

PLANNING & ZONING COMMISSION

MEETING AGENDA

APRIL 10, 2023, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

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 March 13, 2023, meeting.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a zoning amendment to Ordinance No. 10-28-22 for Planned Development Sanger Preserve for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND TR 265 generally located on the southeast corner of 5th Street and Cowling Road.

ACTION ITEMS

3. Consideration and possible action on a zoning amendment to Ordinance No. 10-28-22 for Planned Development Sanger Preserve for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND TR 265 generally located on the southeast corner of 5th Street and Cowling Road.
4. Consideration and possible action on the Preliminary Plat of Belz Road Retail Addition being 129.25 acres, described as A1241A TIERWESTER. TR 56, TR 57, and TR 40 are generally located along Chapman Drive and I-35 approximately 234 feet west of the intersection of I-35 and Chapman Drive.

5. Consideration and possible action on the Final Plat of Palomino Bay Addition, being 54.34 acres, located in the City of Sanger's ETJ, and generally located on the west side of Jones Road approximately 782 feet north of the intersection of FM 1190 and Jones Road.

FUTURE AGENDA ITEMS

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

INFORMATIONAL ITEMS

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 March 6, 10:15 AM.

Stefani Dodson

Stefani Dodson, Secretary

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



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 10, 2023

FROM: Stefani Dodson, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from March 13, 2023, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:
N/A

ATTACHMENTS:
Minutes from March 13, 2023

PLANNING & ZONING COMMISSION

MEETING MINUTES

MARCH 13, 2023, 7:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Phillip Surles called the Planning and Zoning meeting to order at 7:05 P.M.

BOARD MEMBERS PRESENT

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Sally Amendola
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Allen McAlister
Commissioner, Place 5	Matt Fuller
Commissioner, Place 6	Jason Miller
Commissioner, Place 7	Phillip Surles

BOARD MEMBERS ABSENT

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Stefani Dodson

INVOCATION AND PLEDGE

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from February 13, 2023, meeting.

Commissioner Turner makes a motion to approve the consent agenda with one change that Matt Fuller called the meeting to order.
Commissioner Amendola seconded the motion.

Voting Yea: Commissioner Fuller, Commissioner Stone, Commissioner McAlister, Commissioner Miller, Commissioner Surles. The motion passes unanimously.

Planning and Zoning Minutes 03-13-23
Page 1 of 3

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Personal Training Studio use, at 304 Acker Street, Ste. 101, located on approximately 1.365 acres of land described as Sanger Industrial Park Lot 4, and generally located on the east side of Acker Street approximately 183 feet north of the intersection of Acker Street and Pecan Street.

Commissioner Surles opens the public hearing at 7:07 P.M.

Director Hammonds explains that the applicant is wanting to have a fitness center in the warehouse on Acker St. 12 notices went out and no responses were returned.

Amanda Morris stood to speak to the board about what she is wanting to do in the area she is renting.

Commissioner Surles closed the public hearing at 7:11 P.M.

3. Conduct a public hearing on a rezoning from "I-1" Industrial 1 to "B-2" Business 2 of approximately 0.251 acres of land, described as A1241A TIERWESTER, TR 50, OLD DCAD SHT 5, TR 15 within the City of Sanger, and generally located on the east side of N Stemmons Frwy and approximately 218 feet north of the intersection FM 455 and N Stemmons Frwy.

Commissioner Surles opens the public hearing at 7:12 P.M.

Director Hammonds explains this is the area where the Snap Shop used to be located. She states one of the properties is zoned B-2 and the other is I-1. The applicant is wanting to change the I-1 zoning to B-2. They are wanting to build a drive-thru coffee shop. 5 notices were mailed out and none were returned.

Commissioner Surles closed the public hearing at 7:19 P.M.

ACTION ITEMS

4. Consideration and possible action on a request for a Specific Use Permit (SUP) for a Personal Training Studio use, at 304 Acker Street, Ste. 101, located on approximately 1.365 acres of land described as Sanger Industrial Park Lot 4, and generally located on the east side of Acker Street approximately 183 feet north of the intersection of Acker Street. and Pecan Street.

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

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

5. Consideration and possible action on a rezoning from "I-1" Industrial 1 to "B-2" Business 2 of approximately 0.251 acres of land, described as A1241A TIERWESTER, TR 50, OLD DCAD SHT 5, TR 15 within the City of Sanger, and generally located on the east side of N Stemmons Frwy and approximately 218 feet north of the intersection FM 455 and N Stemmons Frwy.

Commissioner Stone makes a motion to approve. Commissioner Fuller seconded the motion.

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

6. Consideration and possible action on Final Plat of the Glenn Polk Addition, being 9.936 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

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

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

7. Consideration and possible action on the Final Plat of Coffee Bistro 1187, being 0.779 acres, located in the City of Sanger, and generally located on the east side of FM 455 and approximately 218 feet of the intersection of FM 455 and N Stemmons Frwy corner of FM 455 and N Stemmons Frwy.

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

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

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

8. Director Report

ADJOURN

There being no further items Commissioner Surles adjourns the meeting at 7:50 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 10, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing on a zoning amendment to Ordinance No. 10-28-22 for Planned Development Sanger Preserve for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND TR 265 generally located on the southeast corner of 5th Street and Cowling Road.

SUMMARY:

- The applicant is proposing to amend the zoning of PD Ordinance No. 10-28-22 the subject property of approximately 12.01 acres.
- The purpose of the amendments is to achieve improvements that will benefit the entire project.
- Under Business District (B-2) the exact number of parking spaces has been removed and is stated to meet or exceed the required minimum parking of one (1) space for every 250 sf of retail space.
- The square footage of the commercial buildings has been changed from the exact number of 36,000 sf to a minimum of 31,000 sf and a maximum of 36,000 sf.
- Under Multi-family (MF-2) the exact number of parking spaces has been removed and stated that parking will meet or exceed the required parking per the Sanger Code of Ordinances Section 19.4 of the MF-2 Multifamily Residential District 2 specifications.
- The number of two-story buildings has changed from the exact number of four (4) to a minimum of three (3) and a maximum of five (5) two-story buildings. The number of three (3) story buildings has changed from the exact number of three (3) to a minimum of three (3) and a maximum of five (5) three-story buildings along the property line currently abutting agricultural land.
- Under Parking the exact number of parking spaces has been removed and stated that parking will meet or exceed the required minimum spaces.
- On exhibit C parking has been moved to the front of the two-story units and parking has been added to the rear of the commercial buildings.
- On exhibit C the Unit Tabulation chart has changed and the number of units has increased from 170 to 198.
- The architect has been changed so the building design has changed.
- Staff mailed out 70 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

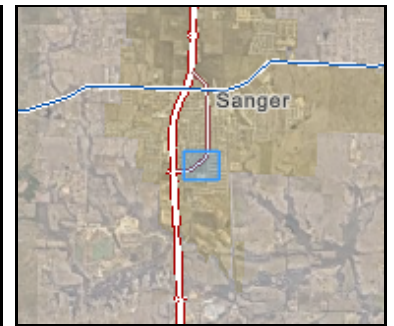
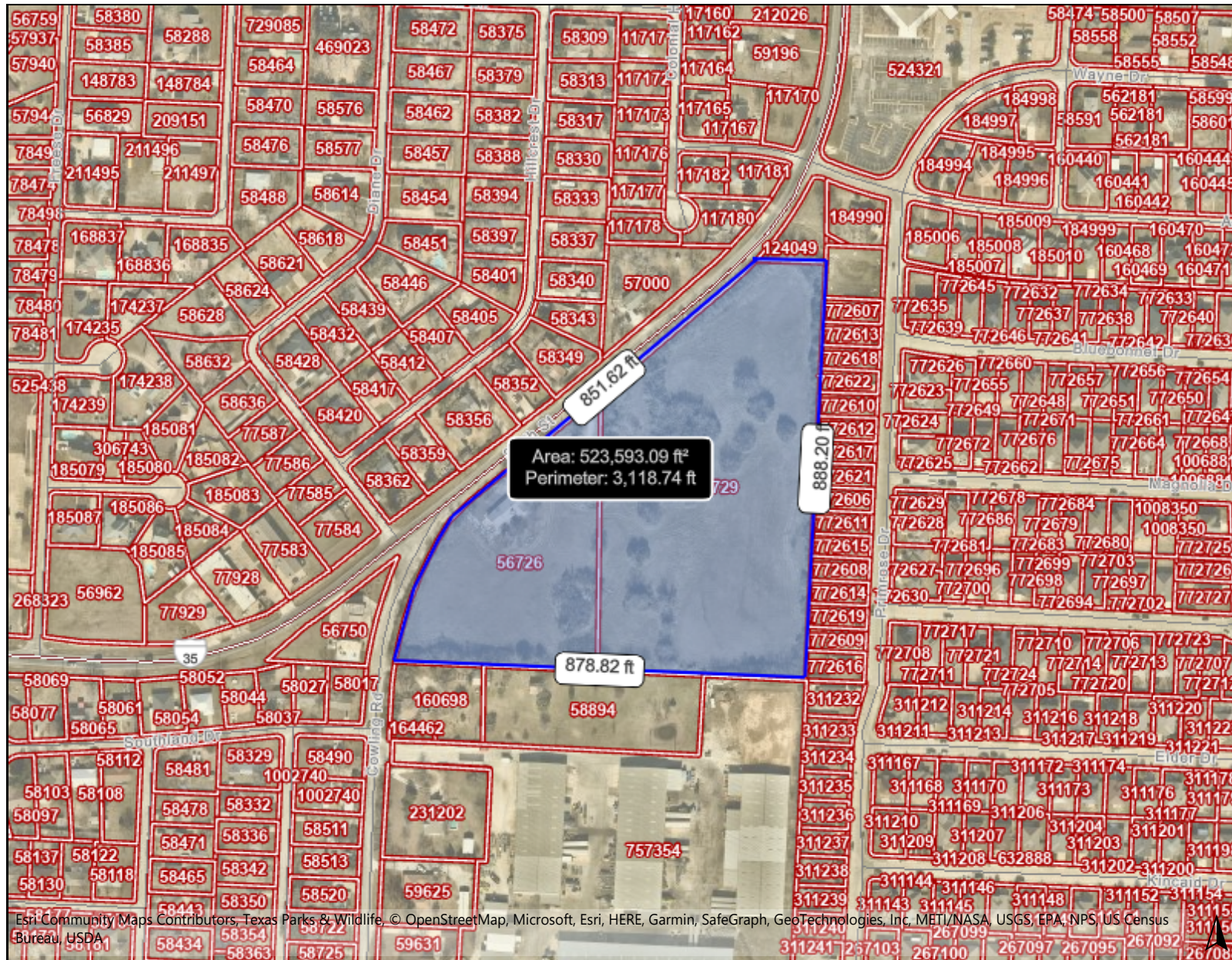
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map

Item 2.



Legend

- 911 Addresses
- Development Permits
- Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - FEMA Floodway
 - Flood Grid
 - FEMA 100yr Flood Zone A
 - FEMA 100yr Flood Zone AE
 - FEMA 500yr Flood Zone
 - Levee Protected

Notes

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



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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 with notification to any user.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 10, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on a zoning amendment to Ordinance No. 10-28-22 for Planned Development Sanger Preserve for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND TR 265 generally located on the southeast corner of 5th Street and Cowling Road.

SUMMARY:

- The applicant is proposing to amend the zoning of PD Ordinance No. 10-28-22 the subject property of approximately 12.01 acres.
- The purpose of the amendments is to achieve improvements that will benefit the entire project.
- Under Business District (B-2) the exact number of parking spaces has been removed and is stated to meet or exceed the required minimum parking of one (1) space for every 250 sf of retail space.
- The square footage of the commercial buildings has been changed from the exact number of 36,000 sf to a minimum of 31,000 sf and a maximum of 36,000 sf.
- Under Multi-family (MF-2) the exact number of parking spaces has been removed and stated that parking will meet or exceed the required parking per the Sanger Code of Ordinances Section 19.4 of the MF-2 Multifamily Residential District 2 specifications.
- The number of two-story buildings has changed from the exact number of four (4) to a minimum of three (3) and a maximum of five (5) two-story buildings. The number of three (3) story buildings has changed from the exact number of three (3) to a minimum of three (3) and a maximum of five (5) three-story buildings along the property line currently abutting agricultural land.
- Under Parking the exact number of parking spaces has been removed and stated that parking will meet or exceed the required minimum spaces.
- On exhibit C parking has been moved to the front of the two-story units and parking has been added to the rear of the commercial buildings.
- On exhibit C the Unit Tabulation chart has changed and the number of units has increased from 170 to 198.
- The architect has been changed so the building design has changed.
- Staff mailed out 70 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

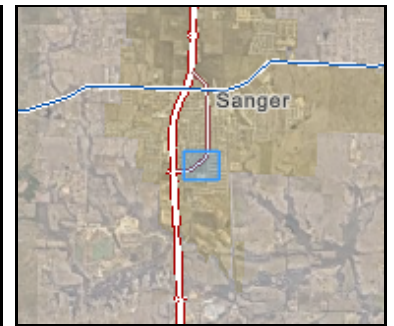
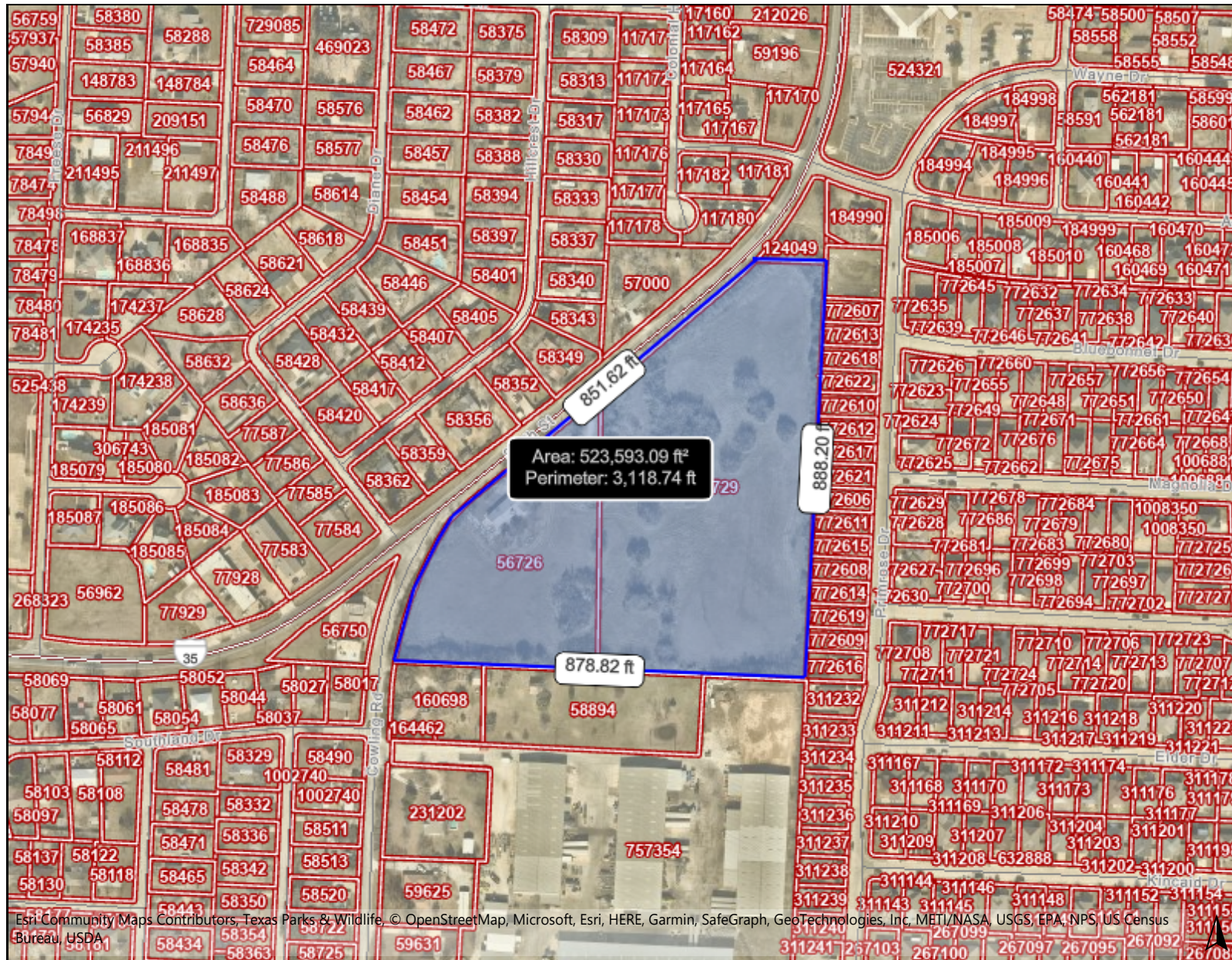
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Red-lined PD
Revised PD
Exhibit C
Revised Exhibit C
Approved Rendering
Revised Rendering
Application
Letter of Intent

Denton County Landmark Map

Item 3.



Legend

- 911 Addresses
- Development Permits
- Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - FEMA Floodway
 - Flood Grid
 - FEMA 100yr Flood Zone A
 - FEMA 100yr Flood Zone AE
 - FEMA 500yr Flood Zone
 - Levee Protected

Notes

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EXHIBIT A
12.01 +/- ACRE SOUTH 5TH STREET
SANGER PRESERVE

Prepared for the City of Sanger (the “City”)

PURPOSE STATEMENT:

To establish a quality master planned multi-phase and multiple product residential and commercial community for the property described by metes and bounds on **Exhibit “B”** (the “Property”) of this Planned Development Ordinance (“PD”). Development and use of the Property shall comply with the Sanger Zoning Ordinance adopted as of August 3, 1987, and subsequent amended (the “Zoning Ordinance”) and this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD ordinance, this PD ordinance shall control. If the PD is silent in a particular area, the City of Sanger Code of Ordinances shall apply.

References to City of Sanger Exterior Façade Design Criteria Manual (“Design Criteria”) shall mean such manual as adopted on October 7, 2019.

PROPOSED USES:

Business District (B-2)

Approximately 3.53 +/- acres are proposed as local business and retail space which open space of approximately 1.16 acres, including outdoor seating for patrons. Will meet or exceed the required minimum parking spaces ~~of 144 spaces,~~ assuming one (1) space / 250 sf of retail space, actual will be directly correlated to the actual square footage of the commercial buildings.

Business designated areas shall consist of four (4) individual buildings of ~~approximately 36,000 square feet,~~ a minimum of 31,000 and a maximum of 36,000 square feet.

Zoning Ordinance set-back for the side and rear yards have a five (5') foot set-back. See additional information below under Business District.

Multi-family (MF-2)

Approximately 8.48 +/- acres are proposed as multifamily which includes open space of approximately 2.69 acres. Will meet or exceed the required minimum parking spaces ~~of 288 spaces,~~ per **Section 19.4** of the ‘MF-2’ Multifamily Residential District -2 specifications, which is comprised of open-air parking, carport parking and garage parking.

Multifamily shall consist of a clubhouse and ~~nine (9)~~ seven (7) to nine (9) residential buildings, which will consist of:

- A minimum of three (3) and a maximum of ~~four (4)~~ two-story buildings which back to single-family residential,
- ~~one (1) two-story and one (1) three-story building along the shared property line with agricultural land~~
- A minimum of three (3) and a maximum of 5 three-story buildings in the center of the property and along the property line currently abutting agricultural land.

Zoning Ordinance set-back along the East wall backing to the Willowwood Addition of twenty feet (20').

EXHIBIT A
12.01 +/- ACRE SOUTH 5TH STREET
SANGER PRESERVE

PARKING

The parking of both the Business District and Multi-family are necessary for a combined design. Parking spaces may be available to both business patrons and multi-family residents. A minimum number of spaces will be designated as 'Reserved' for each of the multi-family units. B-2 patrons may park to the rear of the business entrances, and MF-2 parking may be visible from the public streets. There will be landscaping in areas as shown on the Site Plan ('**Exhibit C**') and further per the City approved landscape plans, however, all off-street parking will not be completely screened due to off-street parking serving both B-2 and MF-2.

Total Property Acreage = +/- 12.01. Total Parking will meet or exceed the required minimum of 432 spaces.

COMMUNITY FEATURES:

The hardscape within the community shall include entry monuments, screening walls of brick, stone and/or concrete masonry backing to residential spaces; brick, stone, concrete, and or black metal backing to public or commercial spaces; and community signage constructed of brick, stone and/or decorative metal. Height and installation of fencing will meet or exceed the Design Criteria (Section 2.2(i)) a minimum of 6 feet tall. See **Exhibit D** for community amenities.

Satellite Dishes will be prohibited on the individual units.

Trash compactors and dumpsters will be fenced or walled from view with gates and will be accented with landscape. The enclosures will be CMU blocks with steel / metal gates.

A property owners association ("POA") shall be established to own and maintain the private open spaces, common areas, landscape improvements, perimeter masonry and/or steel fencing, entry monuments and signage. The POA shall maintain common area parking lots. Sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the POA. The sidewalks running parallel to South 5th Street in front of the commercial buildings shall be five foot (5') wide.

DESIGN ELEMENTS

MULTIFAMILY:

Residential dwellings will meet the Design Criteria. This includes the minimum of four (4) amenities for the common areas available to residents. Such amenities are detailed on **Exhibit D** for both the units and community.

No building shall exceed a maximum height of forty-five feet (45'). The building height of the two-story residential units along the eastern edge of the property with a shared property line with Willowwood Addition, shall not exceed twenty-five feet (25') and shall have a set-back of twenty feet (20') from the fence / property line.

BUSINESS DISTRICT:

The maximum height of the Business District-2 ("B-2") will be maximum 40'.

EXHIBIT A
12.01 +/- ACRE SOUTH 5TH STREET
SANGER PRESERVE

MCF: 03.32.2023: PD AMENDMENTS – REDLINE
PROVIDED FOR CLARITY REGARDING REVISIONS.

Item 3.

The front set-back will be per current zoning ordinance, however, with five foot (“5”) rear and side setbacks. The side and rear of the commercial buildings do not abut directly to other buildings, each building has parking separating it from other buildings on and off the property.

Any mechanical equipment including roof top equipment shall be screened from residential areas either by fencing, landscaping or rooftop screening as applicable.

MULTIFAMILY, TOWNHOME AND NON-RESIDENTIAL USES LANDSCAPE REQUIREMENTS:

All landscape requirements shall comply with Sections 48.4 and 48.5, Landscape Regulations of the Zoning Ordinance. There will be sidewalks as required parallel to the commercial spaces fronting South 5th Street. There will be landscape screening of utilities.

~ END ~

Prepared for the City of Sanger (the “City”)

PURPOSE STATEMENT:

To establish a quality master planned multi-phase and multiple product residential and commercial community for the property described by metes and bounds on **Exhibit “B”** (the “Property”) of this Planned Development Ordinance (“PD”). Development and use of the Property shall comply with the Sanger Zoning Ordinance adopted as of August 3, 1987, and subsequent amended (the “Zoning Ordinance”) and this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD ordinance, this PD ordinance shall control. If the PD is silent in a particular area, the City of Sanger Code of Ordinances shall apply.

References to City of Sanger Exterior Façade Design Criteria Manual (“Design Criteria”) shall mean such manual as adopted on October 7, 2019.

PROPOSED USES:

Business District (B-2)

Approximately 3.53 +/- acres are proposed as local business and retail space which open space of approximately 1.16 acres, including outdoor seating for patrons. Will meet or exceed the required minimum parking spaces assuming one (1) space / 250 sf of retail space, actual will be directly correlated to the actual square footage of the commercial buildings.

Business designated areas shall consist of four (4) individual buildings of a minimum of 30,000 and a maximum of 36,000 square feet.

Zoning Ordinance set-back for the side and rear yards have a five (5') foot set-back. See additional information below under Business District.

Multi-family (MF-2)

Approximately 8.48 +/- acres are proposed as multifamily which includes open space of approximately 2.69 acres. Will meet or exceed the required minimum parking spaces per **Section 19.4** of the ‘MF-2’ Multifamily Residential District -2 specifications, which is comprised of open-air parking, carport parking and garage parking.

Multifamily shall consist of a clubhouse and seven (7) to nine (9) residential buildings, which will consist of:

- A minimum of three (3) and a maximum of four (4) two-story buildings which back to single-family residential.
- A minimum of three (3) and a maximum of 5 three-story buildings in the center of the property and along the property line currently abutting agricultural land.

Zoning Ordinance set-back along the East wall backing to the Willowwood Addition of twenty feet (20').

PARKING

The parking of both the Business District and Multi-family are necessary for a combined design. Parking spaces may be available to both business patrons and multi-family residents. A minimum number of spaces will be designated as 'Reserved' for each of the multi-family units. B-2 patrons may park to the rear of the business entrances, and MF-2 parking may be visible from the public streets. There will be landscaping in areas as shown on the Site Plan ('**Exhibit C**') and further per the City approved landscape plans, however, all off-street parking will not be completely screened due to off-street parking serving both B-2 and MF-2.

Total Property Acreage = +/- 12.01. Total Parking will meet or exceed the required minimum spaces.

COMMUNITY FEATURES:

The hardscape within the community shall include entry monuments, screening walls of brick, stone and/or concrete masonry backing to residential spaces; brick, stone, concrete, and or black metal backing to public or commercial spaces; and community signage constructed of brick, stone and/or decorative metal. Height and installation of fencing will meet or exceed the Design Criteria (Section 2.2(i)) a minimum of 6 feet tall. See **Exhibit D** for community amenities.

Satellite Dishes will be prohibited on the individual units.

Trash compactors and dumpsters will be fenced or walled from view with gates and will be accented with landscape. The enclosures will be CMU blocks with steel / metal gates.

A property owners association ("POA") shall be established to own and maintain the private open spaces, common areas, landscape improvements, perimeter masonry and/or steel fencing, entry monuments and signage. The POA shall maintain common area parking lots. Sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the POA. The sidewalks running parallel to South 5th Street in front of the commercial buildings shall be five foot (5') wide.

DESIGN ELEMENTS

MULTIFAMILY:

Residential dwellings will meet the Design Criteria. This includes the minimum of four (4) amenities for the common areas available to residents. Such amenities are detailed on **Exhibit D** for both the units and community.

No building shall exceed a maximum height of forty-five feet (45'). The building height of the two-story residential units along the eastern edge of the property with a shared property line with Willowwood Addition, shall not exceed twenty-five feet (25') and shall have a set-back of twenty feet (20') from the fence / property line.

BUSINESS DISTRICT:

The maximum height of the Business District-2 ("B-2") will be maximum 40'.

The front set-back will be per current zoning ordinance, however, with five foot ("5") rear and side setbacks. The side and rear of the commercial buildings do not abut directly to other buildings, each building has parking separating it from other buildings on and off the property.

Any mechanical equipment including roof top equipment shall be screened from residential areas either by fencing, landscaping or rooftop screening as applicable.

MULTIFAMILY, TOWNHOME AND NON-RESIDENTIAL USES LANDSCAPE REQUIREMENTS:

All landscape requirements shall comply with Sections 48.4 and 48.5, Landscape Regulations of the Zoning Ordinance. There will be sidewalks as required parallel to the commercial spaces fronting South 5th Street. There will be landscape screening of utilities.

~ END ~

S. FIFTH AND COWLING

UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1L-BH	1br/1ba	639	5	3%	3,195	29%
A1-BW	1br/1ba	705	24	14%	16,920	
A1U-BH	1br/1ba	750	5	3%	3,750	
A2L-BH	1br/1ba	721	6	4%	4,326	
A2U-BH	1br/1ba	787	10	6%	7,870	
B1-BW	2br/2ba	925	36	21%	33,300	64%
B1L-BH	2br/2ba	927	6	4%	5,562	
B1U-BH	2br/2ba	989	10	6%	9,890	
B2L-BH	2br/2ba	1,056	10	6%	10,560	
B2U-BH	2br/2ba	1,145	10	6%	11,450	
B2-BW	2br/2ba	1,075	36	21%	38,700	7%
C1-BW	3br/2ba	1,250	12	7%	15,000	
TOTALS			170	100%	160,523	

UNIT AVERAGE NET SF :

944

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :

944 S.F.

ACREAGE:

8.48 MF ACRES / 12.01 TOTAL ACRES

DENSITY:

20.05 UNITS / ACRE

RETAIL AREA

UP TO 36000 S.F.

PARKING:

REQUIRED

144 RETAIL SPACES @ 1/250 S.F.

288 RESIDENTIAL SPACES (1.5 SP/1BR + 1.75 SP/2BR + 2.0 SP/3BR)

432 TOTAL SPACES REQUIRED

PROVIDED

184 RETAIL SPACES

24 GARAGE SPACES

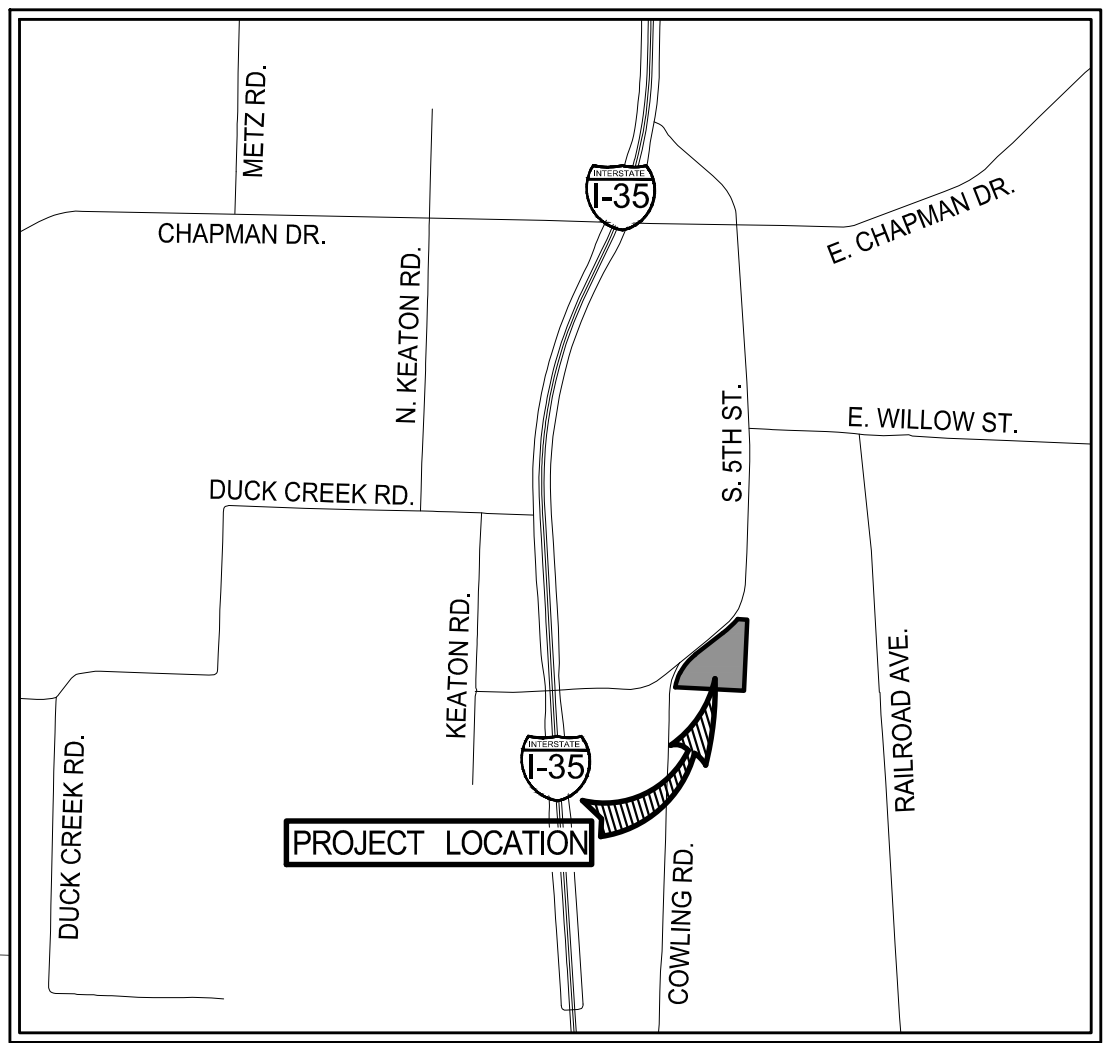
40 CARPORTS

236 OPEN SURFACE SPACES

300 TOTAL RESIDENTIAL SPACES PROVIDED

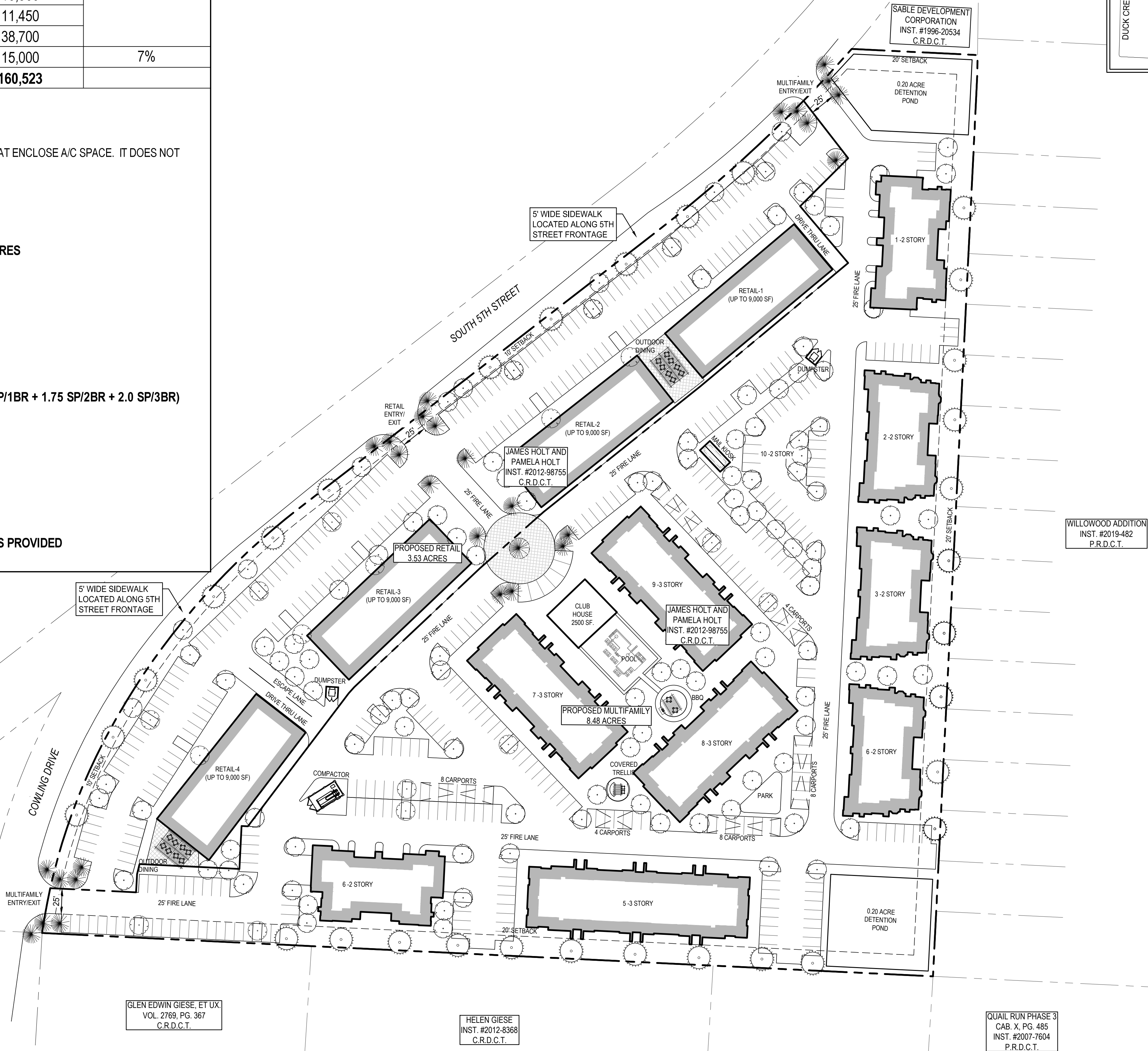
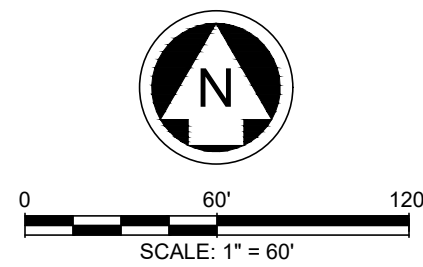
484 TOTAL SPACES PROVIDED

EXHIBIT C-2 to Sanger Preserve PD
(Initial Submittal 10.03.2022 - Revised)
[Reference Ordinance No. 10-28-22]



LOCATION MAP

SCALE : N.T.S.



SANGER PRESERVE

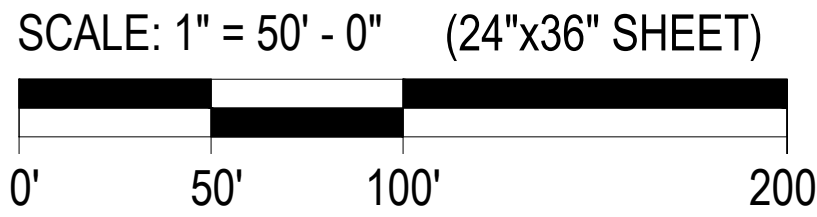
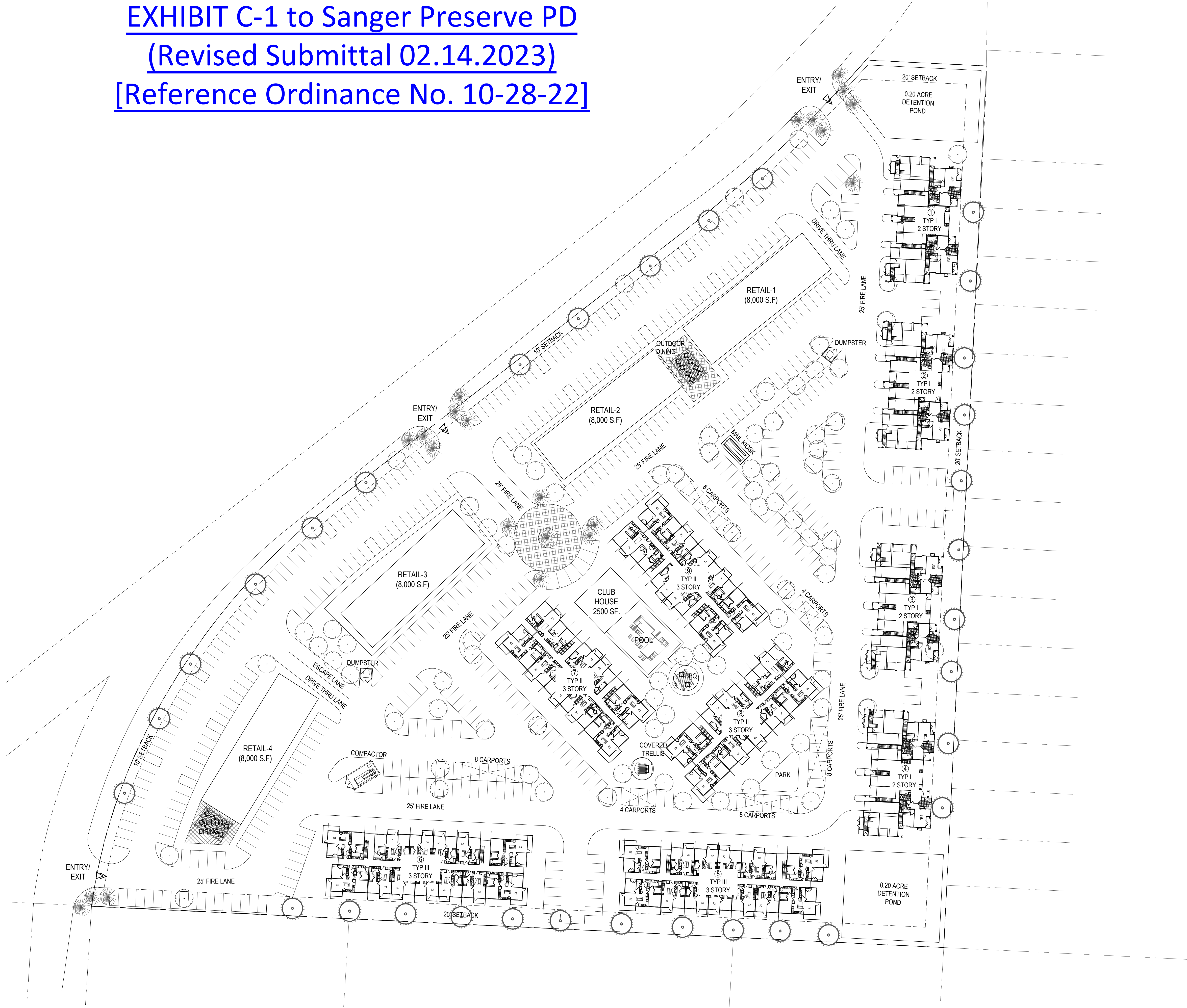
ZONING SITE PLAN EXHIBIT

SANGER, DENTON COUNTY, TEXAS



DRAWN: TBG	DATE: JULY 2022	PROJECT #: JPH21001	SHEET: C100
DESIGNED: TBG			
REVIEWER: AM			

EXHIBIT C-1 to Sanger Preserve PD
(Revised Submittal 02.14.2023)
[Reference Ordinance No. 10-28-22]

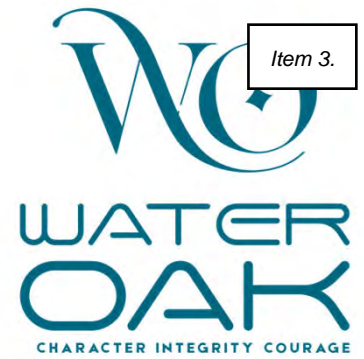


S. FIFTH AND COWLING						2021100
UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY						1/31/23
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1L-BH	1br/1ba	639	4	2%	2,556	50%
A2-BW	1br/1ba	705	84	42%	59,220	
A1U-BH	1br/1ba	750	4	2%	3,000	
A2U-BH	1br/1ba	787	8	4%	6,296	
B1-BW	2br/2ba	994	15	8%	14,910	41%
B1U-BH	2br/2ba	989	8	4%	7,912	
B2L-BH	2br/2ba	1,056	4	2%	4,224	
B2U-BH	2br/2ba	1,145	4	2%	4,580	
B2-BW	2br/2ba	1,075	51	26%	54,825	9%
C1L-BH	3br/2ba	1,250	4	2%	5,000	
C1-BW	3br/2ba	1,250	9	5%	11,250	
C1U-BH	3br/2ba	1,250	4	2%	5,000	100%
TOTALS			199	100%	178,773	
UNIT AVERAGE NET SF :						898
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.						
PROJECT DATA						
UNIT AVERAGE NET SF :						898 S.F.
ACREAGE:						12.01 GROSS ACRES
DENSITY:						16.6 UNITS/ACRE
RETAIL AREA						32,000 S.F.
PARKING:						
REQUIRED						128 RETAIL SPACES @ 1/250 S.F. 328 RESIDENTIAL SPACES 456 TOTAL SPACES REQUIRED
PROVIDED						191 RETAIL SPACES 36 GARAGE SPACES 16 TANDEM SPACES 356 OPEN SURFACE SPACES 599 TOTAL SPACES PROVIDED



SANGER
PRESERVE

EXHIBIT E to Sanger Preserve PD
[Reference Ordinance No. 10-28-22]



AUGUST 2022 - UPDATED FEBRUARY 2023
DESIGN FEATURES & COMMUNITY FEATURES



SANGER
PRESERVE

Item 3.

*AN EXPERIENCED TEAM
ASSEMBLED FOR
MULTIFAMILY DEVELOPMENT*



WATER OAK LLC
OWNER / OPERATOR
PAMELA K. & JAMES HOLT



EJTJ VENTURES LLC, DALLAS, TEXAS
CONSULTANT - DEVELOPMENT
MARIE C. FREEMAN



CAF MANAGEMENT, FRISCO, TX
PROPERTY MANAGEMENT
TRENT WOODS & BROOKE HENDRY

HUMPHREYS & PARTNERS ARCHITECTS

HUMPHREYS & PARTNERS ARCHITECTS
ARCHITECT
MICHAEL SMITH, & MADISON KRUK



PELTON LAND SOLUTIONS
CIVIL ENGINEERING
RICHARD PAYNE & BRAD SICARD



PROJECT OVERVIEW

Item 3.

- ❑ THE SANGER PRESERVE | S. FIFTH AND COWLING, SANGER, TEXAS
- ❑ 170-UNITS MULTIFAMILY, WALK-UP COMMUNITY, TOTALING +/- 160K SF AND 3,000-3,3500 SF CLUBHOUSE, DESIGNED WITH RESIDENT AMENITIES ON APPROX. 12 ACRES. RESIDENTIAL AVG / ACRE: 20
 - FIVE 2-STORY RESIDENTIAL BLDGS | FOUR 3-STORY RESIDENTIAL BLDGS
- ❑ FOUR RETAIL BLDGS FOR A TOTAL OF UP TO 36,000 SF, INCLUDING OUTDOOR GATHERING SPACES
- ❑ RESIDENTS WILL ENJOY AMENITIES EXPECTED IN A NEW MULTIFAMILY COMMUNITY WHICH ARE NOT CURRENTLY AVAILABLE IN THE MARKET, INCLUDING: STAINLESS APPLIANCES, SOLID SURFACE COUNTERTOPS, RESORT STYLE POOL, 9 FT CEILINGS, WOOD-LOOK PLANK FLOORING & ENERGY EFFICIENCIES.

FLOOR PLAN	SF	UNIT MIX	% UNIT MIX
1 BED / 1 BATH	639 - 787	50	29%
2 BED / 2 BATH	925 – 1145	108	64%
3 BED / 2 BATH	1250	12	7%
TOTAL RENTABLE SF	160,523	170	100%
UNIT AVERAGE NET SF	944		
CLUBHOUSE SF (APPROX.)	3,000 – 3,500		
RETAIL SF (APPROX. MAX)	36,000		
PROJECTED AVG RENT PSF	\$1.60-1.70		
PROJECTED AVG RENT PER UNIT	\$1,580-1,685		

*ABOVE ARE ESTIMATES PENDING FINAL DESIGN & APPROVALS



- ❑ SANGER, TX, IS ONLY 15 MINUTES N. OF DENTON, TX
- ❑ THE CITY HAS A POPULATION OF JUST OVER 9,200 AS OF 2021 ESTIMATES, AN INCREASE FROM 7,000 IN 2010 (A 24% INCREASE). DENTON COUNTY HAS A POPULATION OF AN ESTIMATED 944,000. WHICH HAS GROWN BY OVER 41% SINCE 2010. [1]
- ❑ THE PROJECT IS LOCATED JUST 1.2 MILES FROM THE MAJOR I-35 FREEWAY ON I-35 BUSINESS.

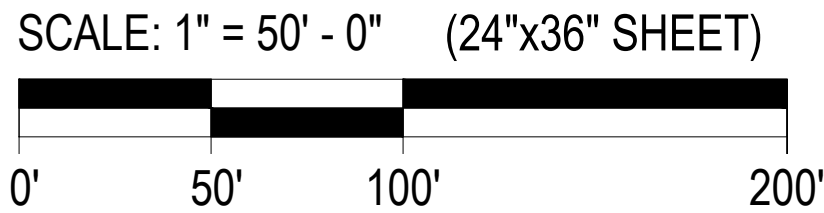


The submittal for a variance includes revising parking requirements based on Section 19 (MF-2) and 23 (B-2) of the Building Code for Multifamily & Retail Parking

CURRENT PARKING REQUIRED:	
COMMERCIAL SPACES	144
RESIDENTIAL SPACES	288
TOTAL REQUIRED	432

PARKING PROVIDED:	MF-2	B-2	TOTAL
OPEN SURFACE SPACES	236	184	420
RESERVED CARPORT	40	0	40
PRIVATE GARAGES	24	0	24
TOTAL PROVIDED	300	184	484

All Residential Parking will be Reserved (both unassigned & assigned)



S. FIFTH AND COWLING						2021100
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PROVIDED						191 RETAIL SPACES 36 GARAGE SPACES 16 TANDEM SPACES 356 OPEN SURFACE SPACES 599 TOTAL SPACES PROVIDED

IDEA BOARD - CLUBHOUSE & AMENITIES



IDEA BOARD — PROPERTY EXTERIOR

Item 3.



HERMOSA VILLAGE
LEANDER, TX
HUMPHREYS ARCHITECTS



CREEKSIDE PARK THE RESIDENCES
THE WOODLANDS, TX
HUMPHREYS ARCHITECTS



IDEA BOARD – UNIT INTERIORS

Item 3.



UNIT PLANS

Typical Floor Plans will range from 700 SF to 1300 SF

Item 3.



UNIT A1
HUD NET - 718 SQ. FT.



UNIT - B1
NET - 1050 SQ. FT.



UNIT C1
NET - 1190 SQ. FT.



UNIT A1-L
757 NET S.F.

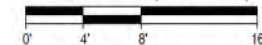


UNIT A1-U
859 NET AC. SF



UNIT A2-L
813 S.F.

SCALE 1/4" = 1'-0" (24"x36" SHEET)



ENERGY STAR FEATURES

Item 3.

BUILDING WITH THESE ELEMENTS IN MIND RESULTS IN LOWER OPERATING COSTS, ENHANCES THE QUALITY OF LIFE FOR OUR RESIDENTS, AND MAXIMIZES VALUE FOR OUR INVESTORS AND SHAREHOLDERS.

- ☐ ENERGY STAR-RATED APPLIANCES *
- ☐ LOW VOC INTERIOR PAINTS
- ☐ ENERGY EFFICIENT DOUBLE-PANE WINDOWS & PATIO/BALCONY DOORS TO MAXIMIZE NATURAL LIGHT.
- ☐ INSULATION INCLUDING CAULKING OR SPRAY FOAM AROUND LIGHT SWITCH & OUTLET
- ☐ DIGITAL WI-FI CONTROLLED THERMOSTAT
- ☐ WOOD-LOOK PLANK FLOORING – GREEN RATED
- ☐ CABINETS SOURCED FROM WITHIN 500 MILES OF THE PROPERTY
- ☐ CEILING FANS
- ☐ 2” WOOD LOOK BLINDS
- ☐ NATIVE LANDSCAPE & PLANTINGS, WATER-SENSE IRRIGATION SYSTEM WITH SEPARATE METER
- ☐ LED / CFL LIGHTING
- ☐ INDIVIDUAL ELECTRIC & WATER METERING TO PROMOTE RESIDENT CONSERVATION
- ☐ HIGH-EFFICIENCY PLUMBING FIXTURES
- ☐ PACKAGE LOCKERS SHOWN TO REDUCE THE PROPERTY CARBON FOOTPRINT

**Applies to available appliances.*

PARCEL LOCKERS

Item 3.

SECURE PACKAGE DELIVERY FOR OUR RESIDENTS

~ ~ ~ ~ ~

WITH THE EXPLOSION OF ALL-THINGS DELIVERED RIGHT TO OUR 'DOOR-STEP', WE NEED A WAY TO SECURE THE IMPORTANT DELIVERIES OF OUR RESIDENTS ... **PACKAGE LOCKERS** PROVIDE EASY TO USE, AUTOMATED LOCKERS. NO WORRIES ABOUT NOT BEING HOME TO RECEIVE A PACKAGE — THE ULTIMATE IN RESIDENT CONVENIENCE!

Smartest Lockers.

Our industry-leading technology eliminates your package problems.



Smart
Infrared scanner to detect packages in each locker



Cool
Refrigerated lockers keep groceries, pharmaceuticals and temperature sensitive items cool



Convenient
Multi-sized lockers accept most sized packages and full ADA compliance support any user



Secure
Built in 24/7 cloud based video surveillance





Advanced
Manage deliveries with the Parcel Pending mobile app



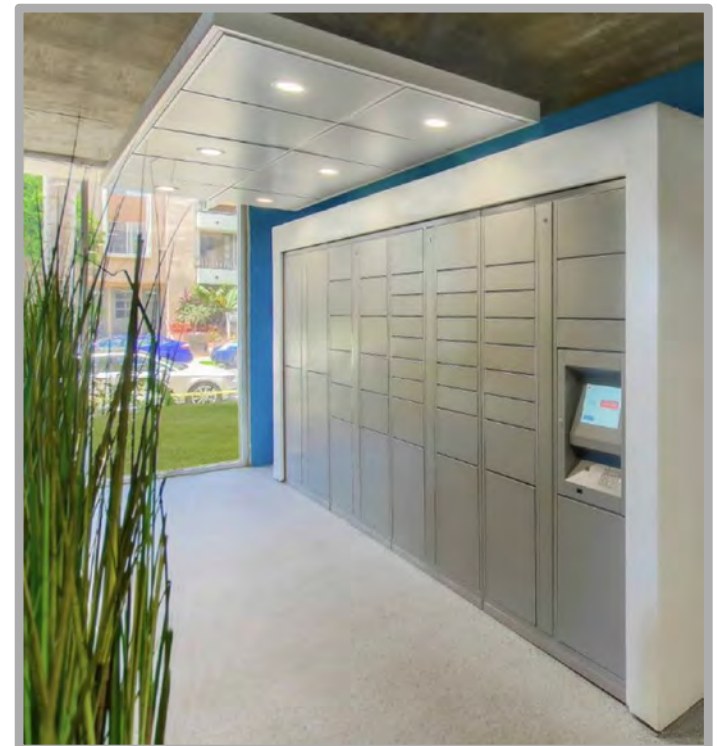
Customizable
Choice of color or custom wrap to match any aesthetic or branding



Fast
Barcode capture enables rapid package delivery

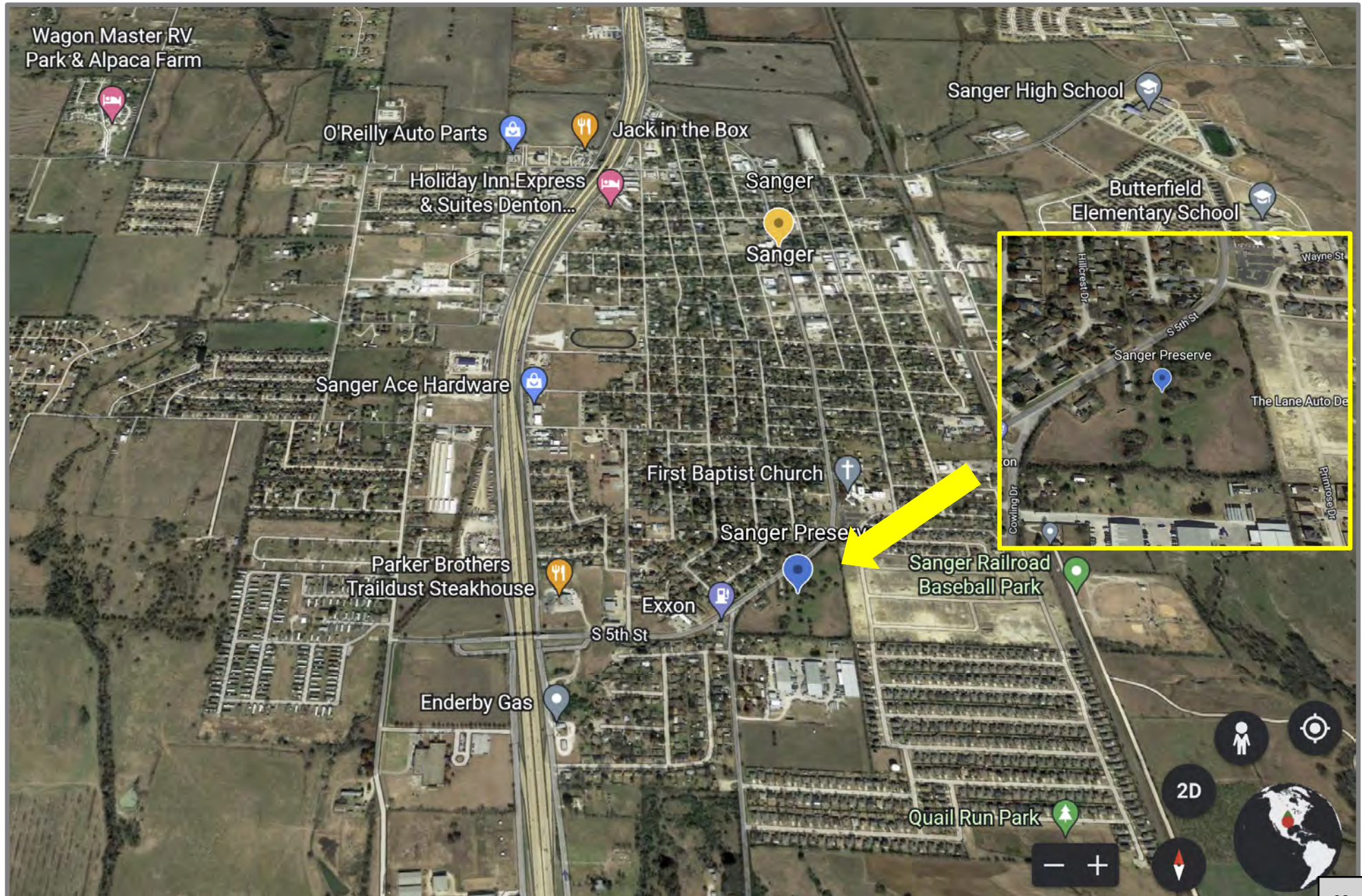


Courier Agnostic
Parcel Pending lockers accept deliveries from all couriers, ensuring 100% deliverability



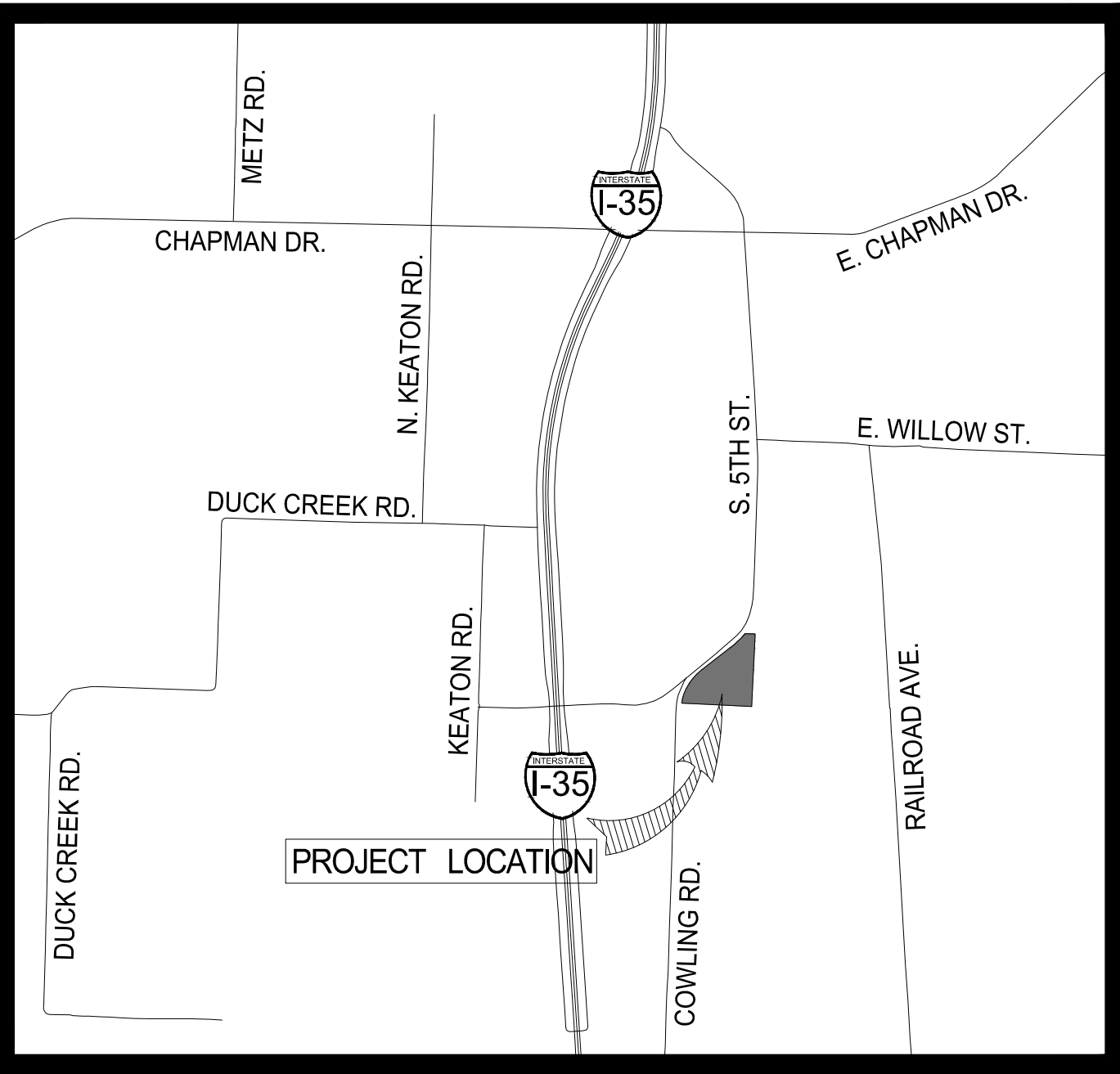
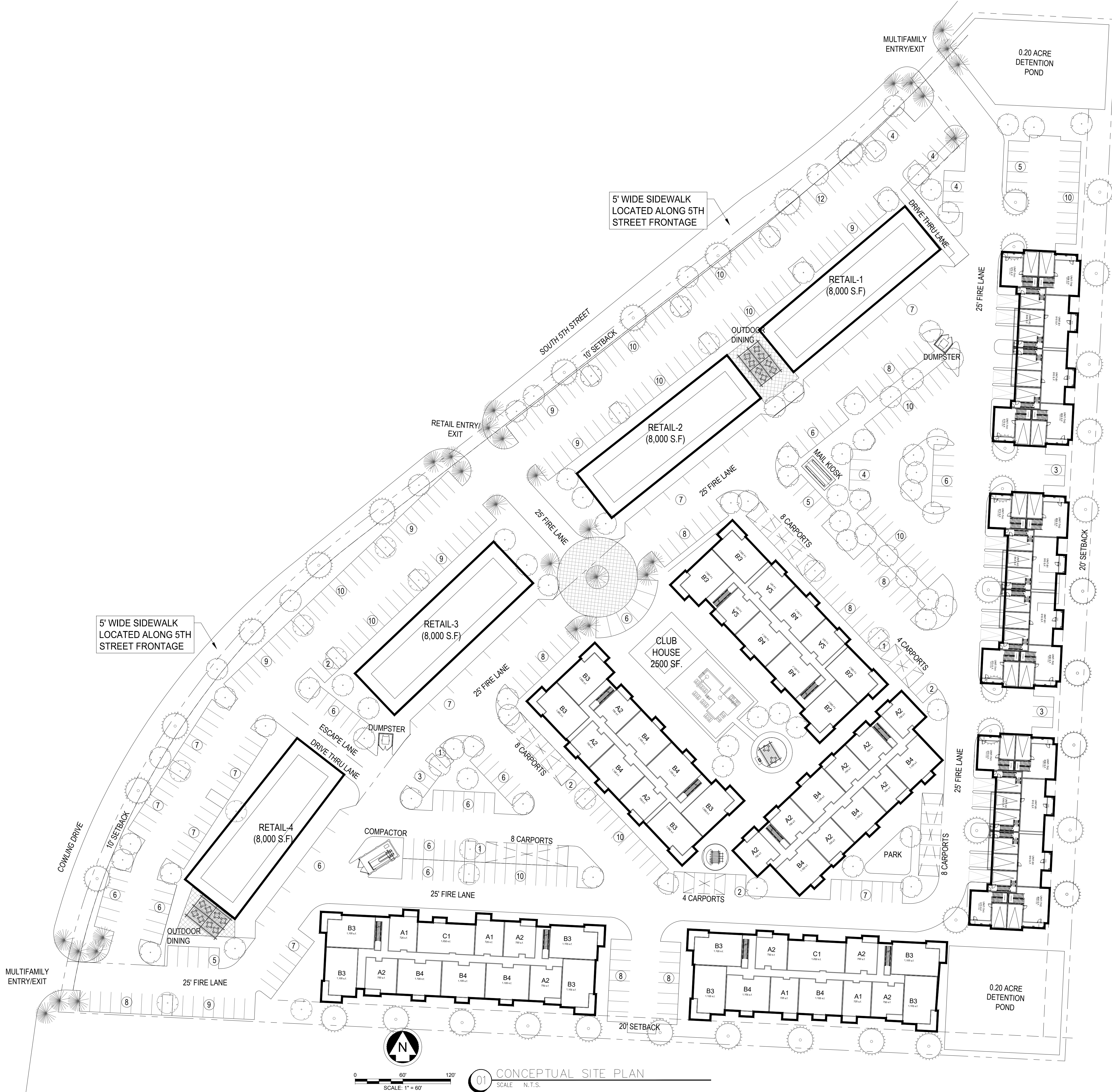
LOCATION ~ S. FIFTH & COWLING, SANGER, TEXAS

Item 3.



THANK YOU FOR YOUR TIME &
CONSIDERATION!
WE LOOK FORWARD TO WORKING WITH
THE CITY OF SANGER TO BRING THIS
BEAUTIFUL COMMUNITY TO LIFE!





LOCATION MAP

SCALE : N.T.S.

"SANGER PRESERVE"
S. 5TH STREET & COWLING DRIVE

UNIT TABULATION:

UNIT NAME:	UNIT TYPE:	NET AREA:	UNIT COUNT:	%	TOTAL AREA:	%BREAKDOWN
A1 -FLAT	1BD/1BTH	700	12	7%	8,400	38%
A2 -FLAT	1BD/1BTH	700	57	29%	39,900	
A3-CASITA	1BD/1BTH	800	6	3%	4,800	
B1-CASITA	2BD/2BTH	900	6	3%	5,400	56%
B2(TH)-CASITA	2BD/2BTH	1,000	6	3%	6,000	
B3-FLAT	2BD/2BTH	1,000	48	24.5%	48,000	
B4 -FLAT	2BD/2BTH	1,100	45	21.5%	49,500	
B5-CASITA	2BD/2BTH	1,100	6	3%	6,600	6%
C1-FLAT	3BD/2BTH	1,225	6	3%	7,350	
C1 -CASITA	3BD/2BTH	1,225	6	3%	7,350	
TOTAL:			198		183,300	

UNIT AVERAGE NET S.F. - 925 AVG. UNIT

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM THE EXTERIOR FRAME WALLS TO THE ENCLOSED A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/ BALCONY STORAGE

PROJECT DATA:

UNIT AVERAGE NET S.F.	8.48 MF ACRES / 12.01 TOTAL ACRES
ACREAGE:	17.6 UNITS / ACRE
DENSITY:	
RETAIL:	AREA - UP TO 36,000 S.F.
PARKING REQUIRED:	144 RETAIL SAPCES @1 /250 S.F.
	331 RESIDENTIAL SPACES (1.5 SP/1BR +1.75 SP/2BR + 2.0 SP/3BR) 475 TOTAL SPACES REQUIRED
PARKING PROVIDED:	144 RETAIL SPACES 30 GARAGE SPACES 40 CARPORTS 552 OPEN SURFACE SPACES 18 TANDEM SPACES (AT CASITA DRIVEWAY) 346 TOTAL RESIDENTIAL SPACES PROVIDED 517 TOTAL SPACES PROVIDED.

SANGER PRESERVE
Sanger, Texas

ARRIVE
ARCHITECTURE GROUP
Architecture
Planning
Project Management

2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
Ph 817/514.0584 - Fx 817/514.0694

SEAL

REVISION

DRAWN BY:
AAG

CHECKED BY:
JMT

ISSUED FOR:
CONCEPTUAL DESIGN

SUBMITTAL DATE:
03-22-23

SCALE:

SHEET NO.



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: <i>James and Pamela Holt</i>	Name:
Company: <i>Water Oak LLC</i>	Company:
Address: <i>600 East Southlake Blvd Ste 100</i>	Address:
City, State, Zip: <i>Southlake TX 76092</i>	City, State, Zip
Phone: <i>817-488-2273</i>	Phone:
Fax: <i>817-488-1953</i>	Fax:
Email: <i>pamkholth@hotmail.com</i>	Email:

Submittal Checklist

<input checked="" type="checkbox"/>	Size Plan (for Specific Use Permits Only)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" 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.):

001, 003, 005 South 5th Street, Sanger TX approximately 12.5 acres

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

We were previously granted B2 and MF2 in our project development. Now we are changing one of the 2 story buildings that back up to agricultural land to a 3 story building.

Owner Signature

Pamela Holt

Applicant Signature

Date

Feb 14, 23

Feb 14, 23

Date

Office Use

Fee
Date



March 31, 2023

City of Sanger | Development Services

Attn: Ramie Hammonds

RE: Sanger Preserve Zoning – 23SANZON-0008

Dear Ms. Hammonds,

Please find attached documents related to applying for an amendment to Ordinance No. 10-28-22 regarding the zoning of the land described as A1241A TIERWESTER, TR 264 AND 265, generally located on the southeast corner of 5th St and Cowling Rd, approved by City Council on October 03, 2022.

The few amendments made to the PD and related Site Plan are based on new or additional information, as well as an unanticipated change to the Architect of record for the project, the new Architect is Arrive Architecture, who has vast experience in multifamily and with HUD Green Energy specific projects. With the revisions, we also achieved improvements that we feel will be a overall benefit to the project and the community.

As with any project in the planning phase, we will have multiple approvals required before the project is underway for construction. Approvals by the City, which include multiple departments, including the Fire Marshall's review; as well, as approvals by the Lender and HUD. We have learned HUD does have an opinion and their input can impact various elements of the build. There will be 2 separate Lenders on this project, one for the Retail and one for the Multifamily, another approval. Based on this we know there will need to be room for adjustments and flexibility. The Amended PD still reflects the intent of the Developer to provide both much needed retail space and housing for the City of Sanger. The retail tenants and the residents of the multifamily areas will be neighbors, and we hopefully, have a design that will facilitate these two being 'good neighbors'.

1. The Retail Space – we had concerns regarding the placement of parking for the retail area, by adding parking to the rear of the buildings, it will allow for 'employee' specific parking.
2. Multifamily – We still have the 2-story residential buildings abutting the Willowood neighborhood, we were able to increase the number of Units by 14%.
3. Parking – With 170-Units and 484 Parking Spaces in the previous approved PD, we were able to improve the parking to 517 Parking Spaces in total, and increased Garage parking from 24 to 30.

We hope you and the City will find these revisions for flexibility acceptable. We appreciate working with you to deliver a property that serves the community well!

Respectfully,

Marie C. Freeman

Consultant

EJTJ Ventures LLC on behalf of Water Oak LLC

Example Rendering from Arrive Architecture of the 2-Story Bldgs with Garages



02 CASITAS - CONCEPTUAL "GARAGE SIDE" ELEVATION



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 10, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Belz Road Retail Addition being 129.25 acres, described as A1241A TIERWESTER. TR 56, TR 57, and TR 40 are generally located along Chapman Drive and I-35 approximately 234 feet west of the intersection of I-35 and Chapman Drive.

SUMMARY:

- The development will consist of approximately 29.90 acres of single-family residential, 29.29 acres of build-to-rent, 33.04 acres of multi-family, 3.07 acres of self-storage, and 25.03 acres of commercial.
- The commercial will front along North Stemmons and Chapman Drive.
- There will be 582 multi-family units, 18 townhome units, and 12 duplex units.
- Single family will have 140 lots for sale, and 156 lots build to rent.
- The multi-family will have 24 private garages and 40 reserved carport spaces.
- The multi-family development will have a swimming pool, patio area, and other amenities.
- There will be a 3.07-acre self-storage area with some climate-controlled storage.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

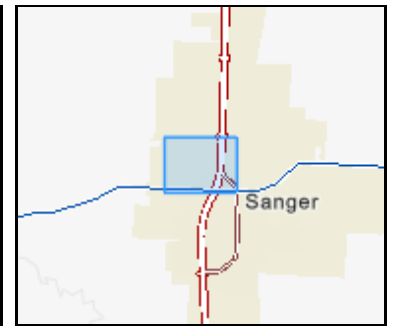
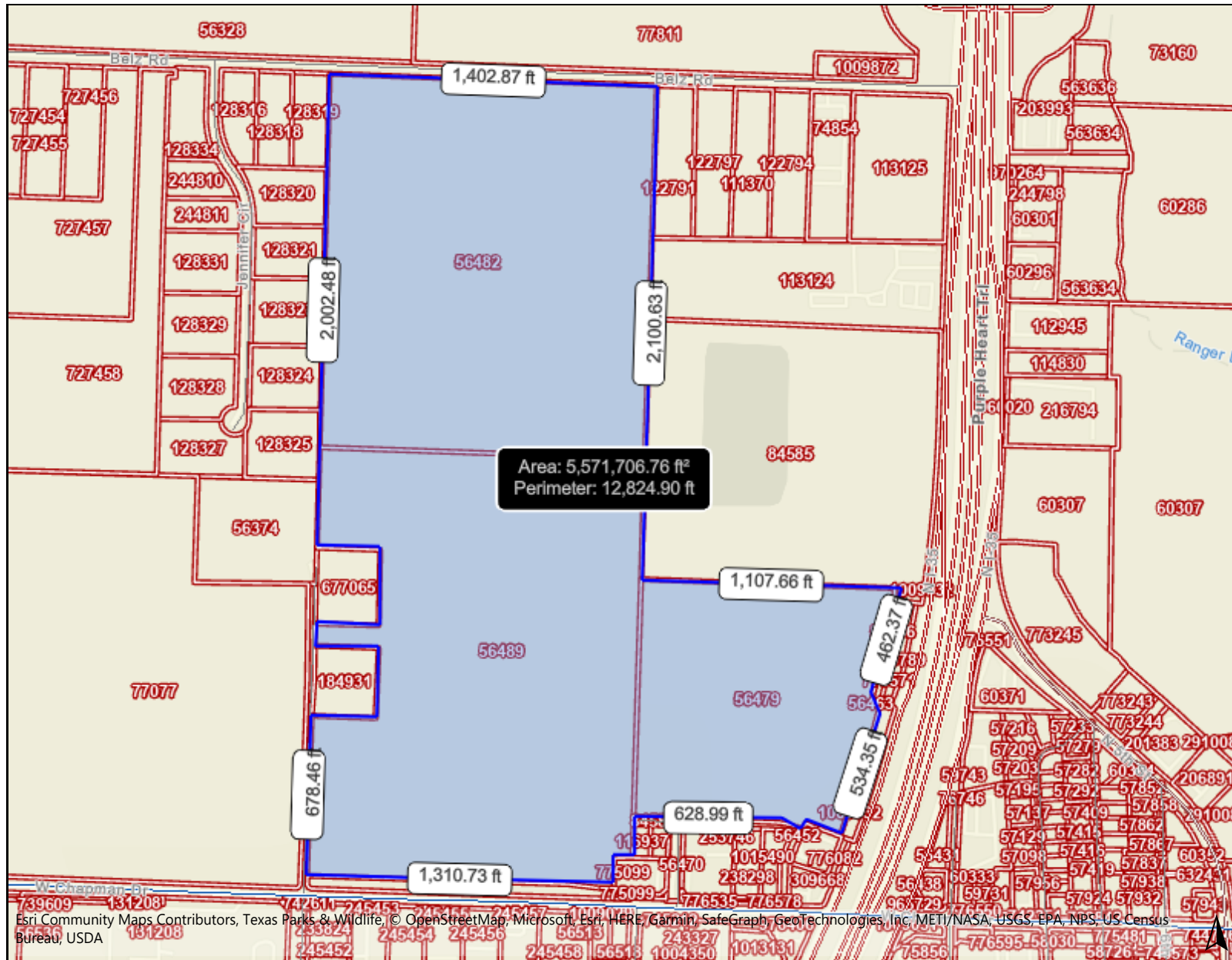
Staff recommends APPROVAL with the condition all comments are satisfied prior to City Council approval.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent
Planning Comments
Engineering Comments
Denton County Comments

Denton County Landmark Map

Item 4.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - ▭ FEMA Floodway
 - ▭ Flood Grid
 - ▭ FEMA 100yr Flood Zone A
 - ▭ FEMA 100yr Flood Zone AE
 - ▭ FEMA 500yr Flood Zone
 - Levee Protected

Notes



0 500 1000 ft
<https://gis.dentoncounty.gov>
 4/5/2023 4:27:20 PM

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.

The map shows the Sanger area with a proposed site highlighted by a large black 'L' shape and labeled 'SITE'. The site is located near the intersection of Mesz Rd and Keston Rd N. Major roads shown include FM 455, I-15, and local streets like Belz Rd, Keston Rd, and Willow St. Landmarks such as Sanger Inn, Super Town Foods, and several schools are also indicated.

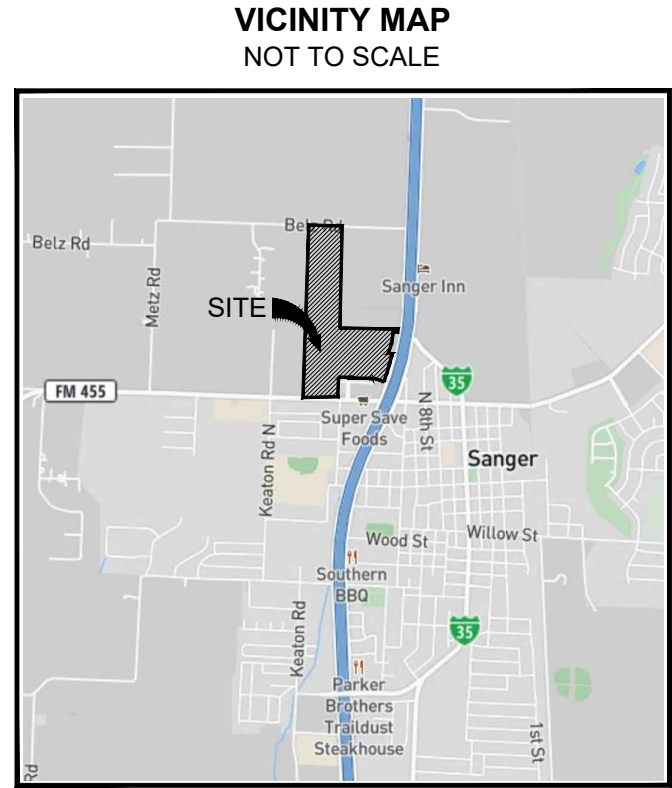


PG. = PAGE
VOL. = VOLUME
CAB. = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = 1/2" IRON ROD SET W/GREEN
PLASTIC CAP STAMPED
"EAGLE SURVEYING" SET
DOC. NO. = DOCUMENT NUMBER
P.R.D.C.T. = PLAT RECORDS,
DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS,
DENTON COUNTY, TEXAS

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

Project 2108.092-04		EAGLE SURVEYING, LLC
Date 03/08/2023		222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009
Drafter EN		TX Firm #10194177

OWNER
Pac Group, Ltd.
PO Box 877
Sanger, TX 76266



LEGEND	
PG.	= PAGE
VOL.	= VOLUME
CAB.	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
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	1/2" IRON ROD SET W/GREEN
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O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.33'	5310.00'	0°37'46"	S 08°15'52" W	58.33'
C2	487.92'	5310.00'	5°15'53"	S 16°06'35" W	487.75'
C3	71.91'	982.00'	4°11'44"	N 80°57'11" W	71.89'
C4	195.59'	1108.00'	10°06'51"	N 83°54'44" W	195.34'
C5	986.68'	1322.70'	42°44'26"	N 25°02'52" W	963.97'
C6	462.88'	592.81'	44°44'14"	N 22°08'40" W	451.21'
C7	414.91'	532.81'	44°37'00"	S 22°09'39" E	404.50'
C8	1032.23'	1382.70'	42°46'24"	S 25°00'26" E	1008.43'
C9	268.88'	922.95'	16°41'32"	N 79°47'50" E	267.93'
C10	120.72'	608.75'	11°21'45"	N 85°21'24" E	120.52'
C11	241.06'	7327.89'	1°53'05"	N 18°04'19" E	241.04'
C12	242.30'	7336.13'	1°53'33"	N 15°49'38" E	242.29'

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

<u>SURVEYOR</u>	<u>ENGINEER</u>	<u>OWNER</u>	<u>OWNER</u>
Eagle Surveying, LLC 2 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	Claymore Engineering, Inc. 1903 Central Drive, Suite: 402 Bedford, TX 76021	John Porter Autos Sales, Inc. PO Box 178 Sanger, TX 76266	Pac Group, Ltd. PO Box 877 Sanger, TX 76266

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **JOHN PORTER AUTO SALES, INC. and PAC GROUP, LTD.**, are the owners of a 129.25 acre tract or parcel of land situated in the Henry Tierwester Survey, Abstract Number 1241 in Denton County, Texas and being all of a called 26.385 acre tract of land conveyed to John Porter Auto Sales, Inc. by Warranty Deed of record in Volume 1330, Page 277 of the Official Records of Denton County, Texas, and all of a called 50 acre tract conveyed to Pac Group, Ltd. by Warranty Deed of record in Volume 4880, Page 2632 of the Official Records of Denton County, Texas, and all of a called 61.598 acre tract of land conveyed to Pac Group LTD by Warranty Deed of record in Volume 4759, Page 632 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 in the south right-of-way line of Belz Road (variable width right-of-way, being the northwest corner of a called 2.501 acre tract of land conveyed to Daniel Raymond Wolfe and Bianna Lynne Wolfe by Warranty Deed with Vendor's Lien of record in Document Number 2021-21494 of the Official Records of Denton County, Texas and the northeast corner of said 50 acre tract;

THENCE, S01°00'05"W, along the west lines of said 2.501 acre tract, a called 10.42 acre tract of land conveyed M&G Sanger Real Estate LLC by Special Warranty Deed or record in Document Number 2019-27076 of the Official Records of Denton County, Texas, a called 30.96 acre tract of land conveyed to Holt Texas LTD by Warranty Deed of record in Document Number 2013-71958 of the Official Records of Denton County, Texas, being the common east line of said 50 acre tract and said , passing at a distance of 20.20' a 1/2" iron rod found, passing at a distance of 655.80 feet a 3/8" iron rod found, being the southwest corner of said 2.501 acre tract, continuing a total distance of 1561.92 feet to a 1/2" iron rod found, being the southeast corner of said 50 acre tract the southwest corner of said 30.96 acre tract and the northwest corner of said 26.385 acre tract;

THENCE, S00°48'52"W, continuing along the west line of said 30.96 acre tract, being the common east line of said 61.598 acre tract,passing at a distance of 563.24 feet to a 1/2" iron rod found being the southwest corner of said 30.68 acre tract and the northwest corner of said 26.385 acre tract;

THENCE, S88°37'28"E, along the south line of said 30.96 acre tract, being the common north line of said 26.385 acre tract, a distance of 1122.76 feet to a 5/8" iron rod with pink plastic cap stamped "TXDOT" found in the west right-of-way line of Interstate Highway 35 (variable width right-of-way) and being the beginning of a non-tangent curve to the right, being the northwest corner of a called 0.0832 acre tract conveyed to the State of Texas by Judgement of Court in Absence of Objection of record in Document Number 2022-52683 of the Official Records of Denton County, Texas;

THENCE, in a southwesterly direction, along said non-tangent curve to the right and the west right-of-way line of Interstate Highway 35, having a radius of 5310.00 feet, a chord bearing of S08°15'52"W, a chord length of 58.33 feet, a delta angle of 00°37'46", an arc length of 58.33 feet to a 5/8" iron rod with pink plastic cap stamped "TXDOT" found at the end of said non-tangent curve to the right, being the southwest corner of said 0.0832 acre tract and the northeast corner of a tract of land conveyed to Eagle Farms Inc by General Warranty Deed of record in Document Number 2022-3692 of the Official Records of Denton County, Texas;

THENCE, along the common lines between said Eagle Farms tract and said 26.385 acre tract, the following two (2) courses and distances:
N89°38'41"W, a distance of 23.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said Eagle Farms tract;
S08°57'38"W, a distance of 247.92 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southwest corner of said Eagle Farms tract and the northwest corner of a tract of land conveyed to HartinTriangle Trust by Warranty Deed of record in Volume 2431, Page 17 of the Official Records of Denton County, Texas;

THENCE, S18°48'25"W, along the west line of said Hartin Triangle Trust tract, being the common east line of said 26.385 acre tract, a distance of 198.82 feet to a 1/2" iron rod found, being the southwest corner of said Hartin Triangle Trust tract and an interior ell corner of said 26.385 acre tract;

THENCE, S81°33'29"E, along the south line of said Hartin Triangle Trust tract and a called 0.0135 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2020-74514 of the Official Records of Denton County, Texas, being the common east line of said 26.385 acre tract, a distance of 41.31 feet a 5/8" iron rod with pink plastic cap stamped "TXDOT" found in the west right-of-way line of Interstate Highway 35 and the beginning of a non-tangent curve to the right, being the southwest corner of said State of Texas tract and the northwest corner of a called 0.5258 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2022-52683 of the Official Records of Denton County;

THENCE, along the west right-of-way line of said Interstate Highway 35 and the west line of said 0.5258 acre tract, being the common east line of said 26.385 acre tract, the following two (2) courses and distances:
In a southwesterly direction and along said non-tangent curve to the right, having a radius of 5310.00 feet, a chord bearing of S16°06'35"W, a chord length of 487.75 feet, a delta angle of 05°15'53", an arc length of 487.92 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said non-tangent curve to the left;
S17°29'05"W, a distance of 96.51 feet to a 5/8" iron rod with pink plastic cap stamped "TXDOT" found, being the southwest corner of said 0.5258 acre tract, the northwest corner of a called 0.1483 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2020-44894 of the Official Records of Denton County, Texas and the northeast corner of Lot 1, Block A, Foodmaker Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabinet P, Page 105 of the Plat Records of Denton County, Texas;

THENCE, N70°40'52"W, along the north lines of said Lot 1, Block A of said Foodmaker Addition and an Access Driveway, Utility & Signage Easement recorded in Document Number 98-R0061221 of the Official Records of Denton County, Texas, being the common south line of said 26.385 acre tract, a distance of 196.80 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, S20°05'13"W, along the west line of said Access Driveway, Utility & Signage Easement, being the common south line of said 26.385 acre tract, a distance of 30.70 feet to an X-cut set, being the northeast corner of Lot 2, Block A, Porter Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabinet U, Page 76 of the Plat Records of Denton County, Texas;

THENCE, along the north line of said Block A, Porter Addition, being the common south line if said 26.385 acre tract, the following two (2) courses and distances:
1. N69°54'47"W, a distance of 55.48 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said Lot 2 and the northeast corner of Lot 1, Block A of said Porter Addition;
2. N88°36'29"W, a distance of 419.32 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of Sanger West Boulevard (50' right-of-way), being the northwest corner of said Lot 1;

THENCE, N01°13'52"E, along the east right-of-way line of said Sanger West Boulevard, being the common south line of said 26.385 acre tract, a distance of 9.80 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the east right-of-way line of said Sanger West Boulevard and the north right-of-way line of Exchange Drive (50' right-of-way);

THENCE, N88°21'17"W, along the north right-of-way line of Exchange Drive, being the common south line of said 26.385 acre tract, a distance of 221.87 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east line of said 61.598 acre tract, being the northwest terminus of said Exchange drive, being the southwest corner of said 26.385 acre tract;

THENCE, S01°26'23"W, along the west terminus of said Exchange Drive, the west line of Lot 1, Block A, Sanger Exchange West, Section One, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabient E, Page 280 of the Plat Records of Denton County, Texas, being the common east line of said 61.598 acre tract, a distance of 180.60 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north line of Lot 1R, Block 1, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Document Number 2020-71 of the Plat Records of Denton County, Texas, being the southwest corner of said Lot 1;

THENCE, N88°48'42"W, along the north line of said Lot 1R, being the common south east line of said 61.598 acre tract, a distance of 77.60 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said Lot 8;

THENCE, S01°24'37"W, along the west line of said Lot 1R, a distance of 145.59 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north right-of-way line of F.M. Highway 455 (variable width right-of-way) and the beginning of a non-tangent curve to the right, being the southwest corner of said Lot 1R and the northwest corner of a called 2.0308 acre tract of land conveyed to the State of Texas by Judgement of record in Document Number 2021-67745 of the Official Records of Denton County, Texas;

THENCE, along the north right-of-way line of said F.M. Road 455, the following four (4) courses and distances:
1. In a northwesterly direction and along said non-tangent curve to the right, having a radius of 982.00 feet, a chord bearing of N80°57'11"W, a chord length of 71.89 feet, a delta angle of 04°11'44", an arc length of 71.91 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said non-tangent curve to the right;
2. N11°08'41"E, a distance of 10.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;
3. In a northwesterly direction and along said non-tangent curve to the left, having a radius of 1108.00 feet, a chord bearing of N83°54'44"W, a chord length of 195.34 feet, a delta angle of 10°06'51", an arc length of 195.59 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said non-tangent curve to the left;
4. N88°58'10"W, a distance of 1043.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east line of a called 95 acre tract of land described as Tract 2, conveyed to Jackson Jay Marshall and Joseph William Marshall by Deed or record in Document Number 2013-133569 of the Official Records of Denton County, Texas;

THENCE, N00°58'47"E, along the east line of said 95 acre tract, being the common west line of said 61.598 acre tract, a distance of 657.79 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southwest corner of a called 1.86 acre tract of land conveyed to John W. Porter by Warranty Deed of record in Document Number 96R0026290 of the Official Records of Denton County, Texas;

THENCE, along the common lines between said 1.86 acre tract and said 61.598 acre tract, the following three (3) courses and distances:
1. S89°01'13"E, a distance of 270.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southeast corner of said 1.86 acre tract;
2. N00°58'47"E, a distance of 300.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northeast corner of said 1.86 acre tract;
3. N89°01'13"W, a distance of 270.00 feet to a 100D nail found in the east line of said 95 acre tract, being the northwest corner of said 1.86 acre tract;

THENCE, N00°58'47"E, along the east line of said 95 acre tract, being the common east corner of said 61.598, a distance of 98.65 feet to a 1/2" iron rod with orange plastic cap stamped "KAZ" found, being the southwest corner of a called 2.00 acre tract of land conveyed to the City of Sanger by Warranty Deed of record in Document Number 2015-146437 of the Official Records of Denton County, Texas;

THENCE, along the common lines between said 2.00 acre tract and said 61.598 acre tract, the following three (3) courses and distances:
1. S88°56'57"E, a distance of 269.84 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southeast corner of said 2.00 acre tract;
2. N01°03'03"E, a distance of 322.56 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northeast corner of said 2.00 acre tract;
3. N88°56'57"W, a distance of 270.24 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east line of a called 5 acre tract conveyed to Albert W. Kieth per will (no record found, being the northwest corner of said 2.00 acre tract;

THENCE, N00°58'47"E, along the east lines of said 5 acre tract (no record found) and Meadow Lands Addition, an addition to the City of Sanger, Denton County, Texas according to the plat recorded in Cabinet F, Page 80 of the Plat Records of Denton County, Texas, being the common west lines of said 61.598 acre tract and said 50 acre tract, a distance of 2048.28 feet to a 1/2" iron rod found in the south right-of-way line of said Belz Road, being the northwest corner of said 50 acre tract;

THENCE, S88°32'48"E, along the south right-of-way line of Belz Road, being the common north line of said 50 acre tract, a distance of 1394.87 feet to the **POINT OF BEGINNING**, containing 129.25 acre or 5,629,989 square feet, more or less.

OWNER'S CERTIFICAT & DEDICATION, continued

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **JOHN PORTER AUTO SALES, INC.**, does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being herby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **JOHN PORTER AUTO SALES, INC.**

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **PAC GROUP, LTD.**, does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **PAC GROUP, LTD**

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED	
CITY OF SANGER DENTON COUNTY, TEXAS	
Thomas Muir Mayor, City of Sanger, Texas	Date _____
ATTEST:	
Cheryl Price, City Secretary City of Sanger, Tx	Date _____

PRELIMINARY PLAT
BELZ ROAD RETAIL
ADDITION
LOTS 1-10, BLOCK A
LOTS 1X AND 1-2, BLOCK B
129.25 ACRES

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	ENGINEER Claymoore Engineering, Inc. 1903 Central Drive, Suite: 406 Bedford, TX 76021	OWNER John Porter Autos Sales, Inc. PO Box 178 Sanger, TX 76266	OWNER Pac Group, Ltd. PO Box 877 Sanger, TX 76266
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Project 2108.092-04	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 03/08/2023	
Drafter EN	



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: DREW DONOSKY	Name:
Company: CLAYMOORE ENGINEERING	Company: PAC GROUP LTD
Address: 1903 CENTRAL DRIVE, SUITE 406	Address: 1809 HINKLE DR STE 100
City, State, Zip: BEDFORD, TX 76021	City, State, Zip: DENTON, TX 76201-17
Phone: 817-281-0572	Phone:
Fax:	Fax:
Email: DREW@CLAYMOOREENG.COM	Email:

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): 56482

Ann P. Andrews
Owner's Signature

3/8/2023
Date

Drew Donosky
Applicant's Signature

2/27/2023
Date

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



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: DREW DONOSKY	Name:
Company: CLAYMOORE ENGINEERING	Company: JOHN PORTER AUTO SALES INC
Address: 1903 CENTRAL DRIVE, SUITE 406	Address 1809 HINKLE DR # 100
City, State, Zip: BEDFORD, TX 76021	City, State, Zip: DENTON, TX 76201-1768
Phone 817.281.0572	Phone:
Fax:	Fax:
Email: DREW@CLAYMOOREENG.COM	Email:

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): 56479

Ann P. Andrews
Owner's Signature

3/8/2023
Date

Drew Donosky
Applicant's Signature

2/27/23
Date

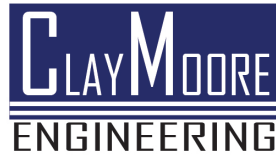
Office Use: Reviewed by Director of Development Services / /

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

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020



March 6, 2023

Ms. Ramie Hammonds
Development Services
City of Sanger
PO Box 1729
Sanger, TX 76266

Re: Preliminary Plat Submittal
Malouf Sanger
Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for the preliminary plat submittal associated with the proposed office condo located at the corner of Chapman Road and I-35. The Preliminary Plat is associated with a multi-phase project that will include single family, single family for rent, multi-family and commercial developments.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is written in a cursive, flowing style.

Drew Donosky, P.E.



DATE: 03/27/2023

1st REVIEW COMMENTS – Preliminary Plat (I-35 and Chapman Dr Malouf)

The request is for a Preliminary Plat of Belz Road Retail Addition, being approximately 129.25 acres in the HENRY TIERWESTER SURVEY, ABSTRACT No. 1241, prepared by Eagle Surveying, LLC submitted on 03/15/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. The total number of lots and HOA/Open space lots to include all single family for sale lots.
2. Show the right of way acreage to be dedicated
3. Show the location, widths, and names of all existing or platted streets or other public areas, parks, railroads, right-of-way, easement, and other important features such as abstract lines, political subdivision or corporation lines, school district boundaries.
4. Show existing sewer main, water mains, drainage culverts, or other underground structures with the tract and immediately adjacent thereto with pipe sizes, grades, locations, and dimensions indicated
5. Contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas with relatively flat terrain, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
6. Show the location of existing fire hydrants and fire lanes.
7. Show the layout, names, and widths (from centerline to edge as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys, and easements.
8. Show the length and radii of all streets, drives, and alleys.
9. The acreage or square foot of right-of-way dedicated should be shown on the plat, including corner clips and deceleration/turn lanes.
10. Show the lot and block numbers (lot numbers should be numbers; block numbers are letters), square footage, and other descriptions according to the real estate records of the city or county auditor and recorder; also, the designation of the proposed uses of land within the subdivision.
11. Show all parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owner(s) in the proposed subdivision, together with the purpose or limitations of such reservations.
12. Show the locations of proposed fire hydrants.
13. Show the UPSP Postmaster-approved location of cluster mailboxes.
14. Show the proposed building lines with square footage and proposed use.
15. In table show listing of the lots with square footage, and the associated lot widths at the front building line.



16. In table show square footage of total building footprint and of each land use (if known).
17. In table show the number of required and provided parking spaces
18. In table show the required and provided total landscaped area and front yard landscaped area.
19. Show the existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet about the 100-year elevation) of all lots adjacent to the floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." A Floodplain reclamation study will be required with the final plat.
20. Amend the approval block to match the checklist.

Informational Comments

1. The property is within the City of Sanger.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, April 10, 2023, and the City Council meeting on Monday, May 1, 2023.



March 31, 2023
AVO 37449.005

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Sanger Malouf Development Drainage Study/Downstream Assessment -Review #1

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to review the preliminary plat for the Sanger Malouf development. The submittal was prepared by Eagle Surveying, LLC and is dated March 8, 2023. Plans to support the preliminary plat were prepared by Clay Moore Engineering and was received on March 17, 2023.

We have completed our review and offer the following comments:

General Comments

1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Please note preliminary plat will not be approved until civil drawings and drainage have been accepted.

Preliminary Plat (1 of 3)

1. Show existing road, its centerline and adjacent property lines. Belz Road is minor arterial with 90' ROW. This plat will need to provide a 45' ROW dedication from the centerline of the existing road.
2. Show setback lines for each Lot according to the type of development.
3. Right of way widths need to be shown.
4. Drainage and Utility Easements need to be shown, dimensioned and labeled.
5. Per Chapter 10 of Subdivision Regulations provide the following:
 - 1) Right of Way acreage that is dedicated.
 - 2) The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other

Ms. Ramie Hammonds
March 31, 2023
Page 2 of 2

important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.

- 3) The layout, names, and widths (from centerline to both edges as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.

Preliminary Plat (2 of 3)

1. Call and show all existing easements. Provide document number.
2. Show, label and dimension all proposed easements.
3. Show existing road, its centerline and adjacent property lines.
4. Call out, show and dimension all existing easements. Provide document number.

Preliminary Plat (2 of 3)

1. Distance does not match table.

The Surveyor shall revise the plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

HALFF

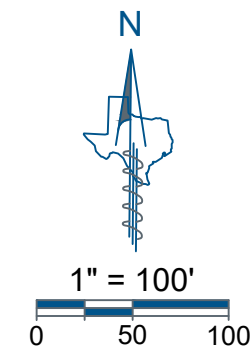
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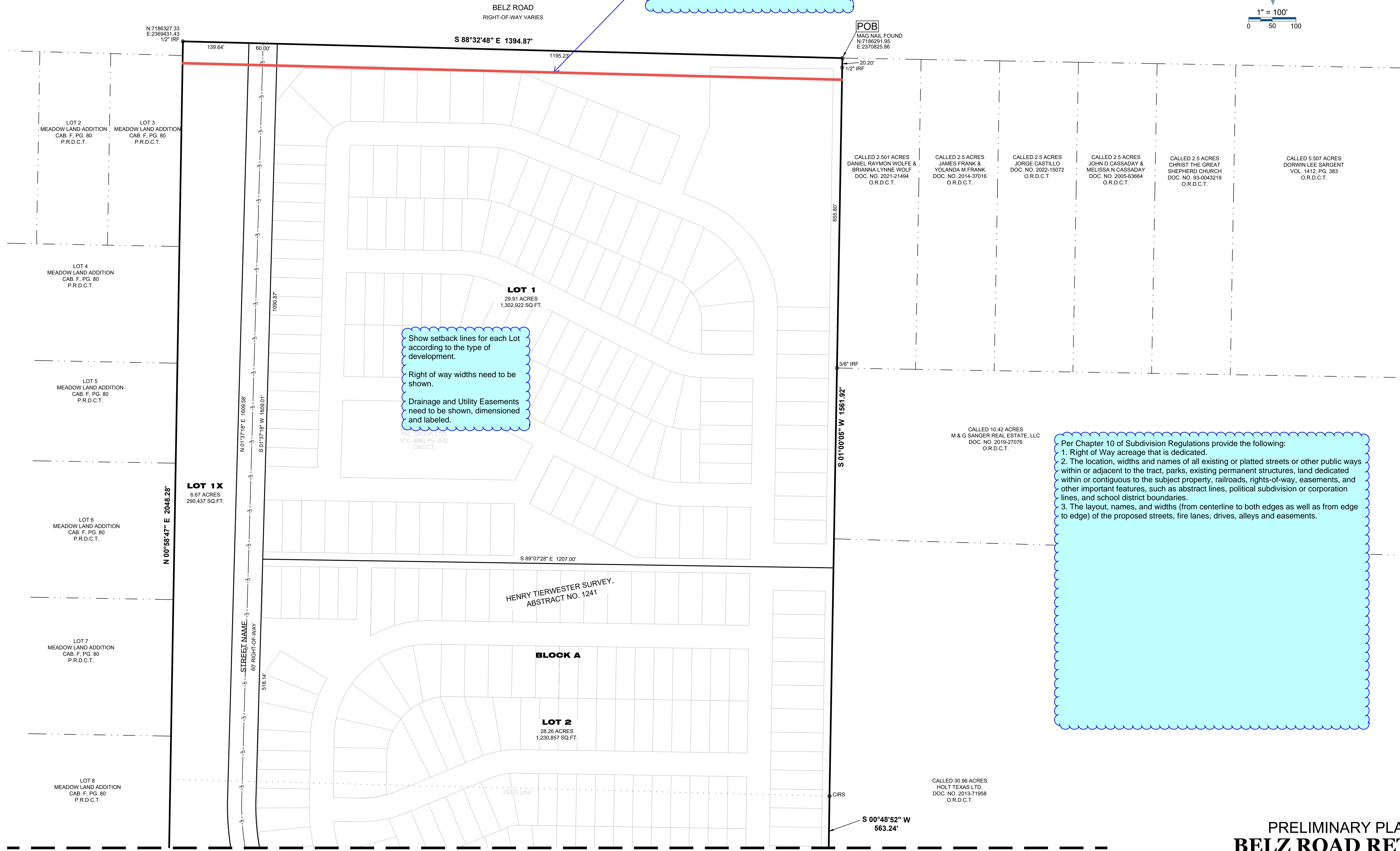
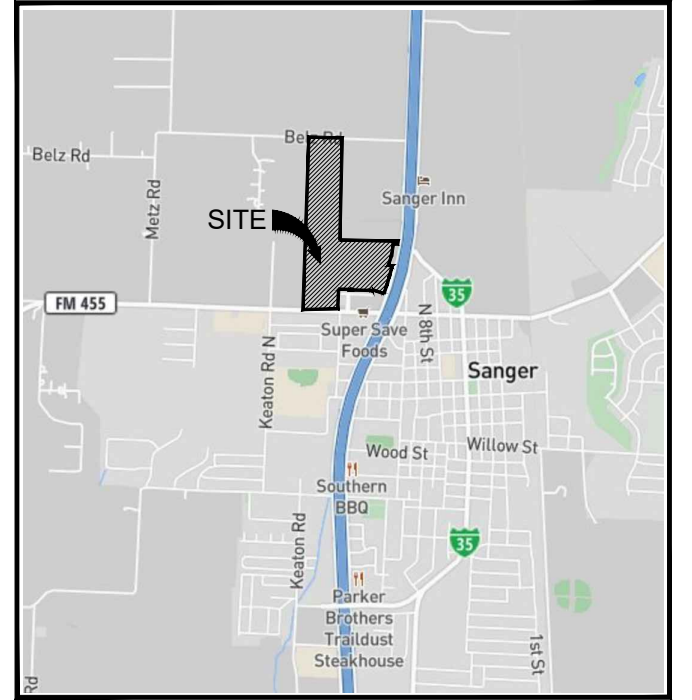
Steven D. Templer P.E.
Review Consultant for the City of Sanger

Attachments: Plans markups

Show existing road, its centerline and adjacent property lines. Belz Road is minor arterial with 90' ROW. This plat will need to provide a 45' ROW dedication from the centerline of the existing road.



VICINITY MAP
NOT TO SCALE



Per Chapter 10 of Subdivision Regulations provide the following:
1. Right of Way acreage that is dedicated.
2. The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
3. The layout, names, and widths (from centerline to both edges as well as from edge to edge) of the proposed streets, fire lanes, drives, alleys and easements.

LEGEND

PG.	=	PAGE
VOL.	=	VOLUME
CAB.	=	CABINET
POB	=	POINT OF BEGINNING
IRF	=	IRON ROD FOUND
CIRF	=	CAPPED IRON ROD FOUND
CIRS	=	1/2" IRON ROD SET W/GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
DOC. NO.	=	DOCUMENT NUMBER
P.R.D.C.T.	=	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	=	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

PRELIMINARY PLAT
**BELZ ROAD RETAIL
ADDITION**
LOTS 1-10, BLOCK A
LOTS 1X AND 1-2, BLOCK B
129.25 ACRES

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

Project	2108.092-04	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	03/08/2023	
Drafter	EN	

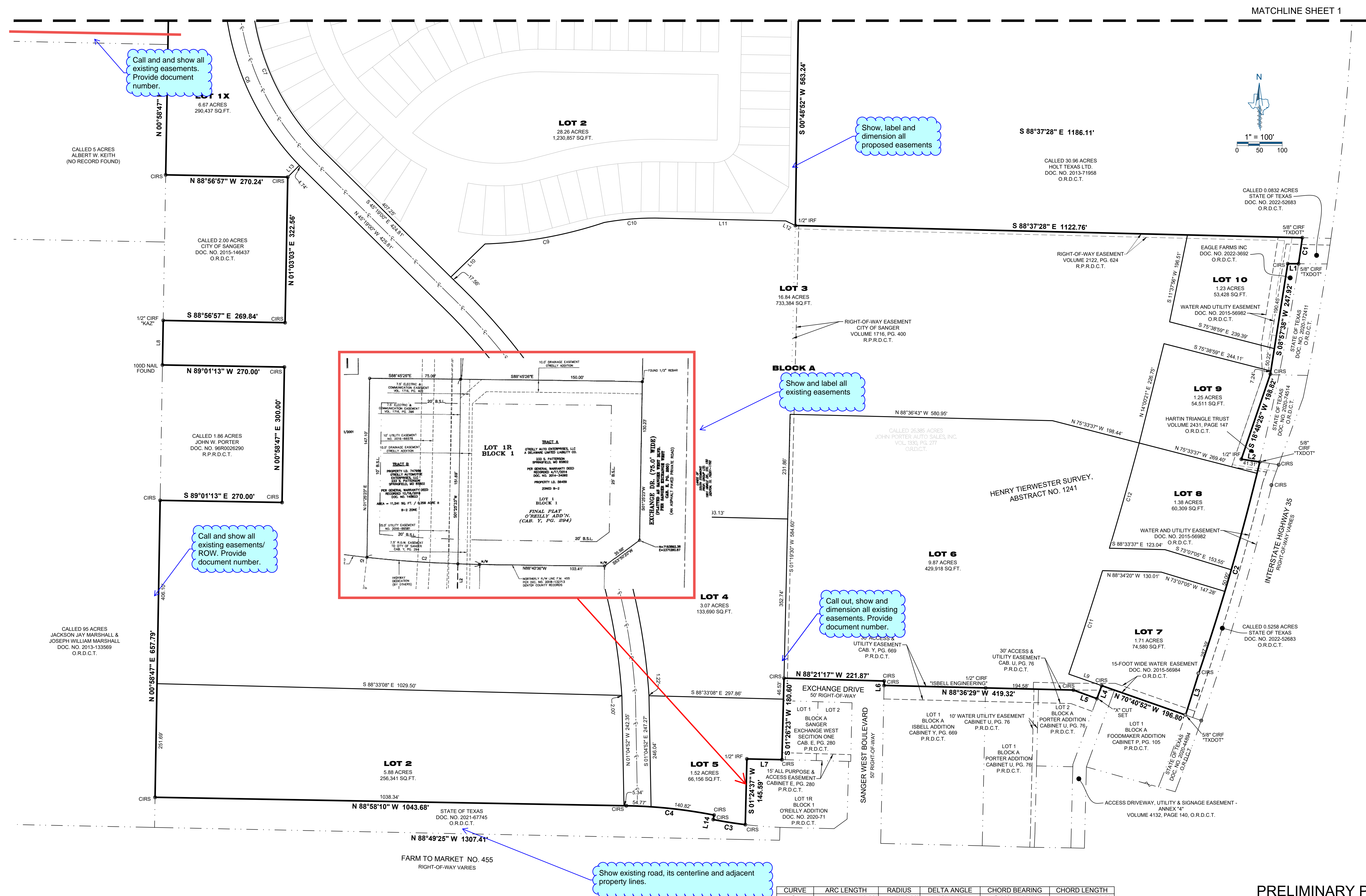
SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
1903 Central Drive, Suite: 406
Bedford, TX 76021

OWNER
John Porter Autos Sales, Inc.
PO Box 178
Sanger, TX 76266

OWNER
Pac Group, Ltd.
PO Box 877
Sanger, TX 76266

MATCHLINE SHEET 2



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 89°38'41" W	23.94'
L2	S 81°33'29" E	83.58'
L3	S 17°29'05" W	96.51'
L4	S 20°05'13" W	30.70'
L5	N 69°54'47" W	55.48'
L6	N 01°13'52" E	9.80'
L7	N 88°48'42" W	77.60'
L8	N 00°58'47" E	98.65'
L9	S 70°40'38" E	77.27'
L10	S 45°55'38" W	105.49'
L11	N 88°44'41" W	282.10'
L12	N 64°19'30" W	23.62'
L13	N 44°41'00" E	36.47'
L14	N 11°08'41" E	10.00'

Project	2108.092-04
Date	03/08/2023
Drafter	EN

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
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ENGINEER
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Bedford, TX 76021

OWNER
John Porter Autos Sales, Inc.
PO Box 178
Sanger, TX 76266

OWNER
Pac Group, Ltd.
PO Box 877
Sanger, TX 76266

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.33'	5310.00'	0°37'46"	S 08°15'52" W	58.33'
C2	487.92'	5310.00'	5°15'53"	S 16°06'35" W	487.75'
C3	71.91'	982.00'	4°11'44"	N 80°57'11" W	71.89'
C4	195.59'	1108.00'	10°06'51"	N 83°54'44" W	195.34'
C5	986.68'	1322.70'	42°44'26"	N 25°02'52" W	963.97'
C6	462.88'	592.81'	44°44'14"	N 22°08'40" W	451.21'
C7	414.91'	532.81'	44°37'00"	S 22°09'39" E	404.50'
C8	1032.23'	1382.70'	42°46'24"	S 25°00'26" E	1008.43'
C9	268.88'	922.95'	16°41'32"	N 79°47'50" E	267.93'
C10	120.72'	608.75'	11°21'45"	N 85°21'24" E	120.52'
C11	241.06'	7327.89'	1°53'05"	N 18°04'19" E	241.04'
C12	242.30'	7336.13'	1°53'33"	N 15°49'38" E	242.29'

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **JOHN PORTER AUTO SALES, INC. and PAC GROUP, LTD.**, are the owners of a 129.25 acre tract or parcel of land situated in the Henry Tierwester Survey, Abstract Number 1241 in Denton County, Texas and being all of a called 26.385 acre tract of land conveyed to John Porter Auto Sales, Inc. by Warranty Deed of record in Volume 1330, Page 277 of the Official Records of Denton County, Texas, and all of a called 50 acre tract conveyed to Pac Group, Ltd. by Warranty Deed of record in Volume 4880, Page 2632 of the Official Records of Denton County, Texas, and all of a called 61.598 acre tract of land conveyed to Pac Group LTD by Warranty Deed of record in Volume 4759, Page 632 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 in the south right-of-way line of Belz Road (variable width right-of-way, being the northwest corner of a called 2.501 acre tract of land conveyed to Daniel Raymond Wolfe and Bianna Lynne Wolfe by Warranty Deed with Vendor's Lien of record in Document Number 2021-21494 of the Official Records of Denton County, Texas and the northeast corner of said 50 acre tract;

THENCE, S01°00'05"W, along the west lines of said 2.501 acre tract, a called 10.42 acre tract of land conveyed M&G Sanger Real Estate LLC by Special Warranty Deed of record in Document Number 2019-27076 of the Official Records of Denton County, Texas, a called 30.96 acre tract of land conveyed to Holt Texas LTD by Warranty Deed of record in Document Number 2013-71958 of the Official Records of Denton County, Texas, being the common east line of said 50 acre tract and said , passing at a distance of 20.20' a 1/2" iron rod found, passing at a distance of 655.80 feet a 3/8" iron rod found, being the southwest corner of said 2.501 acre tract, continuing a total distance of 1561.92 feet to a 1/2" iron rod found, being the southeast corner of said 50 acre tract the southwest corner of said 30.96 acre tract and the northwest corner of said 26.385 acre tract;

THENCE, S00°48'52"W, continuing along the west line of said 30.96 acre tract, being the common east line of said 61.598 acre tract,passing at a distance of 563.24 feet to a 1/2" iron rod found being the southwest corner of said 30.68 acre tract and the northwest corner of said 26.385 acre tract;

THENCE, S88°37'28"E, along the south line of said 30.96 acre tract, being the common north line of said 26.385 acre tract, a distance of 1122.76 feet to a 5/8" iron rod with pink plastic cap stamped "TXDOT" found in the west right-of-way line of Interstate Highway 35 (variable width right-of-way) and being the beginning of a non-tangent curve to the right, being the northwest corner of a called 0.0832 acre tract conveyed to the State of Texas by Judgement of Court in Absence of Objection of record in Document Number 2022-52683 of the Official Records of Denton County, Texas;

THENCE, in a southwesterly direction, along said non-tangent curve to the right and the west right-of-way line of Interstate Highway 35, having a radius of 5310.00 feet, a chord bearing of S08°15'52"W, a chord length of 58.33 feet, a delta angle of 00°37'46", an arc length of 58.33 feet to a 5/8" iron rod with pink plastic cap stamped "TXDOT" found at the end of said non-tangent curve to the right, being the southwest corner of said 0.0832 acre tract and the northeast corner of a tract of land conveyed to Eagle Farms Inc by General Warranty Deed of record in Document Number 2022-3692 of the Official Records of Denton County, Texas;

THENCE, along the common lines between said Eagle Farms tract and said 26.385 acre tract, the following two (2) courses and distances:
N89°38'41"W, a distance of 23.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said Eagle Farms tract;
S08°57'38"W, a distance of 247.92 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southwest corner of said Eagle Farms tract and the northwest corner of a tract of land conveyed to HartinTriangle Trust by Warranty Deed of record in Volume 2431, Page 17 of the Official Records of Denton County, Texas;

THENCE, S18°48'25"W, along the west line of said Hartin Triangle Trust tract, being the common east line of said 26.385 acre tract, a distance of 198.82 feet to a 1/2" iron rod found, being the southwest corner of said Hartin Triangle Trust tract and an interior ell corner of said 26.385 acre tract;

THENCE, S81°33'29"E, along the south line of said Hartin Triangle Trust tract and a called 0.0135 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2020-74514 of the Official Records of Denton County, Texas, being the common east line of said 26.385 acre tract, a distance of 41.42 feet a 5/8" iron rod with pink plastic cap stamped "TXDOT" found in the west right-of-way line of Interstate Highway 35 and the beginning of a non-tangent curve to the right, being the southwest corner of said State of Texas tract and the northwest corner of a called 0.5258 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2022-52683 of the Official Records of Denton County;

THENCE, along the west right-of-way line of said Interstate Highway 35 and the west line of said 0.5258 acre tract, being the common east line of said 26.385 acre tract, the following two (2) courses and distances:
In a southwesterly direction and along said non-tangent curve to the right, having a radius of 5310.00 feet, a chord bearing of S16°06'35"W, a chord length of 487.75 feet, a delta angle of 05°15'53", an arc length of 487.92 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said non-tangent curve to the left;
S17°29'05"W, a distance of 96.51 feet to a 5/8" iron rod with pink plastic cap stamped "TXDOT" found, being the southwest corner of said 0.5258 acre tract, the northwest corner of a called 0.1483 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2020-44894 of the Official Records of Denton County, Texas and the northeast corner of Lot 1, Block A, Foodmaker Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabinet P, Page 105 of the Plat Records of Denton County, Texas;

THENCE, N70°40'52"W, along the north lines of said Lot 1, Block A of said Foodmaker Addition and an Access Driveway, Utility & Signage Easement recorded in Document Number 98-R0061221 of the Official Records of Denton County, Texas, being the common south line of said 26.385 acre tract, a distance of 196.80 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, S20°05'13"W, along the west line of said Access Driveway, Utility & Signage Easement, being the common south line of said 26.385 acre tract, a distance of 30.70 feet to an X-cut set, being the northeast corner of Lot 2, Block A, Porter Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabinet U, Page 76 of the Plat Records of Denton County, Texas;

THENCE, along the north line of said Block A, Porter Addition, being the common south line if said 26.385 acre tract, the following two (2) courses and distances:
1. N69°54'47"W, a distance of 55.48 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said Lot 2 and the northeast corner of Lot 1, Block A of said Porter Addition;
2. N88°36'29"W, a distance of 419.32 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of Sanger West Boulevard (50' right-of-way), being the northwest corner of said Lot 1;

THENCE, N01°13'52"E, along the east right-of-way line of said Sanger West Boulevard, being the common south line of said 26.385 acre tract, a distance of 9.80 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the east right-of-way line of said Sanger West Boulevard and the north right-of-way line of Exchange Drive (50' right-of-way);

THENCE, N88°21'17"W, along the north right-of-way line of Exchange Drive, being the common south line of said 26.385 acre tract, a distance of 221.87 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east line of said 61.598 acre tract, being the northwest terminus of said Exchange drive, being the southwest corner of said 26.385 acre tract;

THENCE, S01°26'23"W, along the west terminus of said Exchange Drive, the west line of Lot 1, Block A, Sanger Exchange West, Section One, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Cabient E, Page 280 of the Plat Records of Denton County, Texas, being the common east line of said 61.598 acre tract, a distance of 180.60 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north line of Lot 1R, Block 1, an addition to the City of Sanger, Denton County, Texas, according to the plat recorded in Document Number 2020-71 of the Plat Records of Denton County, Texas, being the southwest corner of said Lot 1;

THENCE, N88°48'42"W, along the north line of said Lot 1R, being the common south east line of said 61.598 acre tract, a distance of 77.60 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said Lot 8;

THENCE, S01°24'37"W, along the west line of said Lot 1R, a distance of 145.59 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north right-of-way line of F.M. Highway 455 (variable width right-of-way) and the beginning of a non-tangent curve to the right, being the southwest corner of said Lot 1R and the northwest corner of a called 2.0308 acre tract of land conveyed to the State of Texas by Judgement of record in Document Number 2021-67745 of the Official Records of Denton County, Texas;

THENCE, along the north right-of-way line of said F.M. Road 455, the following four (4) courses and distances:
1. In a northwesterly direction and along said non-tangent curve to the right, having a radius of 982.00 feet, a chord bearing of N80°57'11"W, a chord length of 71.89 feet, a delta angle of 04°11'44", an arc length of 71.91 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said non-tangent curve to the right;
2. N11°08'41"E, a distance of 10.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;
3. In a northwesterly direction and along said non-tangent curve to the left, having a radius of 1108.00 feet, a chord bearing of N83°54'44"W, a chord length of 195.34 feet, a delta angle of 10°06'51", an arc length of 195.59 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said non-tangent curve to the left;
4. N88°58'10"W, a distance of 1043.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east line of a called 95 acre tract of land described as Tract 2, conveyed to Jackson Jay Marshall and Joseph William Marshall by Deed of record in Document Number 2013-133569 of the Official Records of Denton County, Texas;

THENCE, N00°58'47"E, along the east line of said 95 acre tract, being the common west line of said 61.598 acre tract, a distance of 657.79 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southwest corner of a called 1.86 acre tract of land conveyed to John W. Porter by Warranty Deed of record in Document Number 96R0026290 of the Official Records of Denton County, Texas;

THENCE, along the common lines between said 1.86 acre tract and said 61.598 acre tract, the following three (3) courses and distances:
1. S89°01'13"E, a distance of 270.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southeast corner of said 1.86 acre tract;
2. N00°58'47"E, a distance of 300.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northeast corner of said 1.86 acre tract;
3. N89°01'13"W, a distance of 270.00 feet to a 100D nail found in the east line of said 95 acre tract, being the northwest corner of said 1.86 acre tract;

THENCE, N00°58'47"E, along the east line of said 95 acre tract, being the common east corner of said 61.598, a distance of 98.65 feet to a 1/2" iron rod with orange plastic cap stamped "KAZ" found, being the southwest corner of a called 2.00 acre tract of land conveyed to the City of Sanger by Warranty Deed of record in Document Number 2015-146437 of the Official Records of Denton County, Texas;

THENCE, along the common lines between said 2.00 acre tract and said 61.598 acre tract, the following three (3) courses and distances:
1. S88°56'57"E, a distance of 269.84 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southeast corner of said 2.00 acre tract;
2. N01°03'03"E, a distance of 322.56 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northeast corner of said 2.00 acre tract;
3. N88°56'57"W, a distance of 270.24 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east line of a called 5 acre tract conveyed to Albert W. Kieth per will (no record found, being the northwest corner of said 2.00 acre tract;

THENCE, N00°58'47"E, along the east lines of said 5 acre tract (no record found) and Meadow Lands Addition, an addition to the City of Sanger, Denton County, Texas according to the plat recorded in Cabinet F, Page 80 of the Plat Records of Denton County, Texas, being the common west lines of said 61.598 acre tract and said 50 acre tract, a distance of 2048.28 feet to a 1/2" iron rod found in the south right-of-way line of said Belz Road, being the northwest corner of said 50 acre tract;

THENCE, S88°32'48"E, along the south right-of-way line of Belz Road, being the common north line of said 50 acre tract, a distance of 1394.87 feet to the **POINT OF BEGINNING**, containing 129.25 acre or 5,629,989 square feet, more or less.

OWNER'S CERTIFICAT & DEDICATION, continued

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **JOHN PORTER AUTO SALES, INC.**, does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **JOHN PORTER AUTO SALES, INC.**

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **PAC GROUP, LTD.**, does hereby adopt this plat, designating herein described property as **BELZ ROAD RETAIL ADDITION**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **PAC GROUP, LTD**

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED	
CITY OF SANGER DENTON COUNTY, TEXAS	
Thomas Muir Mayor, City of Sanger, Texas	Date _____
ATTEST:	
Cheryl Price, City Secretary City of Sanger, Tx	Date _____

PRELIMINARY PLAT
**BELZ ROAD RETAIL
ADDITION**
LOTS 1-10, BLOCK A
LOTS 1X AND 1-2, BLOCK B
129.25 ACRES

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

GENERAL NOTES
1.) The purpose of this plat is to create thirteen (13) lots of record from three (3) unplatted tracts.
2.) 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 48121C0210G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
4.) 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/or withholding of utilities and building permits.
5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
7.) The elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
8.) Building setbacks will be 20' from all lot lines.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS § COUNTY OF DENTON §
I, MATTHEW RAABE , Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.
PRELIMINARY this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Matthew Raabe, R.P.L.S. # 6402
Date _____
STATE OF TEXAS § COUNTY OF TARRANT §
BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.
_____ Notary Public in and for the State of Texas

SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	ENGINEER Claymoore Engineering, Inc. 1903 Central Drive, Suite: 406 Bedford, TX 76021	OWNER John Porter Autos Sales, Inc. PO Box 178 Sanger, TX 76266	OWNER Pac Group, Ltd. PO Box 877 Sanger, TX 76266
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Project 2108.092-04		EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 03/08/2023		
Drafter EN		



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 10, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of Palomino Bay Addition, being 54.34 acres, located in the City of Sanger's ETJ, and generally located on the west side of Jones Road approximately 782 feet north of the intersection of FM 1190 and Jones Road.

SUMMARY:

- The applicant is proposing to create 23 single family lots and 2 open space lots.
- The lots will range in size from 2.0 acres to 2.687 acres.
- The applicant is dedicating 0.432 acres of right-of-way for Jones Road.
- The development will be a gated community.
- Each lot will have a minimum 125 feet of width at the front building line.
- The development meets the Lake Ray Roberts Zoning designation of R-2.
- The properties will have onsite septic and individual water wells. CoServ will provide the electric.
- The property is located in the City of Sanger's ETJ.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

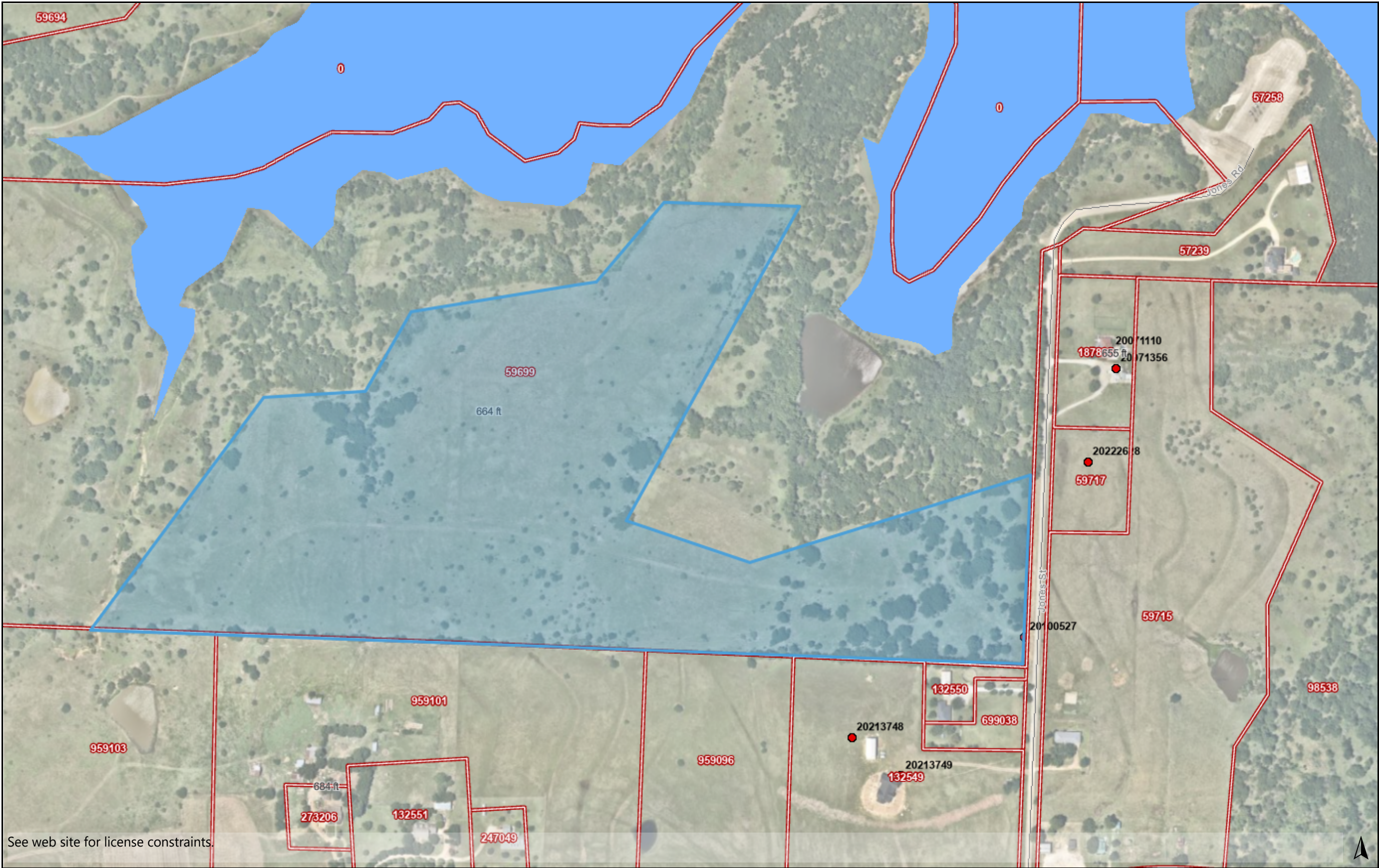
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition all comments are satisfied prior to City Council approval.

ATTACHMENTS:

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

Denton County Landmark Map



Legend

- 911 Addresses
- Development Permits
- Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
 - FEMA Floodway
 - Flood Grid
 - FEMA 100yr Flood Zone A
 - FEMA 100yr Flood Zone AE
 - FEMA 500yr Flood Zone
 - Levee Protected

Notes



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: Clint Baker	Name: HWY 377 Partners
Company: Westwood Real Estate Development	Company:
Address: 1000 Texan Trail, Suite 200	Address: 1000 Texan Trail, Suite 200
City, State, Zip: Grapevine, Texas 76051	City, State, Zip: Grapevine, Texas 76051
Phone: 817-416-4843	Phone: 817-416-4843
Fax:	Fax:
Email: cbaker@westwoodland.com	Email: cbaker@westwoodland.com

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): **Property ID# 59699 A0792**

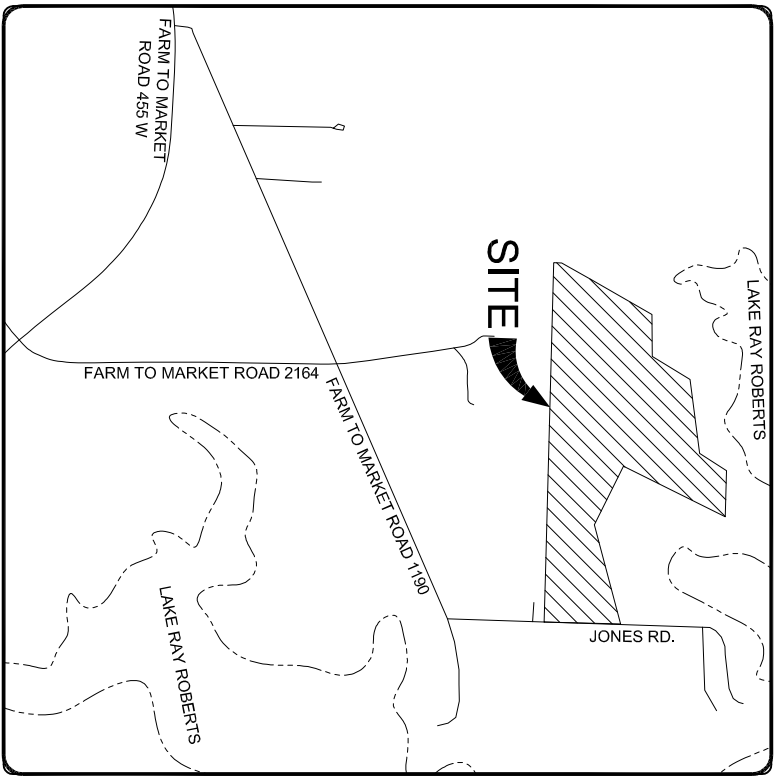
Owner's Signature

Date

Applicant's Signature

Date

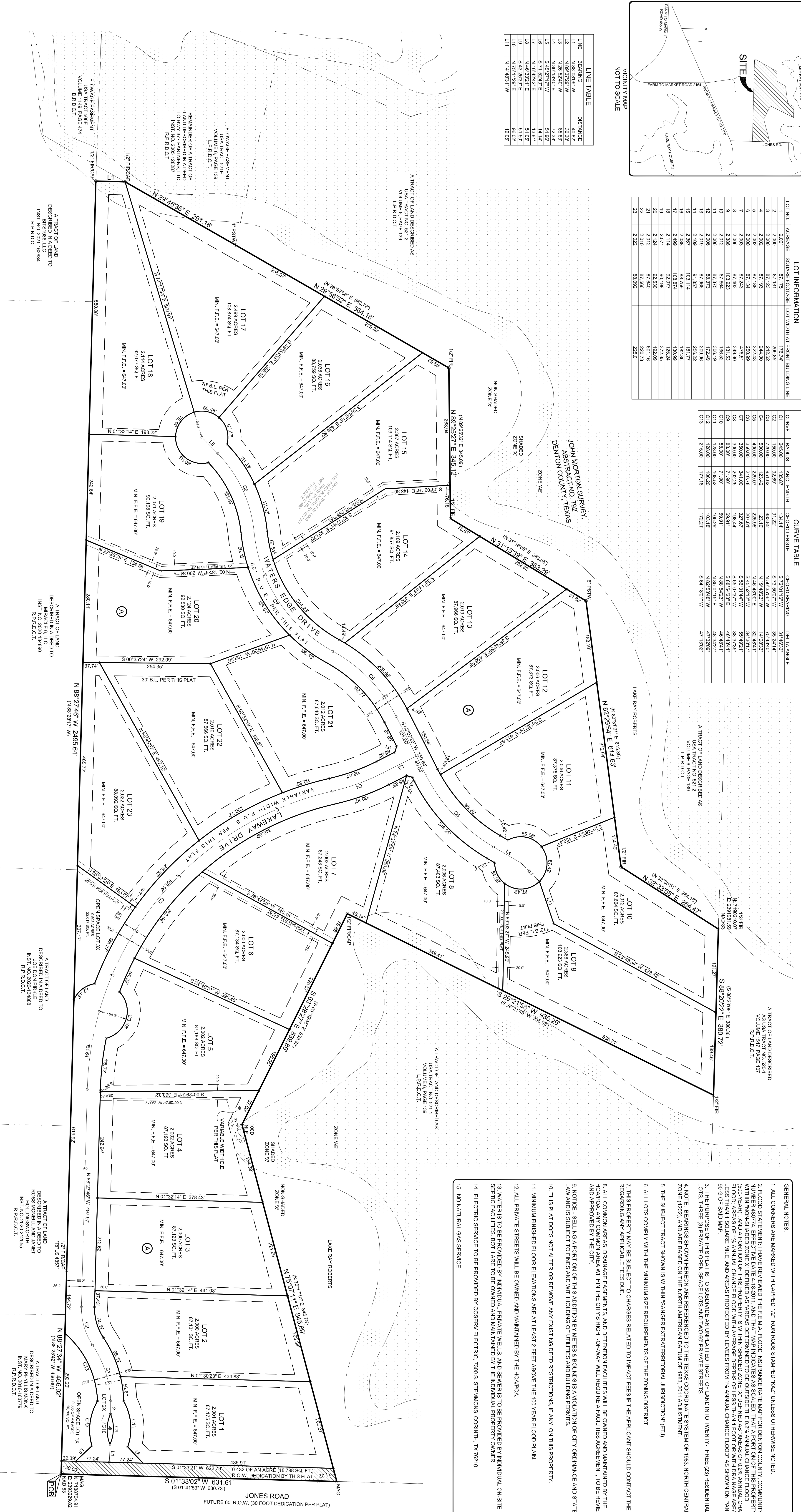
Office Use: Reviewed by Director of Development Services / /



LOT INFORMATION			
LOT NO.	ACREAGE	SQUARE FOOTAGE	LOT WIDTH AT FRONT BUILDING LINE
1	2.001	87,175	176.74'
2	2.000	87,121	212.82'
3	2.002	87,183	224.00'
4	2.002	87,188	322.43'
5	2.002	87,134	250.99'
6	2.000	87,243	419.51'
7	2.000	87,243	419.51'
8	2.000	87,243	419.51'
9	2.000	87,243	419.51'
10	2.012	87,664	136.52'
11	2.012	87,315	306.19'
12	2.006	88,313	172.48'
13	2.006	88,313	172.48'
14	2.009	91,862	258.22'
15	2.897	103,114	181.71'
16	2.038	88,759	182.36'
17	2.489	108,874	130.99'
18	2.489	108,874	130.99'
19	2.071	90,198	332.35'
20	2.124	92,530	192.09'
21	2.012	87,640	601.16'
22	2.010	87,566	220.73'
23	2.022	88,092	228.01'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	245.00'	135.87'	S 72°01'16" W
C2	350.00'	92.82'	S 70°50'59" W
C3	720.00'	181.85'	S 69°50'59" W
C4	500.00'	123.42'	N 19°48'23" W
C5	400.00'	228.07'	N 46°43'00" W
C6	350.00'	210.76'	S 45°52'12" W
C7	350.00'	341.00'	S 56°31'44" W
C8	350.00'	327.67'	S 56°31'44" W
C9	88.00'	71.90'	S 88°54'23" E
C10	88.00'	69.91'	S 88°54'23" E
C11	128.00'	108.52'	N 88°01'15" E
C12	128.00'	108.29'	N 88°53'48" W
C13	173.00'	173.27'	S 64°18'01" W
C14	215.00'	171.16'	S 64°18'01" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°03'09" W	40.82'
L2	N 89°37'29" W	30.39'
L3	N 26°52'00" W	85.83'
L4	N 26°52'00" W	85.83'
L5	S 43°27'17" N	51.88'
L6	S 71°52'40" E	14.14'
L7	N 16°42'42" E	13.81'
L8	N 46°33'21" E	51.05'
L9	S 54°32'52" E	90.00'
L10	S 54°32'52" E	90.00'
L11	N 14°48'31" W	18.05'



- GENERAL NOTES:
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "K&Z" UNLESS OTHERWISE NOTED.
 2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 48074, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN NON-SHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR), AND A PORTION OF THIS PROPERTY IS WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD (500-YEAR). AREAS OF 0.2% ANNUAL CHANCE FLOOD ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON PANEL 90 G OF SAID MAP.
 3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AN UNPLATTED TRACT OF LAND INTO TWENTY-THREE (23) RESIDENTIAL LOTS, THREE (3) PRIVATE OPEN SPACE LOTS AND TWO (2) PRIVATE STREETS.
 4. NOTE: BEINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 5. THE SUBJECT TRACT SHOWN IS WITHIN "SANGER EXTRATERRITORIAL JURISDICTION" (ETJ).
 6. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
 7. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES IF THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
 8. 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.
 9. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 10. THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 11. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
 12. ALL PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.
 13. WATER IS TO BE PROVIDED BY INDIVIDUAL PRIVATE WELLS AND SEWER IS TO BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC FACILITIES. BOTH ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.
 14. ELECTRIC SERVICE TO BE PROVIDED BY COSERV ELECTRIC, 7300 S. STEWARTS, CORINTH, TX 76210.
 15. NO NATURAL GAS SERVICE.

LEGEND

R.O.W. = RIGHT-OF-WAY
F.F.E. = FINISH FLOOR ELEVATION
P.O.B. = POINT OF BEGINNING
F.R.C.A.P. = CAPPED IRON ROD FOUND
P.S.T.V. = WOOD POST
M.C. = MAIL FOUND
C.A.P.I.R.S. = CAPPED IRON ROD SET
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
B.L. = BUILDING LINE
P.U.E. = PRIVATE UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
D.E. = DRAINAGE
E. = EASTING
MAD 83 = NORTH AMERICAN DATUM OF 1983
ETJ = EXTRATERRITORIAL JURISDICTION

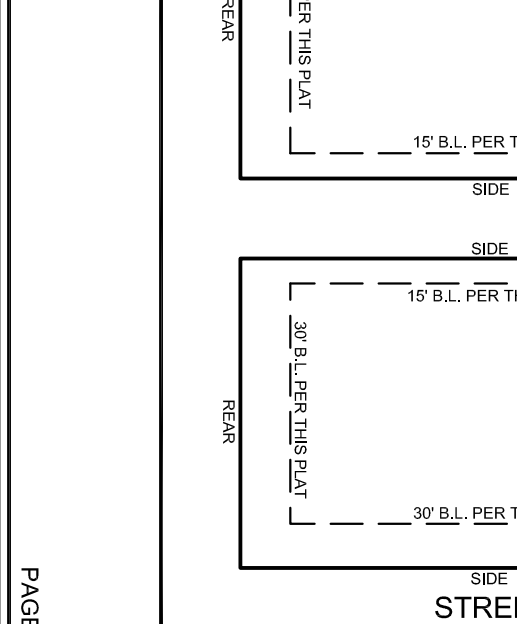
SURVEYOR:

K&Z SURVEYING, INC.
2202 S. STEWARTS BLVD. SUITE 200
DENTON, TEXAS 76201
PHONE: (840) 382-3446
TBP'S FIRM #10002100

DEVELOPER:

WESTWOOD REAL ESTATE DEVELOPMENT
6 SOUTH MAIN ST.
DENTON, TEXAS 76201
PHONE: (817) 442-0000
CONTACT: CLINT BAKER

STANDARD PROPOSED SET BACK LINES



FINAL PLAT

LOTS 1-23 & LOTS 1X - 3X, BLOCK A
PALOMINO BAY ADDITION
23 RESIDENTIAL LOTS, 3 OPEN SPACE
LOTS AND 5,638-ACRES OF
RIGHT-OF-WAY DEDICATION
BEING 54.34 ACRES IN THE
JOHN MORTON SURVEY, ABSTRACT NUMBER 792,
DENTON COUNTY, TEXAS



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, HWY 377 Partners, LTD., is the owner of all that certain tract of land situated in the John Morton Survey, Abstract Number 792, Denton County, Texas, being a portion of that called 249.343 tract of land described in a deed to HWY 377 Partners, LTD., as recorded in Instrument Number 2005-128287 of the Real Property Records of Denton County, Texas (R.P.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a MAG nail found in the approximate centerline of Jones Road for the Southeast corner of said called 249.343 acre tract and the Northeast corner of a tract of land described in a deed to Mary Phyllis Mork as recorded in Instrument number 2016-163779, R.P.D.C.T.;

THENCE along the South property line of said called 249.343 acre tract, the North property line of said Mork tract, and the North property line of a tract of land described in a deed to Ross McNeill and Janet Hollingsworth as recorded in Instrument Number 2020-21256, R.P.D.C.T., North 88 degrees 27 minutes 34 seconds West, a distance of 486.92 feet to a 11/2" iron rod w/cap stamped "RPLS 4857" found for an angle point of said called 249.343 acre tract and said McNeill and Hollingsworth tract;

THENCE continuing along the South property line of said called 249.343 acre tract, the North property line of said McNeill and Hollingsworth tract, the North property line of a tract of land described in a deed to Joe Don Pike as recorded in Instrument Number 2020-134889, R.P.D.C.T., the North property line of a tract of land described in a deed to Miracle 6, LLC as recorded in Instrument Number 2020-134890, R.P.D.C.T., and the North property line of a tract of land described in a deed to BTIS1986, LLC as recorded in Instrument Number 2021-162634, R.P.D.C.T., North 88 degrees 27 minutes 46 seconds West, a distance of 2495.64 feet to a 1/2" iron rod w/cap stamped "KAZ" found on the South property line of same and the North property line of said BTIS1986, LLC tract;

THENCE across said called 249.343 acre tract, North 01 degrees 26 minutes 06 seconds East, a distance of 66.96 feet to a 1/2" iron rod w/cap stamped "KAZ" found for an angle point; THENCE continuing across said called 249.343 acre tract, North 29 degrees 46 minutes 36 seconds East, a distance of 291.16 feet to a 4" wood fence corner post found for a re-entrant corner of said called 249.343 acre tract and USA Tract Number 521-2 recorded in Volume 6, Page 139 of the Lis Pendens Records of Denton County, Texas (L.P.D.C.T.);

THENCE along with the common line of said called 249.343 acre tract and said USA Tract Number 521-2 by metes & bounds as follows:

North 89 degrees 25 minutes 27 seconds East, a distance of 345.12 feet to a 1/2" iron rod found for corner;

North 89 degrees 25 minutes 27 seconds East, a distance of 564.18 feet to a 1/2" iron rod found for corner;

North 31 degrees 15 minutes 39 seconds East, a distance of 363.29 feet to a 6" wood fence corner post found for corner;

North 82 degrees 29 minutes 54 seconds East, a distance of 614.63 feet to a 1/2" iron rod found for corner;

North 32 degrees 33 minutes 58 seconds East, a distance of 284.47 feet to a 11/2" iron rod found for corner on the South line of USA Tract Number 520-1 recorded in Volume 1517, Page 107, R.P.D.C.T., for a re-entrant corner of said Tract 521-2;

THENCE along the common line of said called 249.343 acre tract and the South line of said USA Tract Number 520-1, South 88 degrees 20 minutes 22 seconds East, a distance of 380.72 feet to a 1/2" iron rod found for corner on the South line of same for a re-entrant corner of said called 249.343 acre tract and the Northwest corner of USA Tract Number 521-1 recorded in Volume 6, Page 139, L.P.D.C.T.;

THENCE along the common line of said called 249.343 acre tract and said USA Tract Number 521-1 as follows:

South 26 degrees 21 minutes 58 seconds West, ad distance of 936.26 feet to a 1/2" iron rod found w/cap stamped "KAZ" for corner;

South 63 degrees 28 minutes 27 seconds East, a distance of 539.86 feet to a 100D Nail Found for corner;

North 75 degrees 07 minutes 11 seconds East, a distance of 845.89 feet to a MAG nail found in the approximate centerline of Jones Road for the Eastern Northeast corner of said called 249.343 acre tract and the Southeast corner of said USA Tract Number 521-1;

THENCE along the approximate centerline of Jones Road and the East property line of said called 249.343 acre tract, South 01 degrees 33 minutes 02 seconds West, a distance of 631.61 feet to the POINT OF BEGINNING and containing 54.34 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, HWY 377 Partners, Ltd., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the heretabove described property as Lots 1-23 and Lots 1X - 3X, Block A of Palomino Bay Addition, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive slacks, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this _____ day of _____, 2023

OWNER

_____, TITLE AND COMPANY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN AND IN THE CAPACITY THEREIN STATED.

GIVEN MY MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
COUNTY

MY COMMISSION EXPIRES ON _____

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PREVIOUSLY OPEN SPACE LOTS AND TWO 60' PRIVATE STREETS.

FINAL PLAT

LOTS 1-23 & LOTS 1X - 3X, BLOCK A
PALOMINO BAY ADDITION
23 RESIDENTIAL LOTS, 2 OPEN SPACE
LOTS AND 5.638-ACRES OF
RIGHT-OF-WAY DEDICATION

BEING 54.34 ACRES IN THE
JOHN MORTON SURVEY, ABSTRACT NUMBER 792,
CITY OF SANGER EXTRATERRITORIAL JURISDICTION (ETI),
DENTON COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER #5312 DATE _____

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED AND ACCEPTED

CHAIRMAN,
PLANNING AND ZONING COMMISSION

CITY OF SANGER, TX

DATE

MAYOR

CITY OF SANGER, TX

DATE

ATTESTED BY:

CITY SECRETARY

CITY OF SANGER, TX

DATE

SURVEYOR:

KAZ SURVEYING, INC.,
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBP.LS.FIRM #10002100

OWNER:

HWY 377 PARTNERS, LTD.,
611 SOUTH MAIN ST.,
GRAPEVINE, TEXAS 76051
PHONE: (817) 418-4843
CONTACT: GARY HAZLEWOOD

DEVELOPER:

WESTWOOD REAL ESTATE DEVELOPMENT
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TEXAS 76051
PHONE: (817) 442-0000
CONTACT: CLINT BAKER





Palomino Bay Addition

Jones Road
Sanger, TX 76266
03-15-2023

The purpose of this plat is to subdivide an unplatted tract of land into twenty-three (23) residential lots, three (3) private open space lots and two 60' private streets.

DCAD# 59699

Hank Ingram
KAZ Surveying, Inc
940-382-3446
Hank@KAZSurveying.com

KAZ Surveying, Incorporated
1720 Westminster Street
Denton, TX 76205
Phone: 940-382-3446 Fax: 940-382-3447



DATE: 03/23/2023

1st REVIEW COMMENTS – Final Plat (Palomino Bay)

The request is for a Final Plat of Palomino Bay containing 26 lots, being approximately 54.34 acres in the JOHN MORTON SURVEY, ABSTRACT NO 792, prepared by KAZ Surveying, submitted on 03/15/2023. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Show the centerline of existing streets and dimensions from the centerline to the edges of existing and proposed right-of-way on both sides of the centerline.
2. Provide a signed notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
3. Add the name address and phone number of all utilities providing service to the development.

Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, April 10, 2023, and the City Council meeting on Monday, May 1, 2023.



March 21, 2023
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Palomino Bay – Preliminary Plat
Second Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Final Plat for Palomino Bay located north of FM 1190 off of Jones Road. The property is located inside the City of Sanger ETJ and within Lake Ray Roberts jurisdiction. The proposed improvements are for a 23-lot gated community with private streets, septic systems, and individual water wells. The Final plat was prepared by KAZ Surveying and is dated March 15, 2023.

A review of the Final Plat was not performed at this time. We request the previous drainage comments be addressed and annotated responses provided before we begin review of the plans in support of the final plat. We have attached a copy of the previous comments dated December 14, 2022. Once we receive annotated responses we will review the plans.

If you have any questions or need additional information, please do not hesitate to call me at (817) 764 7480.

Sincerely,
HALFF

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

Steven D. Templer, P.E.
Senior Project Manager