

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.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 9, 2024

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: 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.

SUMMARY:

- The applicant is proposing a Temporary Batch Plant.
- The batch plant will be used to pave the new roads located in Lane Ranch Phase 1.
- The applicant is requesting a term of 6 months for the SUP.
- The Temporary Batch Plant would be set up onsite
- This will reduce the number of concrete trucks on the roadways.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

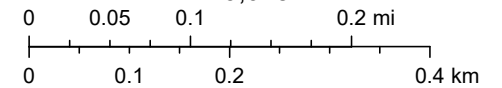
Location Map

Item 2.

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

Parcels

1:9,028



© OpenStreetMap (and) contributors, CC-BY-SA



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

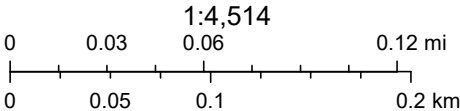


6/6/2024, 1:14:50 PM

 Parcels



Location: Sanger Circle Phase 7
Final Plat
24SANZON-0030



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OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Sanger Land Development, LLC is the owner of that certain lot, tract, or parcel of land, being part of the Ruben Beebe Survey, Abstract No. 29, Denton County, Texas, and being part of that certain called 223.35 acre tract described in a deed from North Park Estates Trust to Sanger Land Development, LLC on February 15, 2019, recorded in Denton County Clerk's File No. (DCCFN) 2019-16167 of the Official Public Records of Denton County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (sat) for the Northeast terminus of Imperial Drive as shown on the plat of Sanger Circle, Phase 6B, recorded in DCCFN 2022-198; in the North line of the above mentioned 223.35 acre tract; in the South line of the 810' Casey Miller, LLC 202489 acre tract recorded in DCCFN 2021-00195655;

THENCE South 88 deg. 57 min. 33 sec. East with the South line of the 202.69 acre tract, the South line of Lot 4, Block 1 of Abney Acres, as shown by the plat of Abney Acres, recorded in DCCFN 2021-00195655, to a point of beginning of the 223.35 acre tract, a distance of 129.75 ft. to a mag nail (sat) for the Northeast corner of said tract; in the North line of the 223.35 acre tract, a distance of 276.77 ft. to a 3" pipe fence corner post (found) for the Northeast corner of same; the Northwest corner of the Leo Henry Cooper 9.239 acre tract recorded in Volume 1005, Page 253;

THENCE southerly and generally with a fence, with the East line of the 223.35 acre tract, the West line of the 9.297 acre tract as follows:
South 04 deg. 23 min. 03 sec. East a distance of 29.69 ft. to a brace corner (found) for corner.
South 21 deg. 46 min. 43 sec. East a distance of 229.34 ft. to a 3" bolt d'arc fence corner (found) for corner.
South 32 deg. 44 min. 55 sec. East a distance of 131.51 ft. to a 15" twin bolt d'arc tree for corner,
South 52 deg. 50 min. 26 sec. East a distance of 158.27 ft. to a 12" triple bolt d'arc tree for corner,
and South 59 deg. 39 min. 33 sec. East a distance of 353.99 ft. to a mag nail (sat) for an angle corner of the 223.35 acre tract, the South corner of the 9.297 acre tract, near the centerline of Marion Road;

THENCE South 01 deg. 23 min. 45 sec. West with the centerline of Marion Road, the East line of the 223.35 acre tract, a distance of 129.75 ft. to a mag nail (sat) for the Northeast corner of 0.152 acre right of way dedication shown on the plat of Sanger Circle, Phase 6A, recorded in Document No. 2022-200, PROCT;

THENCE North 88 deg. 35 min. 48 sec. West with the North line of the 0.152 acre right of way, at 39.07 ft. pass a ½" iron rod (found) for the Northwest of same; the Northeast corner of Block B of Sanger Circle, Phase 6A, and continue a total distance of 462.87 ft. to a ½" iron rod (found) for corner at the p.c. of a curve to the right;

THENCE westerly with the North line of Block B, with a curve to the right having a radius of 1279.78 ft., a chord of North 84 deg. 47 min. 59 sec. West - 173.39 ft., a distance of 173.53 ft. to a ½" iron rod (found) for corner at the p.c. of same;

THENCE North 80 deg. 58 min. 56 sec. West with the North line of Block B, a distance of 86.57 ft. to a ½" iron rod (sat) for corner in the East right of way of Olivia Lane and a curve to the left;

THENCE with the East right of way of Olivia Lane, with a curve to the left having a radius of 320.00 ft., a chord of North 04 deg. 12 min. 32 sec. West - 40.46 ft., a distance of 40.51 ft. to a ½" iron rod (sat) for corner, the Northeast terminus of Olivia Lane;

THENCE South 82 deg. 09 min. 16 sec. West with the North terminus of Olivia Lane, a distance of 50.00 ft. to a ½" iron rod (sat) for corner at the Northwest terminus of same, in a curve to the right;

THENCE with the West right of way of Olivia Lane, with a curve to the right having a radius of 270.00 ft., a chord of South 05 deg. 06 min. 28 sec. East - 25.68 ft., a distance of 25.69 ft. to a ½" iron rod (sat) for the Northeast corner of Block C;

THENCE with the Northeast line of Block C, North 80 deg. 57 min. 30 sec. West a distance of 121.87 ft. to a ½" iron rod (sat) for and angle corner and North 21 deg. 42 min. 05 sec. West a distance of 139.82 ft. to a ½" iron rod (sat) for the North corner of Block C, in the Southeast right of way of Bridle Path, in a curve to the right;

THENCE northeasterly with the Southeast right of way of Bridle Path, with a curve to the right having a radius of 250.00 ft., a chord of North 64 deg. 43 min. 00 sec. East - 31.30 ft., a distance of 31.32 ft. to a ½" iron rod (sat) for corner at the p.c. of same;

THENCE North 68 deg. 18 min. 20 sec. East with the Southeast right of way of Bridle Path, a distance of 123.76 ft. to a ½" iron rod (sat) for corner at the Southwest terminus of same;

THENCE North 21 deg. 41 min. 40 sec. West with the Northeast terminus of Bridle Path, a distance of 50.00 ft. to a ½" iron rod (sat) for the North corner of same;

THENCE South 68 deg. 18 min. 20 sec. West with the Northwest right of way of Bridle Path, a distance of 125.76 ft. to a ½" iron rod (sat) for corner at the p.c. of a curve to the left;

THENCE southwesterly with the Northwest right of way of Bridle Path, with a curve to the left having a radius of 300.00 ft., a chord of South 65 deg. 19 min. 04 sec. West - 31.29 ft., a distance of 31.30 ft. to a ½" iron rod (found) for corner, the Southeast corner of Block F of Sanger Circle, Phase 6B;

THENCE North 21 deg. 42 min. 05 sec. West with the East line of Block F, a distance of 639.54 ft. to a ½" iron rod (found) for the Northeast corner of same, in the South right of way of Imperial Drive;

THENCE South 88 deg. 57 min. 33 sec. East with the South right of way of Imperial Lane, a distance of 26.01 ft. to a ½" iron rod (sat) for corner at the Southeast terminus of same;

THENCE northerly with the East right of way of Imperial Drive as follows:

North 01 deg. 02 min. 27 sec. East with a distance of 50.00 ft. to a ½" iron rod (sat) for corner,

North 88 deg. 57 min. 33 sec. West a distance of 8.93 ft. to a ½" iron rod (sat) for corner,

North 43 deg. 57 min. 33 sec. East a distance of 21.21 ft. to a ½" iron rod (sat) for corner,

and North 01 deg. 02 min. 27 sec. East a distance of 165.00 ft. to the place of beginning, containing 14,908 acres or 649,410 square feet of land.

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 REG. NO. 5515 _____ DATE _____

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Jonathan Wong acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as SANGER CIRCLE, PHASE 7, in addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and without any conditions, covenants, or restrictions, all the right, title, and interest therein, together with all easements, rights, and appurtenances, and any other property necessary to serve the plot and to implement the requirements of the plat, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plot and to implement the requirements of the plat, and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned and covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, or other improvements shall be constructed or placed on the land so dedicated, nor shall any improvements be made across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity of any time of procuring permission from anyone.

WITNESS MY HAND this _____ day of _____, 2024.

Owner

Title and Company

State of Texas

County of Denton

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/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 _____, 2024.

Notary Public in and for the State of Texas

Print Notary's Name _____

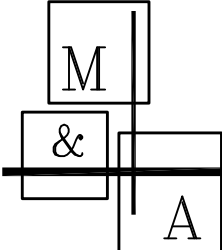
My Commission Expires _____

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

APPROV.		REVISION		DATE		No.	

Middleton & Assoc., LLC

CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800



SURVEYOR

JOHN COWAN & ASSOCIATES, INC.

10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581-2238
WWW.TXLSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

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

Date: 7-16-24
Dwg Scale: Hor. 1"=60'
Vert.
Dwg File: 0118001FPT.DWG
Project No. 0118001

FPT2



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 PlansR Number(s): 266024

Owner's Signature

Date

Applicant's Signature

Date

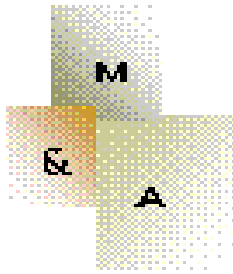
Office Use: Reviewed by Director of Development Services __/__/__

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 9, 2024

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: 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.

SUMMARY:

- The applicant is proposing a Temporary Batch Plant.
- The batch plant will be used to pave the new roads located in Lane Ranch Phase 1.
- The applicant is requesting a term of 6 months for the SUP.
- The Temporary Batch Plant would be set up onsite
- This will reduce the number of concrete trucks on the roadways.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Application
Letter of Intent
Site Plan
Batch Plant Plans

Item 4.





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 Midkiff</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.k@gmconstructionTX.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 PH 1

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

8/14/2024

Owner Signature

Date

Applicant Signature

Date

Office Use

Fee
Date

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



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 printed 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



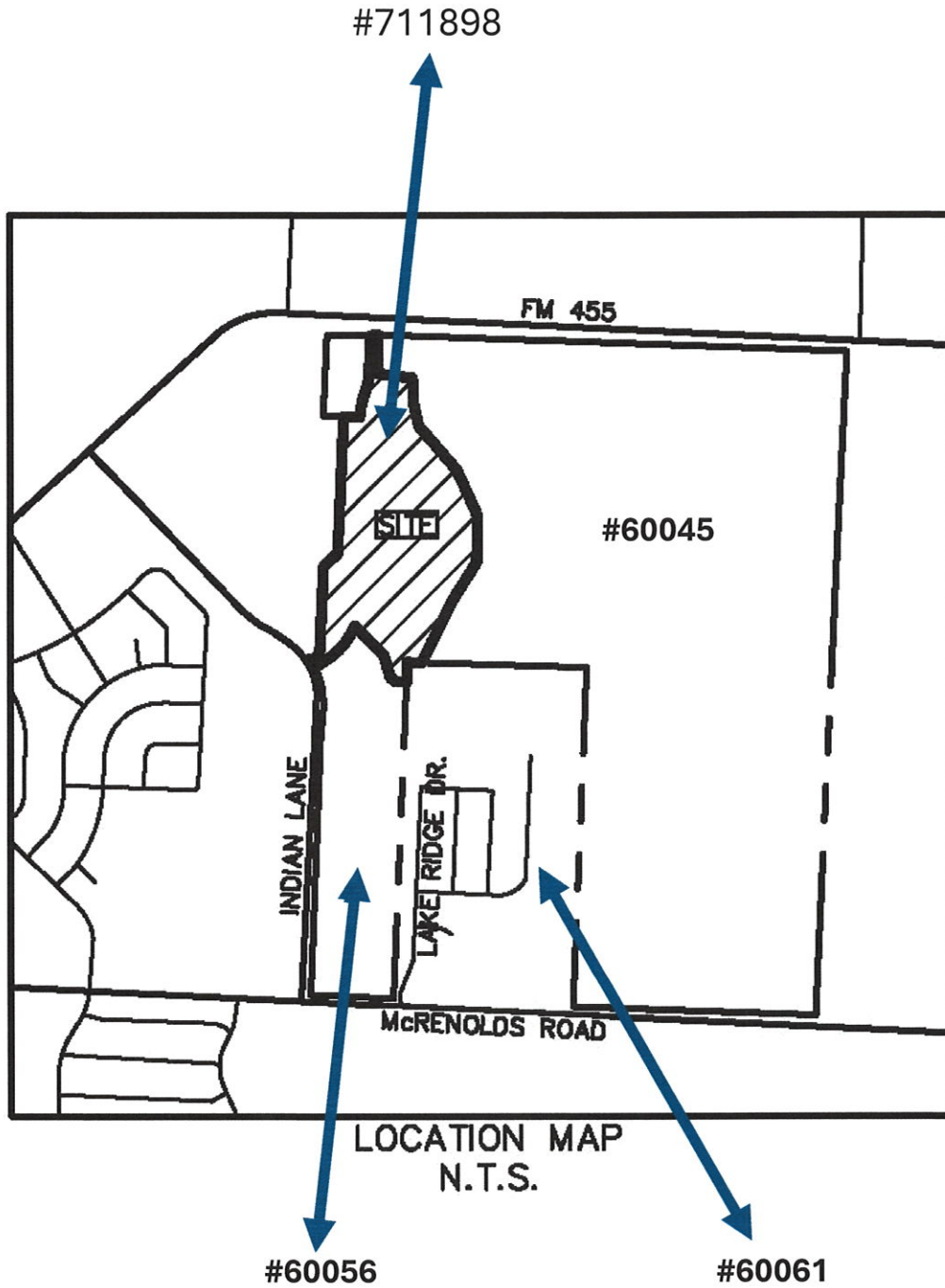
**Property Lines, Closest Residence, Closest Intersection, Closest Property Line,
Proposed Roads**

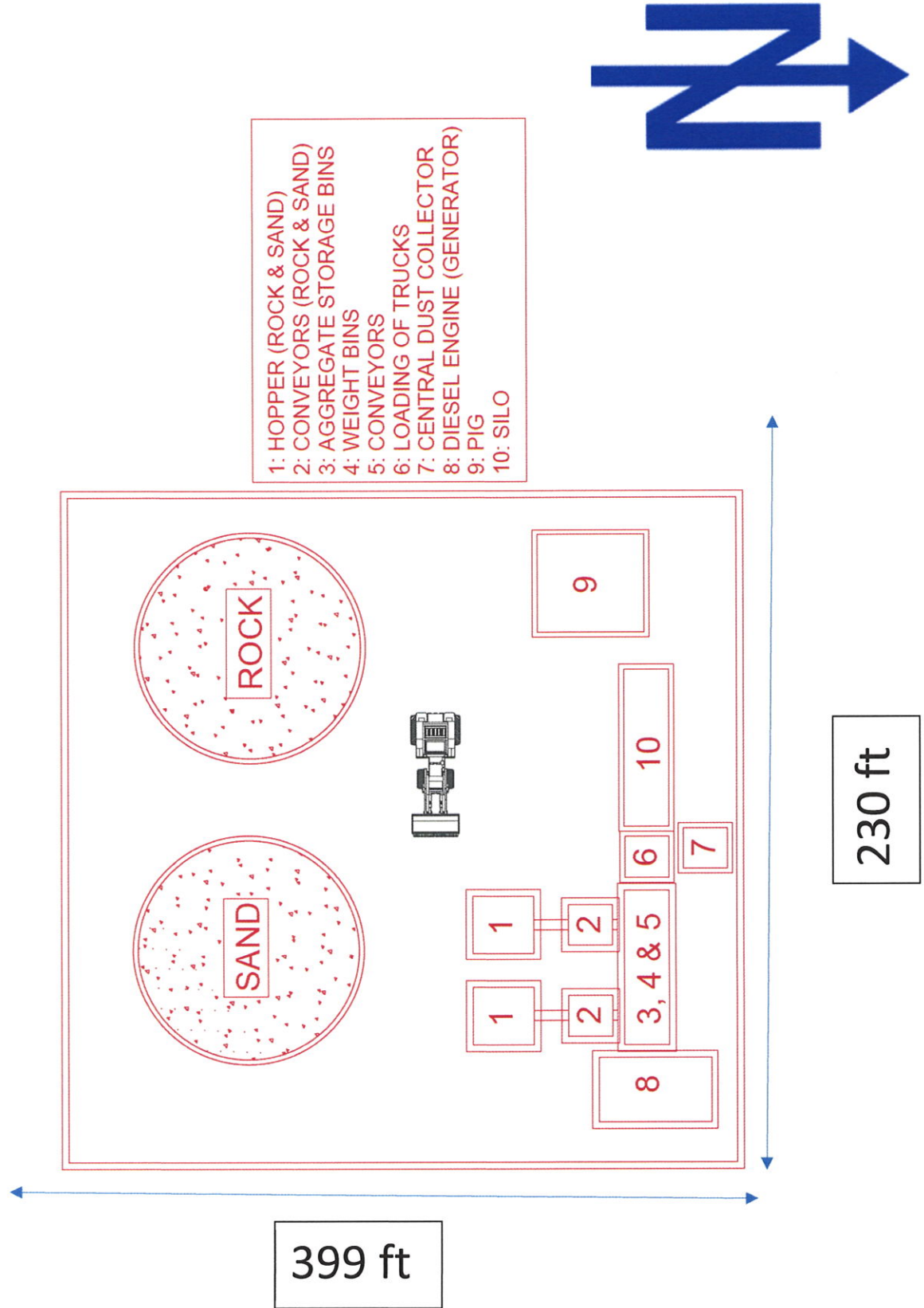


Lane Ranch Phase 1

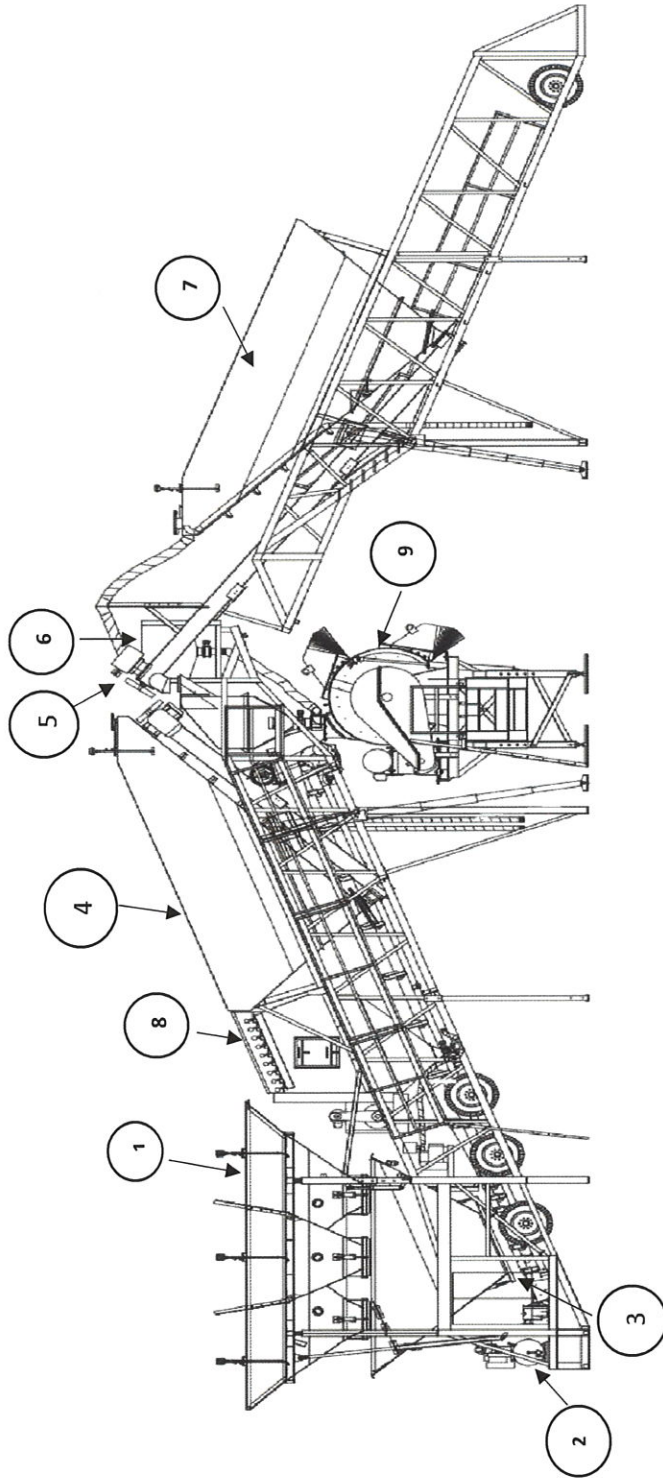
Sanger, Texas

Proposed project with R numbers





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