

PLANNING & ZONING COMMISSION

MEETING AGENDA

SEPTEMBER 09, 2024, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

CONSENT AGENDA

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

- [1.](#) Consideration and possible action of the minutes from August 13, 2024, meeting.

PUBLIC HEARING ITEMS

- [2.](#) Conduct a Public Hearing on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batch Plant use for Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

ACTION ITEMS

- [3.](#) Consideration and possible action on the Final Plat of Sanger Circle Phase 7, being approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

4. Consideration and possible action on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batch Plant use for Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

FUTURE AGENDA ITEMS

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

INFORMATIONAL ITEMS

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on September 5, 2024, at 9:00AM.

 /s/ Stefani Dodson
Stefani Dodson, Secretary

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 9, 2024
FROM: Stefani Dodson, Secretary
AGENDA ITEM: Consideration and possible action of the minutes from August 13, 2024, meeting.

SUMMARY:
N/A

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

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from August 13, 2024

PLANNING & ZONING COMMISSION

MEETING MINUTES

AUGUST 13, 2024, 7:00 PM

**PLANNING & ZONING COMMISSION REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner McAlister called the Planning and Zoning meeting to order at 7:02 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Kristin Edwards
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Lisa Freeman

BOARD MEMBERS ABSENT:

Commissioner, Place 5	Jacob Gastelum
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STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, Planning Technician Stefani Dodson, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Miller

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from July 8, 2024 meeting.

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

Voting Yea: Commissioner Stone, Commissioner Turner. Commissioner Edwards and Commissioner Skaggs abstained from the vote. The motion passes unanimously.

ACTION ITEMS

2. Consideration and possible action on the Final Plat of the Belz Road Retail Addition Phase 1 – Multi-Family, being 17.33 acres described as HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, LOT 3, BLOCK A, located in the City of Sanger, and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr and North Stemmons Frwy.

Planning Technician Stefani Dodson presented the item. Director Hammonds elaborated with additional comments. Staff recommends approval with the condition all comments are met prior to City Council approval.

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

Voting Yea: Commissioner Freeman, Commissioner Stone, Commissioner Edwards, and Commissioner Skaggs. The motion passes unanimously.

3. Consideration and possible action on the Final Plat of Duck Creek Ridge, being 1.010 acres on land described as H.TIERWESTER SURVEY, ABSTRACT NO. 1241, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are met prior to City Council approval.

Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Stone seconded the motion.

Voting Yea: Commissioner Freeman, Commissioner Turner, Commissioner Edwards, and Commissioner Skaggs. The motion passes unanimously.

4. Consideration and possible action on the Preliminary Plat of Stephen Town Crossing, being approximately 120.133 acres of land described as REUBEN BEBEE SURVEY,

ABSTRACT NO. 29, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are met prior to City Council approval.

Commissioner Stone makes a motion to approve the item with the condition all comments are met prior to City Council approval. Commissioner Freeman seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Edwards, and Commissioner Skaggs. The motion passes unanimously.

5. Consideration and possible action on the Preliminary Plat of Sanger Business Addition, being approximately 2.07 acres of land described as JOSE MARIA RUIS SURVEY, ABSTRACT NO. 1066 RUEBEN BEBEE SURVEY, ABSTRACT NO. 29, within the City of Sanger, generally located south of FM 455 west and west of Sable Creek Boulevard.

Planning Technician Stefani Dodson presented the item. Staff recommends approval with the condition all comments are met prior to City Council approval.

Commissioner Turner asked questions. Director Hammonds responded.

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

Voting Yea: Commissioner Freeman, Commissioner Stone, Commissioner Edwards, and Commissioner Skaggs. The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

Commissioner Miller welcomed new board members Commissioner Edwards and Commissioner Skaggs.

Director Hammonds mentioned upcoming Board of Adjustment meetings and updated the Board regarding the ordinance re-write for subdivisions.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 7:37 P.M.

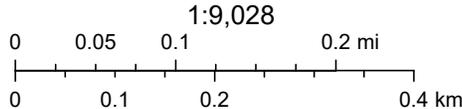
Denton CAD Web Map

Item 2.



5/9/2024, 9:07:14 AM

 Parcels



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Disclaimer: This product is for informational purposes only and has not 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 boundaries.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 9, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of Sanger Circle Phase 7, being approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

SUMMARY:

- The applicant proposes creating 63 residential lots, including 1 HOA lot.
- The development will have access from Bridle Path Lane and Enclave Drive.
- This development is located in the City of Sanger.
- The property will be served by City of Sanger Water, Sewer and CoServ Electric.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

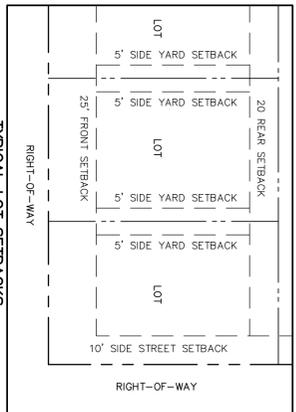
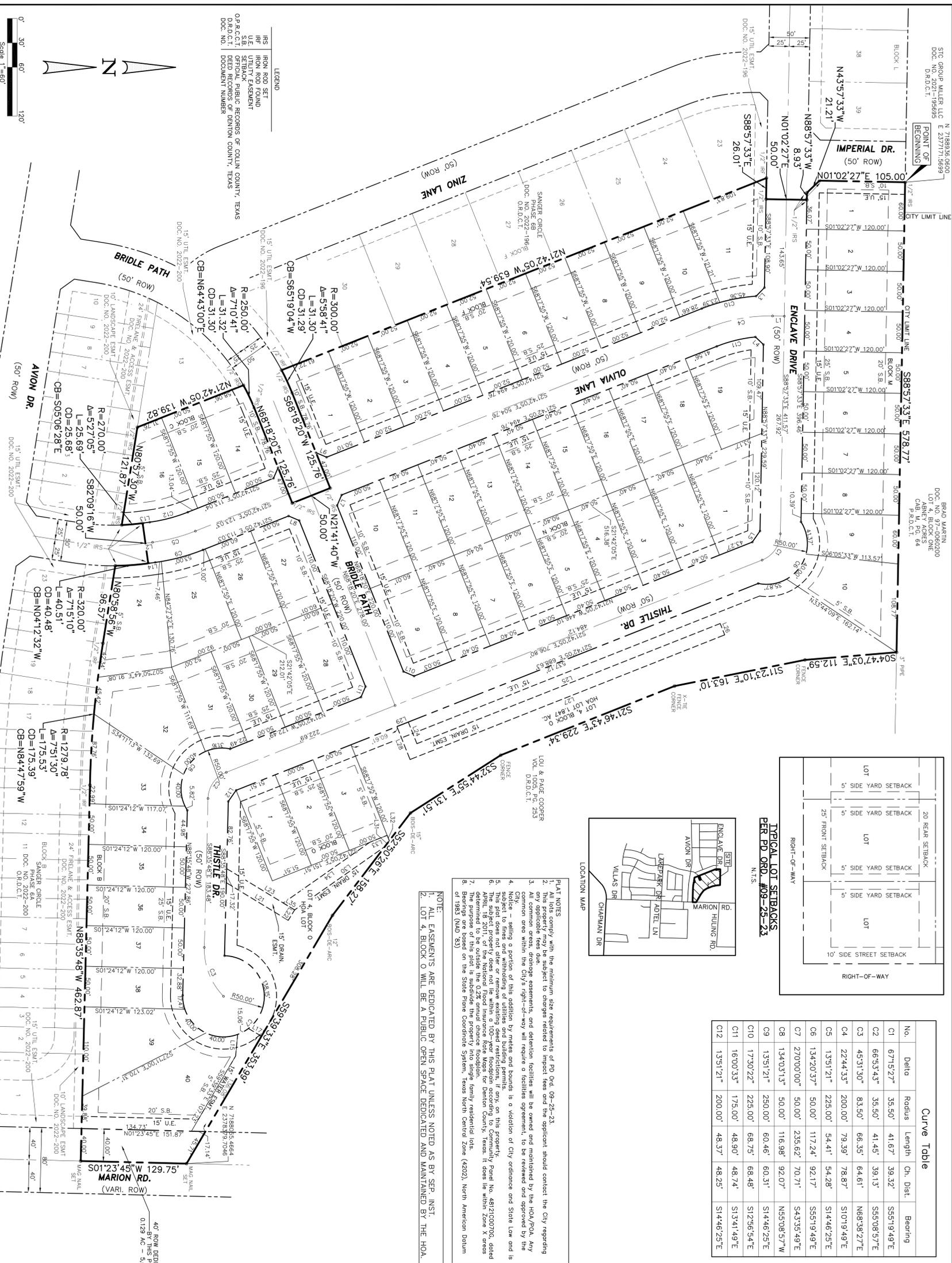
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

- Location Map
- Final Plat
- Application
- Letter of Intent
- Engineering Comments



No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	6°15'27"	35.50'	41.67'	39.32'	S85°19'49"E
C2	6°53'43"	35.50'	41.45'	39.13'	S85°08'57"E
C3	4°31'30"	83.50'	66.35'	64.61'	N88°38'27"E
C4	22°44'33"	200.00'	79.39'	78.87'	S10°19'49"E
C5	13°51'21"	225.00'	54.41'	54.28'	S14°46'25"E
C6	134°20'37"	50.00'	117.24'	92.17'	S85°19'49"E
C7	27°00'00"	50.00'	235.62'	70.71'	S43°35'49"E
C8	134°03'13"	50.00'	116.98'	92.07'	N85°08'57"W
C9	13°51'21"	250.00'	60.46'	60.31'	S14°46'25"E
C10	17°30'22"	225.00'	68.75'	68.48'	S12°56'54"E
C11	16°00'33"	175.00'	48.90'	48.74'	S13°41'49"E
C12	13°51'21"	200.00'	48.37'	48.25'	S14°46'25"E

PLAT NOTES

- All lots comply with the minimum size requirements of PD Ord. 09-25-23.
- Any applicable fees due, subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- 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.
- The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121000706, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas. It does lie within Zone X areas determined to be outside the 0.2% annual chance floodplain for residential lots.
- Beirings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).

NOTE:

- ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS NOTED AS BY SEP. INST.
- LOT 4, BLOCK O WILL BE A PUBLIC OPEN SPACE DEDICATED AND MAINTAINED BY THE HOA.

Line #	Bearing	Distance
L1	S1°02'27"W	14.44
L2	S7°50'44"E	8.77
L3	S45°56'26"E	14.62
L4	S43°29'35"W	13.50
L5	N85°19'48"W	16.65
L6	S23°18'07"W	14.14
L7	S66°41'53"E	14.14
L8	S23°18'07"W	14.14
L9	S66°41'53"E	14.14
L10	N23°18'07"E	14.14
L11	N66°41'53"W	14.14
L12	S55°08'57"E	16.69
L13	S7°50'44"E	8.77
L14	S7°50'44"E	8.77
L15	S84°34'34"E	26.75
L17	N30°20'27"E	18.60
L21	N31°24'12"E	88.91
L22	N86°35'48"W	15.00
L23	S31°24'12"W	97.58
L24	N68°18'20"E	28.61
L25	N21°42'05"W	400.00
L26	N68°17'55"E	15.00
L27	S21°42'05"E	415.00
L28	S68°18'20"W	43.61
L29	N21°42'05"W	15.00
L30	N35°10'13"W	135.24
L31	N52°50'26"W	9.13
L32	S88°17'55"W	7.13
L33	S21°42'05"E	22.72
L34	S35°10'13"E	130.01
L35	N31°24'12"E	16.35

NORTEX COMMUNICATIONS
 205 E. WALKER ST.
 MUDEN SPRAY EVANS 76252
 940-759-2251
 sevans@nortex.com
 ntxhompson@nortex.com

COSERV GAS & ELECTRIC
 7701 S. STEWARTS FRWY,
 CORINTH, TEXAS 76210
 MICHAEL THOMPSON
 940-521-7800
 mthompson@coserv.com

OWNER - DEVELOPER:
SANGER LAND DEVELOPMENT LLC
 101 FOREST BEND DRIVE
 COPPELL, TEXAS 75019
 JONATHAN WANG
 214-316-2256

Date: 7-16-24
 Dwg Scale: Hor. 1"=60'
 Vert.
 Dwg File: 0118801FPT.DWG
 Project No. 0118801

FINAL PLAT SANGER CIRCLE, PHASE 7
 14,908 AC. 63 RES. LOTS - 1 HOA LOT
 3,138 AC. RIGHT-OF-WAY DEDICATION
 REUBEN BEBEE SURVEY, ABST. NO. 29
 CITY OF SANGER, DENTON, COUNTY, TEXAS

SURVEYOR
JOHN COWAN & ASSOCIATES, INC.
 10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581-2238
 FIRM REGISTRATION CERTIFICATION NO. 10025500

REVISION
 No. DATE

APPROV.
 M & A
Middleton & Assoc., LLC
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBPE #10900
 © Copyright 2024
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800



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

Preliminary
Plat Minor
Plat

Final
Plat/Replat
Amended Plat

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: Eugene Middleton, P.E.	Name: Mr. Jonathan Wang
Company: Middleton & Associates, LLC	Company: Sanger Land Development LLC
Address: 2785 Rockbrook Drive, Su. 105	Address 101 Forest Bend Drive
City, State, Zip: Lewisville, Texas 75067	City, State, Zip: Coppell, Texas 75019
Phone 972-393-9800	Phone: 214-316-2256
Fax:	Fax:
Email: eugene@middleton-associates.com	Email: wangjtc@verizon.net

Submittal Checklist

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

Supporting Materials (List if provided): Approved Civil Engineering Plans

R Number(s): 266024

Jonathan Wang
 Owner's Signature

July 12, 2024
 Date

Eugene Middleton
 Applicant's Signature

7-12-24
 Date

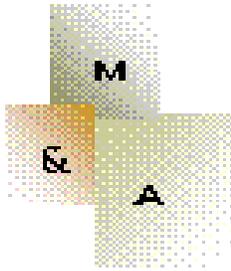
Office Use: Reviewed by Director of Development Services ___/___/___

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

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020



MIDDLETON & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS AND LAND PLANNERS

July 16, 2024

Ms. Ramie Hammonds
Director of Development Services
City of Sanger
201 Bolivar Street
Sanger, Texas 76266

RE: Letter of Intent
Final Plat for Sanger Circle Phase 7
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the Final Plat for Sanger Circle Phase 7. The property is approximately 14.908 acres owned by Sanger Land Development LLC. This tract is currently zoned PD and contains open pastureland with no tree cover. The civil engineering plans for this tract have been approved. The property will be serviced by CoServ electric, and an Availability letter is part of this submittal.

The purpose of this plat is to subdivide the property into 63 residential lots and two HOA lots. This tract is the last phase of the Sanger Circle Development. We are the applicants for this submittal and Mr. Jonathan Wang is the owner.

We request that the plat be reviewed and considered by the appropriate approval body. If you have any other questions or would like additional information regarding our submittal, please contact myself at 972-393-9800 or Mr. Wang at 214-316-2256.

Sincerely,
MIDDLETON & ASSOCIATES, LLC.

Eugene Middleton, P.E.
President

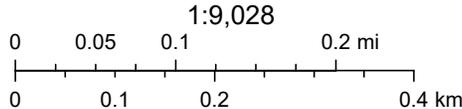
Denton CAD Web Map

Item 4.



5/9/2024, 9:07:14 AM

 Parcels



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

ZONING CHANGE/SUP APPLICATION

Zoning Change

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <u>Glenn Mudd GFC</u>	Name: <u>Zachary Motley, VP- Land Development</u>
Company: <u>Gm Construction TX</u>	Company: <u>M/I Homes of DFW, LLC</u>
Address: <u>PO Box 851</u>	Address: <u>700 SH 121 Bypass, Suite 100</u>
City, State, Zip: <u>Prosper TX 75078</u>	City, State, Zip: <u>Lewisville, Texas, 75067</u>
Phone: <u>214.429.8035</u>	Phone: <u>972.246.3407</u>
Fax: <u>N/A</u>	Fax:
Email: <u>LISA M @ gmconstruction TX .com</u>	Email: <u>zmotley@mihomes.com</u>

Submittal Checklist

<input checked="" type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input checked="" type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	Application Fee (Check Payable to City of Sanger)

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

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

Lane Ranch Phase 1, new subdivision, closest address East Chapman Drive (FM 455) + Indian Lane

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

placement of Temporary concrete watch plant to pave the roads @ Lane Ranch Pt 1

Zachary Motley VP, Land Development
 Owner Signature M/I Homes of DFW, LLC

Glenn Mudd
 Applicant Signature

8/14/2024
 Date

8.14.24
 Date

Office Use

Fee	
Date	



August 13, 2024

Sanger Development Services
PO Box 1729
Sanger, Texas 76266

Zoning Change/SUP Application

Site location map, attached.

GM Construction TX is requesting a special use permit to set a portable concrete batch plant for the term of six months. Batch plant actually will be on site operating for two to three weeks. The batch plant will produce concrete for paving new residential roads for the subdivision called Lane Ranch Ph 1.

Sincerely,
GM Construction TX

A handwritten signature in blue ink, appearing to read "Glenn Midkiff", written over the typed name and title.

Glenn Midkiff
President

www.gmconstructiontx.com
(214) 629-8035 • gmidkiff@gmconstructiontx.com
PO Box 851, Prosper, Texas 75078-0851

Lane Ranch Phase 1

Sanger, Texas

Overview

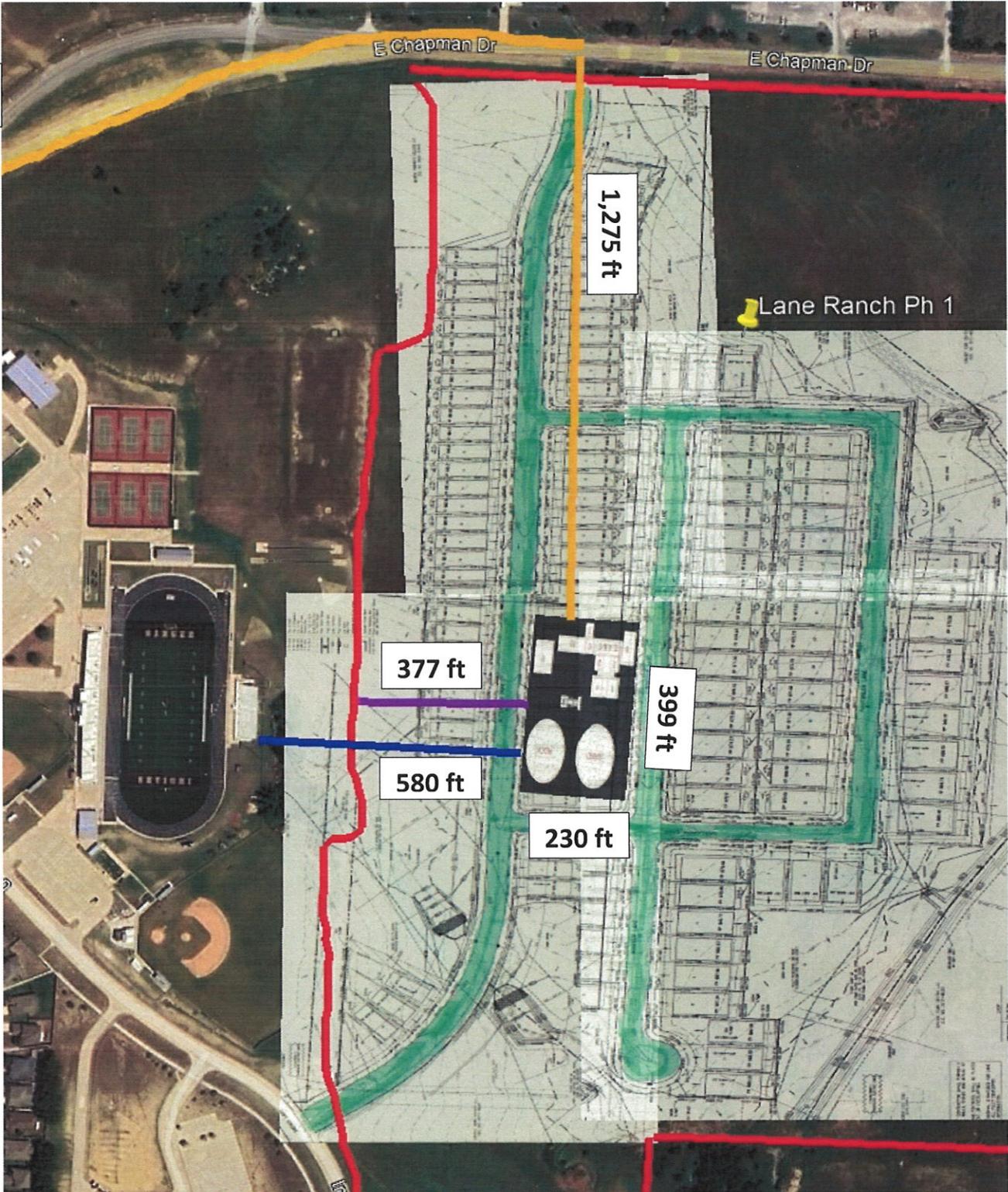
Property Lines





Lane Ranch Phase 1 Sanger, Texas

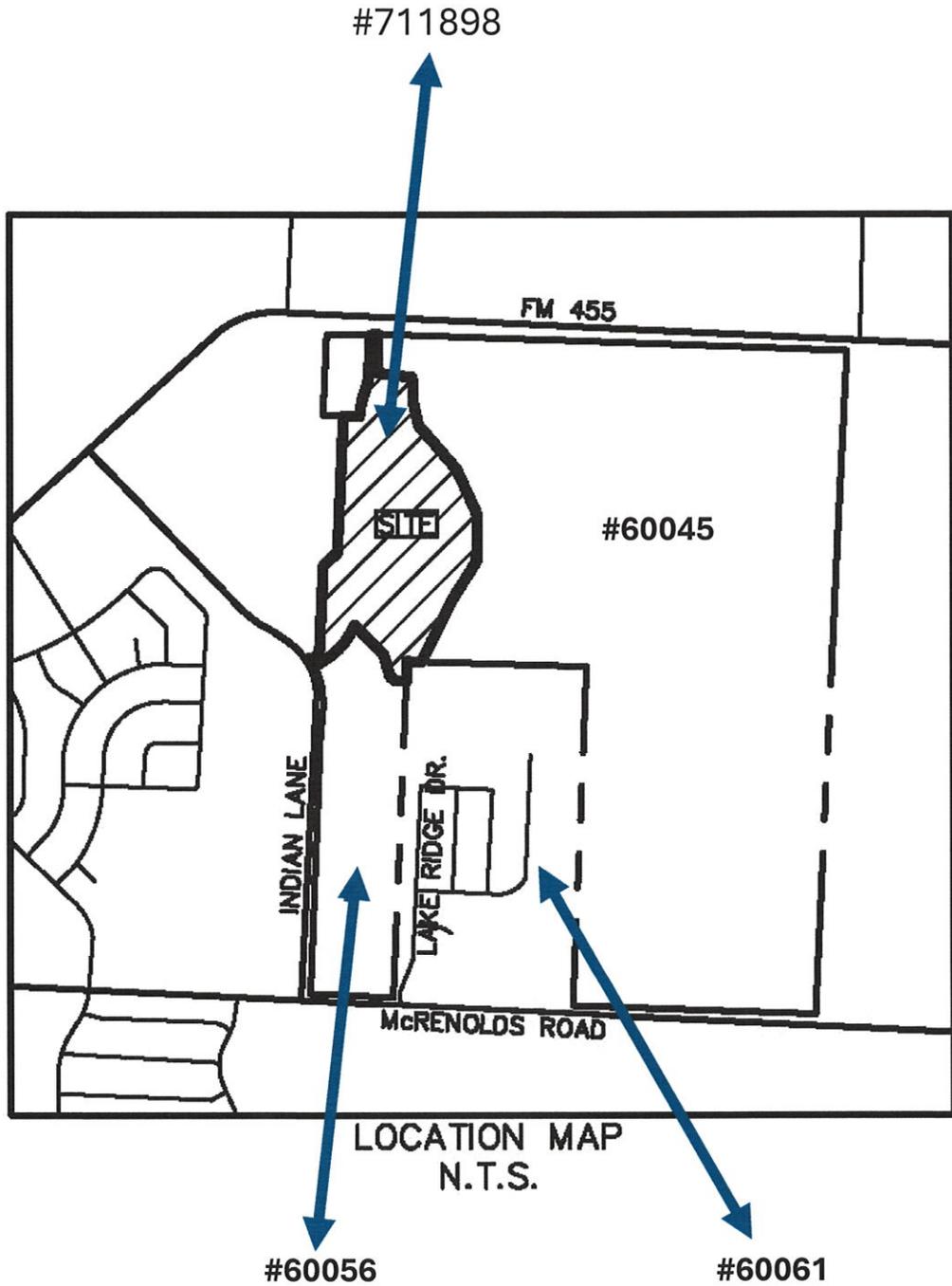
Property Lines, Closest Residence, Closest Intersection, Closest Property Line,
Proposed Roads



Lane Ranch Phase 1

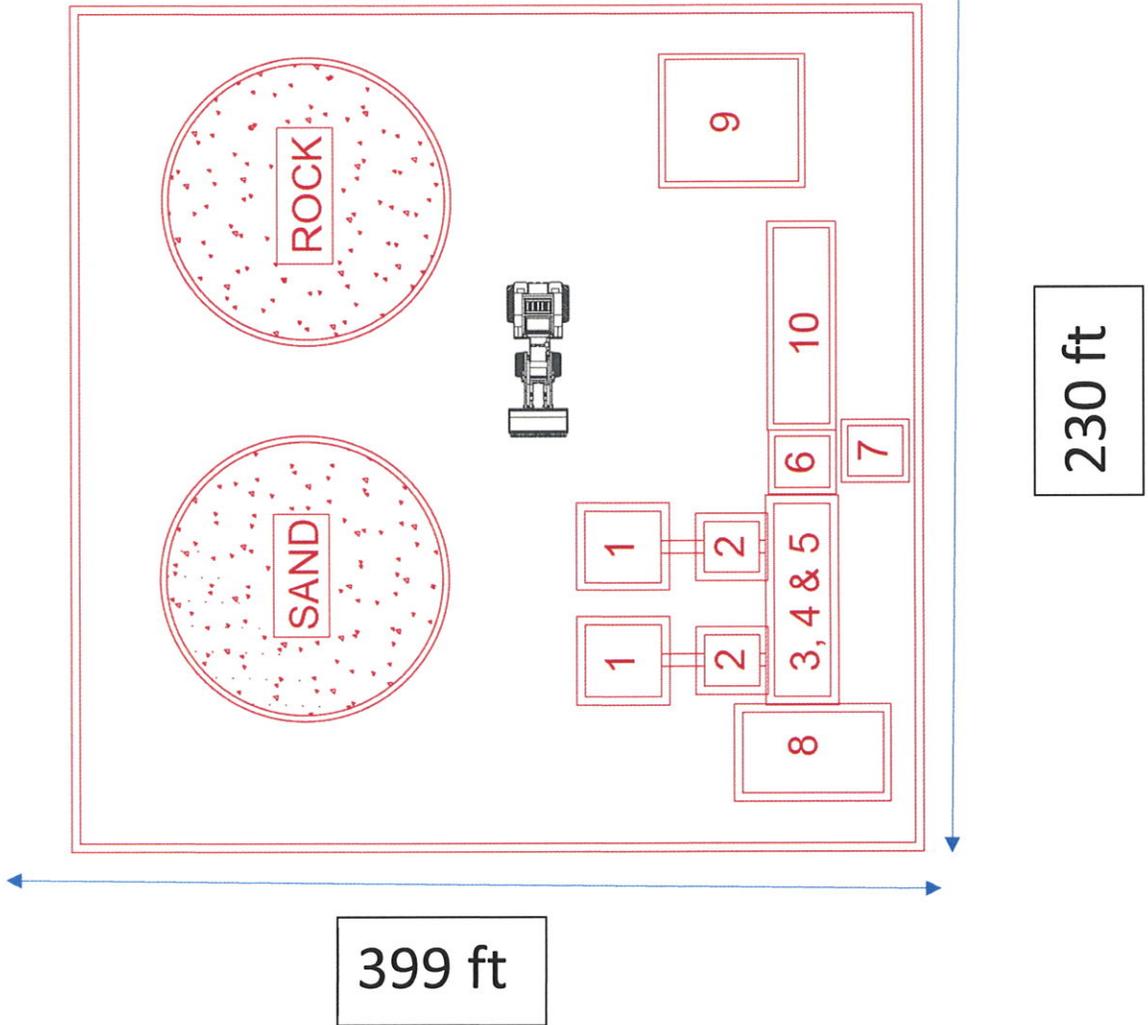
Sanger, Texas

Proposed project with R numbers

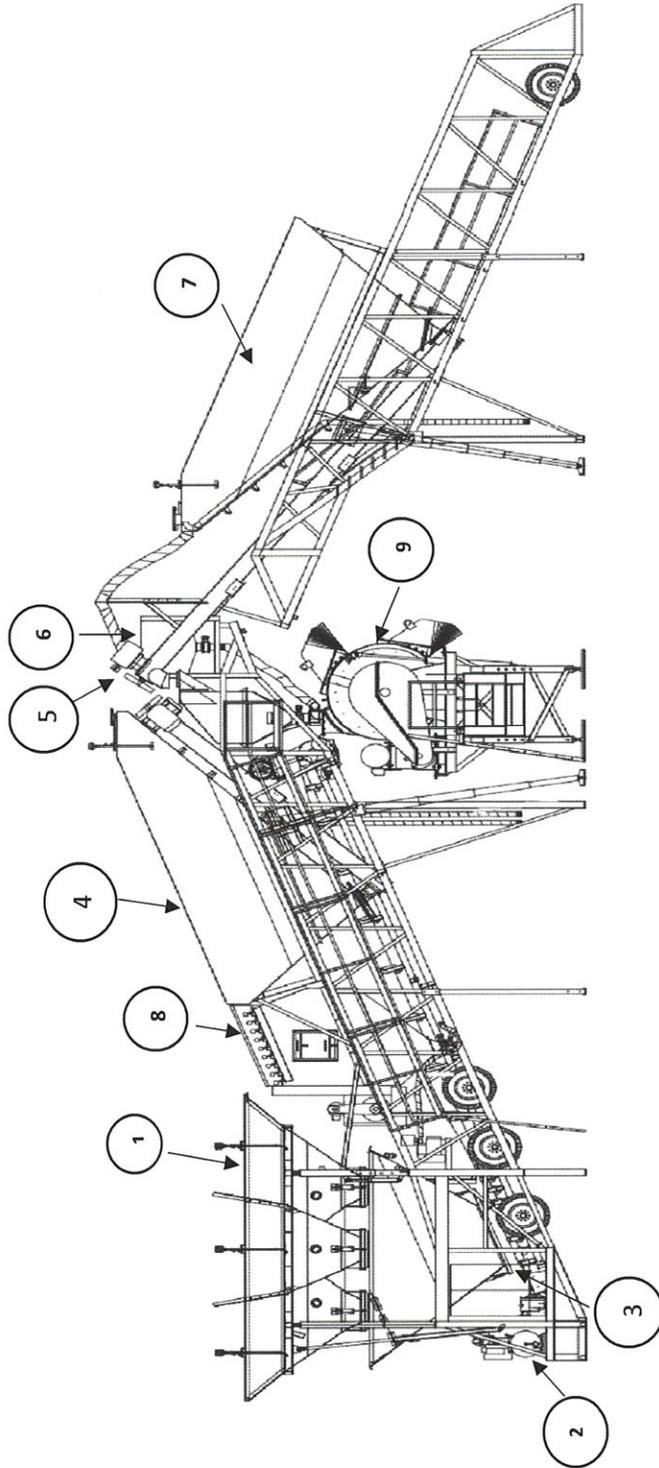




- 1: HOPPER (ROCK & SAND)
- 2: CONVEYORS (ROCK & SAND)
- 3: AGGREGATE STORAGE BINS
- 4: WEIGHT BINS
- 5: CONVEYORS
- 6: LOADING OF TRUCKS
- 7: CENTRAL DUST COLLECTOR
- 8: DIESEL ENGINE (GENERATOR)
- 9: PIG
- 10: SILO



- 1. AGGREGATE STORAGE BIN
- 2. AGGREGATE WEIGH BATCHER
- 3. BATCH TRANSFER CONVEYOR
- 4. CEMENT STORAGE SILO
- 5. CEMENT FEEDER
- 6. CEMENT WEIGHT BATCHER
- 7. FLYASH STORAGE SILO
- 8. VH-1083 DUST COLLECTOR
- 9. 10 YD HORIZONTAL MIXER



CONCRETE BATCH PLANT
PROCESS FLOW DIAGRAM
PRODUCTION RATE 300 YPH