TERRITORIAL JURISDICTION) OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.
14. THE PROPERTY SHOWN HEREON IS WITHIN THE LIMITS OF LAKE RAY ROBERTS ZONING, ZONED R-2.

LEGEND



APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TX

DATE

MAYOR
CITY OF SANGER, TX

DATE

ATTESTED BY:

CITY SECRETARY
CITY OF SANGER, TX

DATE

REPLAT
OF LOTS 9 AND 10, BLOCK A
PALOMINO BAY ADDITION
BEING 4.398 ACRES
IN THE JOHN MORTON SURVEY,
ABSTRACT NO. 792
ETJ OF THE CITY OF SANGER
DENTON COUNTY, TEXAS



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

SUBDIVISION APPLICATION

☐

Preliminary Plat
Minor Plat

☒

Final Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

Name: Susan Melton	Name: CARTWRIGHT AND DUGAS REVOCABLE LIVING TRUST
Company: All American Surveying	Company:
Address: 111 N Dixon St	Address 3533 Pinnacle Bay Pt
City, State, Zip: Gainesville, TX 76240	City, State, Zip: Little Elm, TX 75068
Phone (940) 665-9105	Phone:
Fax:	Fax:
Email: adminaas@allamericansurveying.com	Email:

Submittal Checklist

☐	Pre-Application Conference (Date: <u> </u> / <u> </u> / <u> </u>)
☒	Application Form (Signed by Owner and Applicant)
☒	Letter of Intent
☐	Non-Refundable Application Fee (Check Payable to City of Sanger)
☒	Applicable Plat Checklist (Completed)
☐	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

R Number(s): _____

Allen J. Dugas, TEE
dotloop verified
08/12/26 4:11 PM CDT
CUBB-V42-714P-6820

Owner's Signature

Susan Melton

Applicant's Signature

Wesley B. Cartwright, TEE
dotloop verified
08/12/26 4:15 PM CDT
SXJO-YTY3-68RL-PRGS

Date

8/10/2026

Date



111 N Dixon St
Gainesville, Texas 76240
(940) 665-9105
inquiries@allamericansurveying.com
allamericansurveying.com

August 10, 2026

City of Sanger

Development Services
Sanger, Texas

RE: Letter of Intent – Replat of Lots 9 & 10, Block A, Palomino Bay Addition

To Whom It May Concern:

Please accept this Letter of Intent in support of the replat application for Lots 9 and 10, Block A, Palomino Bay Addition, located at 1040 and 1041 Waters Edge Dr., Sanger, Texas.

The property owners are:

Allen J. Dugas Jr. & Wesley B. Cartwright
3533 Pinnacle Bay Pointe
Little Elm, TX 75068

The submitted plat documents have been prepared by All American Surveying, 111 N. Dixon St., Gainesville, TX 76240, (940) 665-9105. Susan Melton with All American Surveying is the designated point of contact for all correspondence regarding this replat application.

The purpose of this application is to combine Lots 9 and 10, Block A, Palomino Bay Addition into a single lot to be designated as Lot 9R, Block A, Palomino Bay Addition. The subject properties are located at 1040 and 1041 Waters Edge Dr. and contain approximately 4.398 acres in total.

The property is intended for single-family residential use, with the owners intending to construct a single-family residence on the resulting Lot 9R at a future date. No further subdivision of the property is proposed as part of this replat.

On behalf of the property owners, we respectfully request that the City of Sanger review this replat application and consider it for approval by the appropriate approval body.

Please contact us if additional information or documentation is required during the review process.

Sincerely,

Susan Melton

All American Surveying
111 N. Dixon St.
Gainesville, TX 76240
(940) 665-9105