

PLANNING & ZONING COMMISSION

MEETING AGENDA

AUGUST 12, 2025, 6:00 PM



PLANNING & ZONING COMMISSION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

CONSENT AGENDA

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

1. Consideration and possible action of the minutes from July 14, 2025 meeting.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a rezoning change from Business 2 to Planned Development A to Planned Development PD for approximately 23.425 acres of land, described as A0029A R. BEEBEE, TR 64B, within the City of Sanger, and generally located south of FM 455 and east of the Santa Fe Railroad.

ACTION ITEMS

3. Consideration and possible action on a Final Plat of Willowstone Phase 1, being approximately 29.191 acres of land described as A0029A R. BEEBEE, TR 72B (1), 72B(2A)(1), and 72C, within the City of Sanger, generally located on the west of Sanger Circle, east of the Santa Fe Railroad, and between FM 455 and Lois Rd East.
4. Consideration and possible action on a request for a rezoning change from Business 2 to Planned Development A to Planned Development PD for approximately 23.425 acres

of land, described as A0029A R. BEEBEE, TR 64B, within the City of Sanger, and generally located south of FM 455 and east of the Santa Fe Railroad.

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 August 6, 2025, at 3:30 PM.

Shelley Warner, 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: August 12, 2025

FROM: Shelley Warner, Administrative Assistant

AGENDA ITEM: Consideration and possible action of the minutes from July 14, 2025 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 July 14, 2025

PLANNING & ZONING COMMISSION

MEETING MINUTES

JULY 14, 2025, 6:00 PM

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:01 P.M

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Charles Wood

BOARD MEMBERS ABSENT:

Commissioner, Place 2	Jon Knabe
Commissioner, Place 7	Vacant

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Turner.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from June 9, 2025 meeting.

Commissioner Stone makes a motion to approve consent agenda Item 1 with the correction of the minutes to reflect the meeting was adjourned by Commissioner Miller. Commissioner Miller seconded the motion.

Voting Yea: Commissioner Turner, Commissioner Skaggs, Commissioner Leissner, and Commissioner Wood.

The motion passes unanimously.

PUBLIC HEARING ITEMS

Commissioner Miller opened the Public Hearing Items at 6:03 p.m.

2. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Office Use, on the south end 3.935 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St. Commissioner Miller read the item at 6:03 p.m.

Director Hammonds presented the item. 22 notices were mailed. No responses were received.

3. Conduct a Public Hearing on a request for a Replat of Belz Road Retail Addition and Sanger Exchange West being approximately 8.205 acres of land described as Belz Road Retail Addition, Blk A, Lot 5, Blk B Lot 2, Sanger Exchange West Sec 1 Blk A, Lot 1 and 2, and within the City of Sanger, generally on the north side of FM 455 W, approximately 930 feet west of the intersection of FM 455 W and I-35. Commissioner Miller read the item at 6:07 p.m.

Director Hammonds presented the item noting the replat meets all requirements. 31 notices were mailed. No responses were received.

4. Conduct a Public Hearing on a request for a Request for a Replat of Corrida Estates Blk A Lot 5 and Blk B Lot 2, being Approximately 4.350 acres of Land Within the City of Sanger's ETJ, Generally Located on the East side of Corrida Lane, Approximately 1105 Feet North of the Intersection of Melton Rd and Corrida Ln. Commissioner Miller read the item at 6:14 p.m.

Director Hammonds presented the item. 9 notices were mailed. No responses were received.

5. Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A

R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

Director Hammonds presented the item. 123 notices were mailed; 1- in favor and 1- neutral responses were received. Director Hammonds mentioned that the project still has comments outstanding. Staff recommends approval with all comments being met prior to City Council approval.

Commissioner Stone, Commissioner Wood and Commissioner Skaggs asked questions. Director Hammonds responded.

The developer, Jerry Sylo with JBI Partners, was present and disseminated supplementary plans and drawings to the Board.

Commissioner Miller, Commissioner Wood and Commissioner Turner asked additional questions. Developer Jerry Sylo responded.

Commissioner Miller closed the Public Hearing Items at 6:33 p.m.

ACTION ITEMS

6. Consideration and possible action on a request for a Specific Use Permit (SUP) for Office Use, on the south end 3.935 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item. Staff recommends approval with all comments being met prior to City Council approval.

Commissioner Wood makes a motion to approve the item with all comments being met prior to City Council approval. Commissioner Turner seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Stone, Commissioner Leissner, and Commissioner Skaggs.

The motion passes unanimously.

7. Consideration and possible action on a Replat of Belz Road Retail Addition and Sanger Exchange West being approximately 8.205 acres of land described as Belz Road Retail Addition, Blk A, Lot 5, Blk B Lot 2, Sanger Exchange West Sec 1 Blk A, Lot 1 and 2.and

within the City of Sanger, generally on the north side of FM 455 W, approximately 930 feet west of the intersection of FM 455 W and I-35.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item. Staff recommends approval with all comments being met prior to City Council approval.

Commissioner Stone makes a motion to approve the item with all comments being met prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Skaggs, and Commissioner Wood.

The motion passes unanimously.

8. Consideration and possible action on a Request for a Replat of Corrida Estates Blk A Lot 5 and Blk B Lot 2, being Approximately 4.350 acres of Land Within the City of Sanger's ETJ, Generally Located on the East side of Corrida Lane, Approximately 1105 Feet North of the Intersection of Melton Rd and Corrida Ln.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item. Staff recommends approval with all comments being met prior to City Council approval.

Commissioner Miller makes a motion to approve the item with all comments being met prior to City Council approval. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Turner, Commissioner Skaggs, and Commissioner Wood.

The motion passes unanimously.

9. Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item. Staff recommends approval with all comments being met prior to City Council approval.

Commissioner Skaggs makes a motion to approve the item. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Stone, and Commissioner.

Voting Nay: Commissioner Wood

The motion passes 5 yeas and 1 nay.

10. Consideration and possible action on a Minor Plat of Major Moore Cell Tower being approximately 0.61 acres of land within the A1241A TIERWESTER, TR 57(PT)C, within the City of Sanger, generally located on the east side of Keith Dr, approximately 994 feet north of the intersection of Keith Dr and W Chapman.

Commissioner Miller read the item.

Director Ramie Hammonds presented the item. Staff recommends approval with all comments being met prior to City Council approval.

Commissioner Miller makes a motion to approve the item. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Turner, Commissioner Leissner, and Commissioner Wood.

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

INFORMATIONAL ITEMS

Director Hammonds advised the Board that the August meeting will be held on Tuesday, August 12 instead of on Monday, August 11.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:42 P.M.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: August 12, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a rezoning change from Business 2 to Planned Development A to Planned Development PD for approximately 23.425 acres of land, described as A0029A R. BEEBEE, TR 64B, within the City of Sanger, and generally located south of FM 455 and east of the Santa Fe Railroad.

SUMMARY:

- The development will be a planned development.
- The development will consist of approximately 23.425 acres.
- The property is currently zoned B-2 Business 2.
- The applicant requested the Sanger Center Planned Development.
- Staff mailed out 129 public hearing notices to owners of properties within 200 feet of the subject property and has received 2 responses Opposed.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

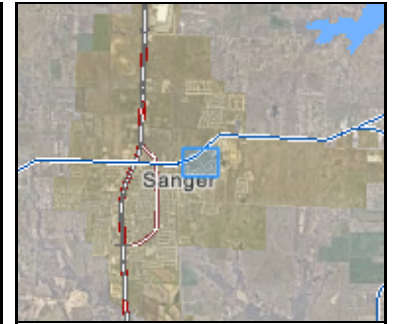
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the conditions that all comments are satisfied prior to City Council.

ATTACHMENTS:

Location Map
Planned Development
Application
Letter of Intent
Planning Comments
Response Form 1 – OPPOSED
Response Form 2 – OPPOSED

Item 2.



- 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

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<https://gis.dentoncounty.gov>
 7/23/2025 2:49:24 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.



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: August 12, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Willowstone Phase 1, being approximately 29.191 acres of land described as A0029A R. BEEBEE, TR 72B (1), 72B(2A)(1), and 72C, within the City of Sanger, generally located on the west of Sanger Circle, east of the Santa Fe Railroad, and between FM 455 and Lois Rd East.

SUMMARY:

- This is phase 1.
- This plat will create 111 residential lots and 2 HOA lots, and 1 Amenity Center lot.
- This area is zoned SF-10.
- This phase will have access from Lake Park Dr. and Avion Dr.
- All lots comply with the zoning district requirements.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

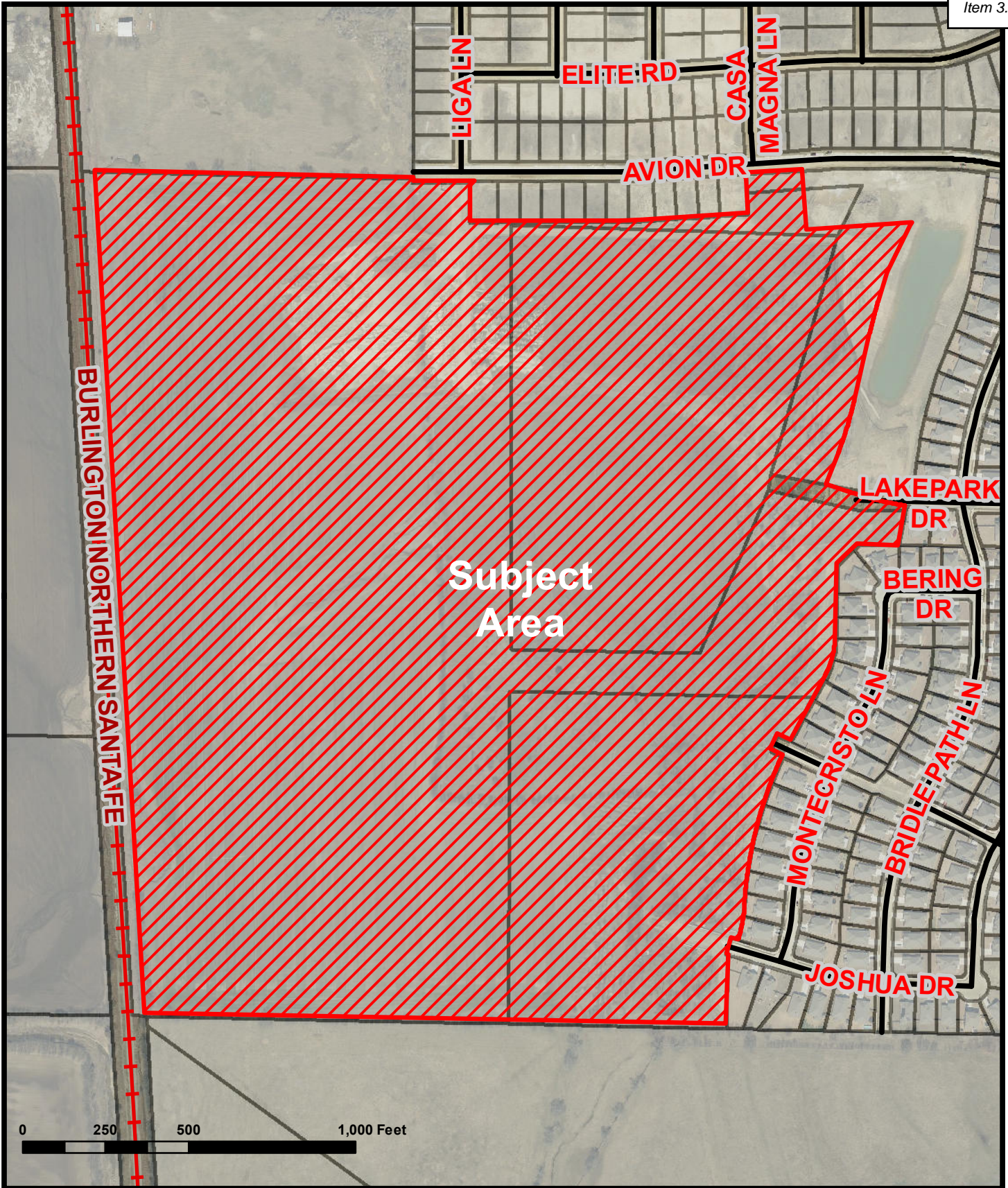
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition all comments are met before City Council approval.

ATTACHMENTS:

Location Map
Final Plat
Application
Letter of Intent
Engineering Comments



SANGER
TEXAS

Project Name: Stephens Town
Crossing Ph 2 - Preliminary Plat
Project: 22SANZON-0061

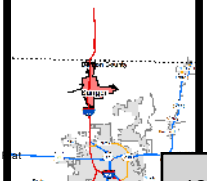


City Limits




Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 11/20/2022 3:49:43 PM
Doc Name: 22SANZON-0061_STC Phase2 Preliminary





LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S21°02'43"W	38.32'	L16	S122°17'13"W	55.44'
L2	S70°56'34"E	63.87'	L17	N21°02'43"E	68.12'
L3	S10°06'31"W	60.00'	L18	S44°53'43"W	21.21'
L4	N03°50'03"W	105.02'	L19	S32°32'47"E	21.21'
L5	N45°50'03"W	21.18'	L20	S57°27'13"W	21.21'
L6	S69°02'07"E	22.85'	L21	S45°06'17"E	21.21'
L7	N45°06'17"W	22.85'	L22	N44°53'43"E	21.21'
L8	N75°49'52"E	22.32'	L23	S33°00'38"E	21.60'
L9	S34°36'59"E	26.43'	L24	S63°51°00"W	21.38'
L10	S45°06'17"W	21.14'	L25	N45°06'17"W	21.21'
L11	S44°53'43"W	21.21'	L26	S45°50'57"W	21.53'
L12	N41°09'57"E	21.21'	L27	S44°53'43"W	21.21'
L13	N42°17'19"W	22.23'	L28	S24°31'22"E	21.03'
L14	N45°53'43"E	21.21'	L29	S82°12'34"E	42.82'
L15	N45°06'17"W	21.21'	L30	N12°56'40"E	83.02'

P.O.B.	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
MON.	MONUMENT
(CM)	CONTROL MONUMENT
R	RADIUS
BL	BUILD LINE
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UEA	UTILITY & ACCESS EASEMENT
DEA	DRAINAGE EASEMENT
C.R.	COUNTY ROAD
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
	STREET CHANGE INDICATOR

Sheet 1 of 2



FORESTAR (USA) REAL ESTATE
GROUP, INC.
(PART OF THAT CALLED TRACT
2-95.136 ACRE TRACT)
INSTRUMENT NO. 2024-125074
O.P.R.D.C.T.

FORESTAR (USA) REAL ESTATE
GROUP, INC.
(PART OF THAT CALLED TRACT
1-24.997 ACRES)
INSTRUMENT NO. 2024-125074
O.P.R.D.C.T.

(DEED LINE)

PRELIMINARY
POST-PROJECT
100-YEAR
FLOODPLAIN
PREPARED BY
HYDROLINK
ENGINEERING
DATED 07-17-2024

~~DRAINAGE EASEMENT BY
SEPARATE INSTRUMENT~~

LEGAL DESCRIPTION

BEING a parcel of land located in the City of Sanger, Denton County, Texas, a part of the Reuben Bebee Survey, Abstract Number 29, being a part of that called Tract 1–24.997 acres and part of that called Tract 2–95.136 acre tract of land described in deed to FORESTAR (USA) REAL ESTATE GROUP, INC. as recorded in Instrument No. 2024–125074, Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one–half inch iron rod with cap stamped 'J. COWAN' found at the most easterly northeast corner of said 95.136 acre tract, said point being the southeast corner of said Lot 1, Block A, Sanger Circle Amenity Center as recorded in Instrument No. 2022–343, Official Public Records of Denton County, Texas, said point also being in the west line of that called 5.19 acre tract described in deed to Sanger Circle Homeowners Association, recorded as Instrument No. 2022–125390, Official Public Records of Denton County, Texas;

THENCE South 26 degrees 22 minutes 48 seconds West, 168.56 feet along the east line of said 95.136 acre tract to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being the northeast corner of said 24.997 acre tract;

THENCE along the east line of said 24.997 acre tract as follows:
Southwesterly 180.96 feet along a curve to the left having a central angle of 05 degrees 59 minutes 42 seconds, a radius of 1,825.00 feet, a tangent of 95.57 feet, and whose chord bears South 15 degrees 55 minutes 44 seconds West, 190.87 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 12 degrees 56 minutes 39 seconds West, 206.00 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;
Southwesterly 166.85 feet along a curve to the right having a central angle of 08 degrees 08 minutes 10 seconds, a radius of 1,175.00 feet, a tangent of 83.57 feet, and whose chord bears South 17 degrees 03 minutes 49 seconds West, 166.71 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;
South 21 degrees 02 minutes 43 seconds West, 38.32 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 70 degrees 56 minutes 34 seconds East, 63.87 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
Southeasterly 152.45 feet along a curve to the left having a central angle of 09 degrees 00 minutes 17 seconds, a radius of 970.00 feet, a tangent of 76.38 feet, and whose chord bears South 75 degrees 22 seconds East, 152.29 feet to a one–half inch iron rod with cap stamped 'JBI' set in the west line of Sanger Trails Phase 1, an addition to the City of Sanger as recorded in Cabinet U, Page 77, Official Public Records of Denton County, Texas,
South 10 degrees 06 minutes 31 seconds West, 60.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 81 degrees 01 minutes 25 seconds West, 246.59 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 20 degrees 57 minutes 53 seconds West, 456.14 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 69 degrees 02 minutes 07 seconds West, 170.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 20 degrees 57 minutes 53 seconds West, 31.50 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Northwesterly 161.86 feet along a curve to the left having a central angle of 20 degrees 47 minutes 36 seconds, a radius of 446.00 feet, a tangent of 81.83 feet, and whose chord bears North 79 degrees 42 minutes 29 seconds West, 160.97 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 457.78 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 106.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 45 degrees 06 minutes 17 seconds West, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 15.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 89 degrees 53 minutes 43 seconds East, 15.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 44 degrees 53 minutes 43 seconds East, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 212.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 45 degrees 06 minutes 17 seconds West, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 15.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 60.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 50.42 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 45 degrees 05 minutes 24 seconds West, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 04 minutes 32 seconds West, 193.89 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 89 degrees 51 minutes 58 seconds East, 120.31 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 499.94 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being in the north line of said 95.136 acre tract, said point also being in the south line of Sanger Circle, Phase 6B, an addition to the City of Sanger as recorded in Instrument No. 2022–196, Official Public Records of Denton County, Texas;

THENCE along the common lines of said 95.136 acre tract, and said Sanger Circle, Phase 6B as follows:
South 89 degrees 56 minutes 24 seconds East, 335.16 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;

Northeasterly 60.39 feet along a curve to the left, having a central angle of 03 degrees 49 minutes 24 seconds, a radius of 905.00 feet, a tangent of 30.21 feet, and whose chord bears North 87 degrees 53 minutes 52 seconds East, 60.38 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;
North 86 degrees 09 minutes 57 seconds East, 322.04 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;
North 03 degrees 50 minutes 03 seconds West, 105.02 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
North 48 degrees 50 minutes 03 seconds West, 21.18 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;
North 86 degrees 09 minutes 57 seconds East, 185.61 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found at the northerly most northeast corner of said 95.136 acre tract, said point also being the northwest corner of said Lot 1, Block A, Sanger Circle Amenity Center;

THENCE along the common lines of said 95.136 acre tract and said Lot 1, Block A as follows:
South 03 degrees 50 minutes 22 seconds East, 181.41 feet to a one–half inch iron rod with cap stamped 'J. COWAN' found for corner;
North 86 degrees 09 minutes 38 seconds East, 318.49 feet to the POINT OF BEGINNING, and containing 1,271,566 square feet or 29.191 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT §

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT **FORESTAR (USA) REAL ESTATE GROUP, INC.** ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **WILLOWSTONE, PHASE 1**, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT, AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC 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 ____TH DAY OF _____, 2025.

Kevin Lazares,
Vice President, FORESTAR (USA) REAL ESTATE GROUP, INC.

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Kevin Lazares, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this ____th day of _____, 2025.

Notary Signature

CITY OF SANGER STANDARD NOTES:

- "ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT."
- "THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE."
- "ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY."
- "NOTICE – SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- "THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY."
- "MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN."
- ACCORDING TO FEMA MAP NO. 48121C0070G, DATED APRIL 18, 2011, THE SUBJECT TRACT LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN–MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- "THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 111 SINGLE–FAMILY RESIDENTIAL LOTS, 2 COMMON AREA/HOA LOTS, AND 1 AMENITY CENTER UNDER THE APPROVED ZONING"
- "BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83)"

ADDITIONAL PLAT NOTES:

- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
- ALL CORNERS SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
A–1	11,942	0.274	B–10	7,461	0.171	B–36X	6,922	0.159	D–2	7,260	0.167	E–7	7,200	0.165
A–2	8,390	0.193	B–11	7,430	0.171	B–37X	13,501	0.310	D–3	7,260	0.167	F–1	8,962	0.206
A–3	8,155	0.187	B–12	20,231	0.464	C–1	8,599	0.197	D–4	7,260	0.167	F–2	7,260	0.167
A–4	7,921	0.182	B–13	9,785	0.225	C–2	7,260	0.167	D–5	7,260	0.167	F–3	7,260	0.167
A–5	7,686	0.176	B–14	8,345	0.192	C–3	7,260	0.167	D–6	7,260	0.167	F–4	7,260	0.167
A–6	7,482	0.172	B–15	8,557	0.196	C–4	7,260	0.167	D–7	7,265	0.167	F–5	7,260	0.167
A–7	7,440	0.171	B–16	7,502	0.172	C–5	7,260	0.167	D–8	7,408	0.170	F–6	7,260	0.167
A–8	7,450	0.171	B–17	7,502	0.172	C–6	7,260	0.167	D–9	7,835	0.180	F–7	7,586	0.174
A–9	8,745	0.201	B–18	7,502	0.172	C–7	7,260	0.167	D–10	8,677	0.199	F–8	7,913	0.182
A–10	14,846	0.341	B–19	7,502	0.172	C–8	7,260	0.167	D–11	13,216	0.303	F–9	10,630	0.244
A–11	10,601	0.243	B–20	7,502	0.172	C–9	7,357	0.169	D–12	9,640	0.221			
A–12	8,030	0.184	B–21	7,865	0.181	C–10	7,706	0.177	D–13	7,723	0.177			
A–13	7,440	0.171	B–22	7,865	0.181	C–11	7,651	0.176	D–14	7,770	0.178			
A–14	7,440	0.171	B–23	9,932	0.228	C–12	8,599	0.197	D–15	7,589	0.174			
A–15	7,440	0.171	B–24	9,932	0.228	C–13	9,560	0.219	D–16	7,260	0.167			
A–16	7,444	0.171	B–25	7,865	0.181	C–14	8,393	0.193	D–17	7,260	0.167			
A–17X	49,998	1.148	B–26	7,865	0.181	C–15	8,054	0.185	D–18	7,260	0.167			
B–1	9,089	0.209	B–27	7,502	0.172	C–16	7,865	0.181	D–19	7,260	0.167			
B–2	7,238	0.166	B–28	7,502	0.172	C–17	7,260	0.167	D–20	7,865	0.181			
B–3	7,399	0.170	B–29	7,502	0.172	C–18	7,260	0.167	D–21	9,375	0.215			
B–4	10,377	0.238	B–30	7,502	0.172	C–19	7,865	0.181	E–1	10,049	0.231			
B–5	8,485	0.195	B–31	8,467	0.194	C–20	7,260	0.167	E–2	7,200	0.165			
B–6	11,591	0.266	B–32	8,395	0.193	C–21	7,260	0.167	E–3	7,200	0.165			
B–7	12,058	0.277	B–33	9,237	0.212	C–22	7,744	0.178	E–4	7,200	0.165			
B–8	7,890	0.181	B–34	8,149	0.187	C–23	9,001	0.207	E–5	7,200	0.165			
B–9	7,508	0.172	B–35	8,690	0.199	D–1	8,963	0.206	E–6	7,200	0.165			

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Mark W. Harp, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

Dated this the ____th day of _____, 2025.

PELIMINARY FOR REVIEW PURPOSES ONLY

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____th day of _____, 2025.

Notary Public, State of Texas

UTILITY PROVIDERS		
WATER SERVICE PROVIDED BY: The City of Sanger 502 Elm St. Sanger, TX 76266 Contact: Jim Bolz Phone: 940–458–2571	SANITARY SEWER SERVICE PROVIDED BY: The City of Sanger 502 Elm St. Sanger, TX 76266 Contact: Chris Hiesler Phone: 940–453–9973	ELECTRIC SERVICE PROVIDED BY: CoServ Denton County Electric Cooperative, Inc. 7701 S. Stemmons Fwy. Corinth, TX 76210 Contact: Ron Mitchell Phone: 940–321–7800
SANITARY SEWER SERVICE PROVIDED BY: The City of Sanger 502 Elm St. Sanger, TX 76266 Contact: Chris Hiesler Phone: 940–453–9973	COMMUNICATION SERVICE PROVIDED BY: Brightspeed 1120 S. Tryon Street Suite 700 Charlotte, NC 28203 Contact: Nathan Edwards Phone: 254–690–9351	

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING, & ZONING COMMISSION
CITY OF SANGER, TX

DATE

MAYOR
CITY OF SANGER, TX

DATE

ATTESTED BY

CITY SECRETARY
CITY OF SANGER, TX

DATE

FINAL PLAT
WILLOWSTONE
PHASE 1

111 RESIDENTIAL LOTS
2 COMMON AREA/HOA LOT
1 AMENITY CENTER LOT
& 6.563 ACRES OF RIGHT–OF–WAY

AND BEING 29.191 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER,
DENTON COUNTY, TEXAS

FORESTAR (USA)
REAL ESTATE GROUP, INC. OWNER/DEVELOPER
2221 E. Lamar Blvd. Suite 790 (817) 769–1860
Arlington, Texas 76006
Contact: Stephen Brim
JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F–438 TBPLS No. 10076000

Date: JUNE 25, 2025

Sheet 2 of 2



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

SUBDIVISION APPLICATION☐

Preliminary Plat
Minor Plat

☒

Final Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

Name: Austin Reeves	Name: Landry Stewart
Company: JBIPartners, Inc.	Company: Forestar (USA) Real Estate Group, Inc.
Address: 2121 Midway Road, Suite 300	Address 2221 E. Lamar Blvd. Suite 790
City, State, Zip: Carrollton, TX 75006	City, State, Zip: Arlington, TX 76006
Phone 972-738-0236	Phone: 817-470-1849
Fax: N/A	Fax: N/A
Email: areeves@jbipartners.com	Email: LandryStewart@forestar.com

Submittal Checklist

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

Supporting Materials (List if provided): Final Plat, Closure Report, Civil Plans (Full Size Copy, PDF, CAD)

R Number(s): _____

Joseph L Stewart

Digitally signed by Joseph L Stewart
DN: E=JosephStewart@forestar.com, CN=Joseph L Stewart, OU=Users, OU=DFW, OU=Texas, OU=Forestar, DC=REAL, DC=LOCAL
Date: 2025.07.01 14:00:08-05'00'

Owner's Signature

Date

Austin Reeves

Digitally signed by Austin Reeves
DN: C=US, E=areeves@jbipartners.com, O=JBIPartners, Inc., CN=Austin Reeves
Date: 2025.06.26 11:24:24-05'00'

Applicant's Signature

Date

June 24, 2025

Ramie Hammonds
City of Sanger – Director of Development Services
201 Bolivar Street PO Box 1729
Sanger, Texas 76266

Letter of Intent – (Final Plat for Willowstone [formerly Stephens Town Crossing], Phase 1)

Ms. Hammonds,

The information for the Letter of Intent can be found below:

Subdividers Name and Address

Landry Stewart
Forestar (USA) Real Estate Group, Inc.
2221 E. Lamar Blvd, Suite 790
Arlington, Texas 76006
Email: LandryStewart@forestar.com
Phone: 817-470-1849

Contact for Applicant

Austin Reeves
JBI Partners, Inc
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Email: areeves@jbipartners.com
Phone: 214-282-6790

Designated Point of Contact For Future Correspondence

Chris Wall
JBI Partners, Inc
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Email: cwall@jbipartners.com
Phone: 903-285-4352

The intent of this application

The intent of this application is to obtain an approved final plat for 111 SF homes with SF-8 Zoning to be constructed as outlined on the final plat.

Description of the Location, Land area, particulars as to the intended uses of the property and any intended future development on the property.

The project is located northwest of Chapman Drive and Marion Road intersection. It is west of the existing Sanger Circle development and the property can be accessed through Lake Park Drive and Joshua Drive on the east, and Avalon Drive on the north. The land area currently is undeveloped and is proposed to be single-family homes with SF-8 zoning to be constructed in 4 Phases.

Request that the Final Plat be reviewed and considered by the appropriate approval body.

We would like to request that the Final Plat be reviewed by the appropriate approval body.

If there are any additional questions, please reach out to me.

Email: areeves@jbipartners.com

Phone: 214-282-6790

Sincerely,

Austin Reeves, PE



July 29, 2025
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: Willowstone Phase 1 Final Plat - Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Final Plat for the Willowstone Phase 1 Development. The submittal was prepared by JBI Partners, Inc and was received on July 21, 2025.

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 additional comments may be provided in subsequent reviews once additional data/responses is received.

Willowstone Phase 1 - Final Plat

1. Please provide drainage easements for detention/retention facilities north and south of Lakepark Drive along with agreement with Sanger Circle HOA board mentioned during construction plans review.
2. Please provide GIS/Cad files for all approved public improvements per Ordinance §SO-6B.6.u

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

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

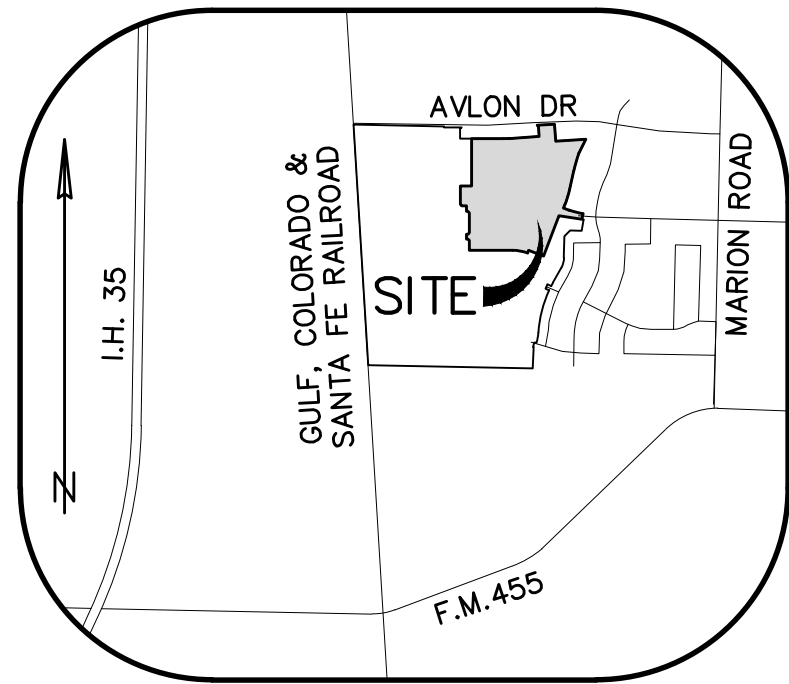
Samson Lotigo, PE

HALFF

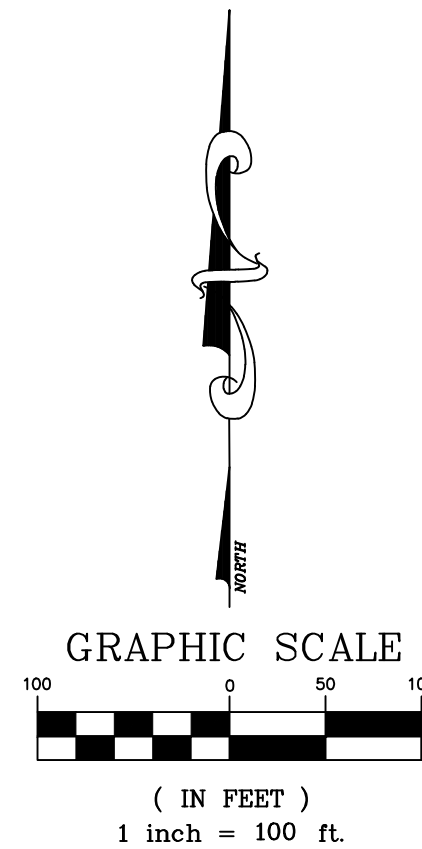
Firm No. 0312

Attachments: Plans markups

1. Please provide GIS/Cad files for all approved public improvements per Ordinance §SO-6B.6.u



VICINITY MAP
N.T.S.



LEGEND	
P.O.B.	POINT OF BEGINNING
CRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CRS	CAPPED IRON ROD SET
MON.	MONUMENT
(CM)	CONTROL MONUMENT
R	RADIUS
BL	BUILD LINE
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UEA	UTILITY & ACCESS EASEMENT
DE	DRAINAGE EASEMENT
C.R.	COUNTY ROAD
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
	STREET CHANGE INDICATOR

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	166.85'	008°08'10"	1175.00'	83.57'	S17°03'49"W	166.71'
C2	152.45'	009°00'17"	970.00'	76.38'	S75°26'22"E	152.29'
C3	60.39'	003°49'24"	905.00'	30.21'	N87°53'52"E	60.38'
C4	217.70'	021°04'10"	592.00'	110.09'	N79°34'12"W	216.47'
C5	90.54'	017°17'34"	300.00'	45.62'	N12°19'06"E	90.20'
C6	41.80'	007°58'57"	300.00'	20.93'	S76°59'21"E	41.76'
C7	88.08'	017°06'25"	295.00'	44.37'	N81°33'04"W	87.75'
C8	86.80'	012°33'30"	396.00'	43.57'	N83°49'32"W	86.62'
C9	150.80'	012°33'30"	688.00'	75.70'	N83°49'32"W	150.50'
C10	19.53'	003°43'46"	300.00'	9.77'	N01°58'10"W	19.52'
C11	52.74'	002°36'18"	1160.00'	26.38'	N19°49'44"E	52.74'
C12	111.98'	005°31'56"	1159.73'	56.03'	N15°45'39"E	111.93'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S21°02'43"W	38.32'	L16	S12°27'13"W	55.44'
L2	S70°56'34"E	63.87'	L17	N21°02'43"E	68.12'
L3	S10°06'31"W	60.00'	L18	S44°53'43"W	21.21'
L4	N03°50'03"W	105.02'	L19	S32°32'47"E	21.21'
L5	N48°50'03"W	21.18'	L20	S57°27'13"W	21.21'
L6	S69°02'07"E	22.85'	L21	S45°06'17"E	21.21'
L7	N45°06'17"W	28.28'	L22	N44°53'43"E	21.21'
L8	N75°49'52"E	22.32'	L23	S33°00'38"E	21.60'
L9	S34°36'59"E	26.43'	L24	S65°31'00"W	21.38'
L10	S45°06'17"W	21.14'	L25	N45°06'17"W	21.21'
L11	S44°53'43"W	21.21'	L26	S54°50'57"W	21.53'
L12	N41°09'57"E	21.21'	L27	S44°53'43"W	21.21'
L13	N42°17'19"W	22.23'	L28	S24°31'22"E	21.03'
L14	N44°53'43"E	21.21'	L29	S82°12'34"E	42.82'
L15	N45°06'17"W	21.21'	L30	N12°56'40"E	83.02'

FINAL PLAT
WILLOWSTONE
PHASE 1

111 RESIDENTIAL LOTS
2 COMMON AREA/HOA LOT
1 AMENITY CENTER LOT
& 6.563 ACRES OF RIGHT-OF-WAY

AND BEING 29.191 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER,
DENTON COUNTY, TEXAS

FORESTAR (USA) REAL ESTATE GROUP, INC. OWNER/DEVELOPER
2221 E. Lamar Blvd. Suite 790
Arlington, Texas 76006
Contact: Stephen Brim (817) 769-1860

JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrallton, Texas 75006
Contact: Chris Wall, P.E. (972) 248-7676
TBPE No. F-438 TBPLS No. 10076000

Date: JUNE 25, 2025

Sheet 1 of 2

Plotted by: Jestrada Plot Date: 6/25/2025 6:42 AM

Drawing: H:\Projects\FOR005 - Stephens Town Crossing\Phase 1\Surveying\dwg\XFOR005PT.dwg Saved By: Jestrada Save Time: 6/25/2025 6:34 AM

LEGAL DESCRIPTION

BEING a parcel of land located in the City of Sanger, Denton County, Texas, a part of the Reuben Bebee Survey, Abstract Number 29, being a part of that called Tract 1–24.997 acres and part of that called Tract 2–95.136 acre tract of land described in deed to FORESTAR (USA) REAL ESTATE GROUP, INC. as recorded in Instrument No. 2024–125074, Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one–half inch iron rod with cap stamped 'J. COWAN' found at the most easterly northeast corner of said 95.136 acre tract, said point being the southeast corner of said Lot 1, Block A, Sanger Circle Amenity Center as recorded in Instrument No. 2022–343, Official Public Records of Denton County, Texas, said point also being in the west line of that called 5.19 acre tract described in deed to Sanger Circle Homeowners Association, recorded as Instrument No. 2022–125390, Official Public Records of Denton County, Texas;

THENCE South 26 degrees 22 minutes 48 seconds West, 168.56 feet along the east line of said 95.136 acre tract to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being the northeast corner of said 24.997 acre tract;

THENCE along the east line of said 24.997 acre tract as follows:
Southwesterly 190.96 feet along a curve to the left having a central angle of 05 degrees 59 minutes 42 seconds, a radius of 1,825.00 feet, a tangent of 95.57 feet, and whose chord bears South 15 degrees 55 minutes 44 seconds West, 190.87 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 12 degrees 56 minutes 39 seconds West, 206.00 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;
Southwesterly 166.85 feet along a curve to the right having a central angle of 08 degrees 08 minutes 10 seconds, a radius of 1,175.00 feet, a tangent of 83.57 feet, and whose chord bears South 17 degrees 03 minutes 49 seconds West, 166.71 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;
South 21 degrees 02 minutes 43 seconds West, 38.32 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 70 degrees 56 minutes 34 seconds East, 63.87 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
Southeasterly 152.45 feet along a curve to the left having a central angle of 09 degrees 00 minutes 17 seconds, a radius of 970.00 feet, a tangent of 76.38 feet, and whose chord bears South 75 degrees 26 minutes 22 seconds East, 152.29 feet to a one–half inch iron rod with cap stamped 'JBI' set in the west line of Sanger Trails Phase 1, an addition to the City of Sanger as recorded in Cabinet U, Page 77, Official Public Records of Denton County, Texas,
South 10 degrees 06 minutes 31 seconds West, 60.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 81 degrees 01 minutes 25 seconds West, 246.59 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 20 degrees 57 minutes 53 seconds West, 456.14 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 69 degrees 02 minutes 07 seconds West, 170.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 20 degrees 57 minutes 53 seconds West, 31.50 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE Northwesterly 161.86 feet along a curve to the left having a central angle of 20 degrees 47 minutes 36 seconds, a radius of 446.00 feet, a tangent of 81.83 feet, and whose chord bears North 79 degrees 42 minutes 29 seconds West, 160.97 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 457.78 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 106.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 45 degrees 06 minutes 17 seconds West, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 15.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 89 degrees 53 minutes 43 seconds East, 15.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 44 degrees 53 minutes 43 seconds East, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 212.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 45 degrees 06 minutes 17 seconds West, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 15.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 60.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 53 minutes 43 seconds West, 50.42 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 45 degrees 05 minutes 24 seconds West, 21.21 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 04 minutes 32 seconds West, 193.89 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 89 degrees 51 minutes 58 seconds East, 120.31 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 06 minutes 17 seconds West, 499.94 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being in the north line of said 95.136 acre tract, said point also being in the south line of Sanger Circle, Phase 6B, an addition to the City of Sanger as recorded in Instrument No. 2022–196, Official Public Records of Denton County, Texas;

THENCE along the common lines of said 95.136 acre tract, and said Sanger Circle, Phase 6B as follows:
South 89 degrees 56 minutes 24 seconds East, 335.16 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;

Northeasterly 60.39 feet along a curve to the left, having a central angle of 03 degrees 49 minutes 24 seconds, a radius of 905.00 feet, a tangent of 30.21 feet, and whose chord bears North 87 degrees 53 minutes 52 seconds East, 60.38 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;

North 86 degrees 09 minutes 57 seconds East, 322.04 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;

North 03 degrees 50 minutes 03 seconds West, 105.02 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;
North 48 degrees 50 minutes 03 seconds West, 21.18 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found for corner;

North 86 degrees 09 minutes 57 seconds East, 185.61 feet to a one–half inch iron rod with cap stamped 'EAGLE SURVEYING' found at the northerly most northeast corner of said 95.136 acre tract, said point also being the northwest corner of said Lot 1, Block A, Sanger Circle Amenity Center;

THENCE along the common lines of said 95.136 acre tract and said Lot 1, Block A as follows:
South 03 degrees 50 minutes 22 seconds East, 181.41 feet to a one–half inch iron rod with cap stamped 'J. COWAN' found for corner;
North 86 degrees 09 minutes 38 seconds East, 318.49 feet to the POINT OF BEGINNING, and containing 1,271,566 square feet or 29.191 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT §

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT **FORESTAR (USA) REAL ESTATE GROUP, INC.** ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **WILLOWSTONE, PHASE 1**, AN ADDITION TO THE CITY OF SANGER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKS, AND WATERCOURSES, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, UTILITIES AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT, AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF SANGER. THE CITY OF SANGER AND PUBLIC 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 ____TH DAY OF _____, 2025.

Kevin Lazares,
Vice President, FORESTAR (USA) REAL ESTATE GROUP, INC.

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Kevin Lazares, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this ____th day of _____, 2025.

Notary Signature

CITY OF SANGER STANDARD NOTES:

- "ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT."
- "THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE."
- "ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY."
- "NOTICE – SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- "THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY."
- "MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN."
- ACCORDING TO FEMA MAP NO. 48121C0070G, DATED APRIL 18, 2011, THE SUBJECT TRACT LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN–MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- "THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 111 SINGLE–FAMILY RESIDENTIAL LOTS, 2 COMMON AREA/HOA LOTS, AND 1 AMENITY CENTER UNDER THE APPROVED ZONING"
- "BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83)"

ADDITIONAL PLAT NOTES:

- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
- ALL CORNERS SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
A–1	11,942	0.274	B–10	7,461	0.171	B–36X	6,922	0.159	D–2	7,260	0.167	E–7	7,200	0.165
A–2	8,390	0.193	B–11	7,430	0.171	B–37X	13,501	0.310	D–3	7,260	0.167	F–1	8,962	0.206
A–3	8,155	0.187	B–12	20,231	0.464	C–1	8,599	0.197	D–4	7,260	0.167	F–2	7,260	0.167
A–4	7,921	0.182	B–13	9,785	0.225	C–2	7,260	0.167	D–5	7,260	0.167	F–3	7,260	0.167
A–5	7,686	0.176	B–14	8,345	0.192	C–3	7,260	0.167	D–6	7,260	0.167	F–4	7,260	0.167
A–6	7,482	0.172	B–15	8,557	0.196	C–4	7,260	0.167	D–7	7,265	0.167	F–5	7,260	0.167
A–7	7,440	0.171	B–16	7,502	0.172	C–5	7,260	0.167	D–8	7,408	0.170	F–6	7,260	0.167
A–8	7,450	0.171	B–17	7,502	0.172	C–6	7,260	0.167	D–9	7,835	0.180	F–7	7,586	0.174
A–9	8,745	0.201	B–18	7,502	0.172	C–7	7,260	0.167	D–10	8,677	0.199	F–8	7,913	0.182
A–10	14,846	0.341	B–19	7,502	0.172	C–8	7,260	0.167	D–11	13,216	0.303	F–9	10,630	0.244
A–11	10,601	0.243	B–20	7,502	0.172	C–9	7,357	0.169	D–12	9,640	0.221			
A–12	8,030	0.184	B–21	7,865	0.181	C–10	7,706	0.177	D–13	7,723	0.177			
A–13	7,440	0.171	B–22	7,865	0.181	C–11	7,651	0.176	D–14	7,770	0.178			
A–14	7,440	0.171	B–23	9,932	0.228	C–12	8,599	0.197	D–15	7,589	0.174			
A–15	7,440	0.171	B–24	9,932	0.228	C–13	9,560	0.219	D–16	7,260	0.167			
A–16	7,444	0.171	B–25	7,865	0.181	C–14	8,393	0.193	D–17	7,260	0.167			
A–17X	49,998	1.148	B–26	7,865	0.181	C–15	8,054	0.185	D–18	7,260	0.167			
B–1	9,089	0.209	B–27	7,502	0.172	C–16	7,865	0.181	D–19	7,260	0.167			
B–2	7,238	0.166	B–28	7,502	0.172	C–17	7,260	0.167	D–20	7,865	0.181			
B–3	7,399	0.170	B–29	7,502	0.172	C–18	7,260	0.167	D–21	9,375	0.215			
B–4	10,377	0.238	B–30	7,502	0.172	C–19	7,865	0.181	E–1	10,049	0.231			
B–5	8,485	0.195	B–31	8,467	0.194	C–20	7,260	0.167	E–2	7,200	0.165			
B–6	11,591	0.266	B–32	8,395	0.193	C–21	7,260	0.167	E–3	7,200	0.165			
B–7	12,058	0.277	B–33	9,237	0.212	C–22	7,744	0.178	E–4	7,200	0.165			
B–8	7,890	0.181	B–34	8,149	0.187	C–23	9,001	0.207	E–5	7,200	0.165			
B–9	7,508	0.172	B–35	8,690	0.199	D–1	8,963	0.206	E–6	7,200	0.165			

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Mark W. Harp, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

Dated this the ____th day of _____, 2025.

PELIMINARY FOR REVIEW PURPOSES ONLY

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF ~~DALLAS~~ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____th day of _____, 2025.

Notary Public, State of Texas

Gas service?

UTILITY PROVIDERS		
WATER SERVICE PROVIDED BY: The City of Sanger 502 Elm St. Sanger, TX 76266 Contact: Jim Bolz Phone: 940–458–2571	SANITARY SEWER SERVICE PROVIDED BY: The City of Sanger 502 Elm St. Sanger, TX 76266 Contact: Chris Hiesler Phone: 940–453–9973	ELECTRIC SERVICE PROVIDED BY: CoServ Denton County Electric Cooperative, Inc. 7701 S. Stemmons Fwy. Corinth, TX 76210 Contact: Ron Mitchell Phone: 940–321–7800
SANITARY SEWER SERVICE PROVIDED BY: The City of Sanger 502 Elm St. Sanger, TX 76266 Contact: Chris Hiesler Phone: 940–453–9973	COMMUNICATION SERVICE PROVIDED BY: Brightspeed 1120 S. Tryon Street Suite 700 Charlotte, NC 28203 Contact: Nathan Edwards Phone: 254–690–9351	

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING, & ZONING COMMISSION
CITY OF SANGER, TX

DATE

MAYOR
CITY OF SANGER, TX

DATE

ATTESTED BY

CITY SECRETARY
CITY OF SANGER, TX

DATE

FINAL PLAT
WILLOWSTONE
PHASE 1

111 RESIDENTIAL LOTS
2 COMMON AREA/HOA LOT
1 AMENITY CENTER LOT
& 6.563 ACRES OF RIGHT–OF–WAY

AND BEING 29.191 ACRES OUT OF THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29

CITY OF SANGER,
DENTON COUNTY, TEXAS

FORESTAR (USA)
REAL ESTATE GROUP, INC. OWNER/DEVELOPER
2221 E. Lamar Blvd. Suite 790 (817) 769–1860
Arlington, Texas 76006
Contact: Stephen Brim

JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F–438 TBPLS No. 10076000

Date: JUNE 25, 2025

Sheet 2 of 2



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: August 12, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a rezoning change from Business 2 to Planned Development A to Planned Development PD for approximately 23.425 acres of land, described as A0029A R. BEEBEE, TR 64B, within the City of Sanger, and generally located south of FM 455 and east of the Santa Fe Railroad.

SUMMARY:

- The development will be a planned development.
- The development will consist of approximately 23.425 acres.
- The property is currently zoned B-2 Business 2.
- The applicant requested the Sanger Center Planned Development.
- Staff mailed out 129 public hearing notices to owners of properties within 200 feet of the subject property and has received 2 responses Opposed.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

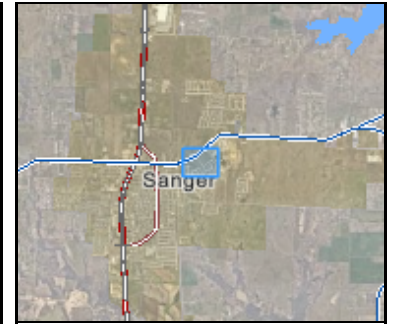
RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the conditions that all comments are satisfied prior to City Council.

ATTACHMENTS:

Location Map
 Planned Development
 Concept Site Plan
 Application
 Letter of Intent
 Planning Comments
 Response Form 1 – OPPOSED
 Response Form 2 – OPPOSED

Item 4.



- 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

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.

Planned Development

Sanger Town Center South

Prepared for:

SV Sanger LLC
Kris Ramji
5729 Lebanon Rd. #144589
Frisco TX 75034

Approximately 24.13 +/- acres that consist of Tracts 64B, 64B(1), 64B(2), 64B(3), 64B(4) and 148 located in Abstract A0029A, Survey R. Beebe in the City of Sanger, Denton County Texas. The site is located on the south side of East Chapman Drive (FM 455) and bi-sected by Sable Creek Blvd.

Prepared by:



500 Moseley Road
Crossroads, Texas 76227O
(O) 940-387-0805

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Letter of Intent

Date: 7/16/25

Regarding: Sanger Town Center South Planned Development (PD)

Site Description: Approximately 24.13 +/- acres that consist of Tracts 64B, 64B(1), 64B(2), 64B(3), 64B(4) and 148 located in Abstract A0029A, Survey R. Beebe in the City of Sanger, Denton County Texas. The site is located on the south side of East Chapman Drive (FM 455) and bi-sected by Sable Creek Blvd.

Current Zoning – A (Agricultural)

Denton CAD Property ID numbers – 1070049 and 268495

Dear City of Sanger,

The intention of this planned development is to allow for the development of non-residential uses Neighborhood Commercial District (NC), Regional Commercial District (RC) and Industrial District (I) as listed in the City of Sanger Ordinance 06-12-25, dated June 16, 2025. This PD application follows closely to the City of Sanger's Land Use Map.

A great deal of thought has gone into the planning of this PD. Good planning should always consider the contextual nature of a property. And in the context of the Land Use Map and Thoroughfare Plan and the dense adjoining developments and the proximity of the large school population.

Please see the proposed PD Plan document and exhibits for further information

IN SUMMARY

- 1. This plan puts in place a major commercial commerce center for the city.**
- 2. This plan fulfills the intent of Sanger's long-standing Land Use Plan**
- 3. This plan puts into place substantial infrastructure for development with out the need for for municipal assistance.**



4. This plan will provide a substantial boost to the commercial tax base of Sanger.

General Development Standards

Applicability

The regulations set forth with this PD zoning will apply to the property as a whole, not individual platted tracts and/or lots, within the PD zoned area. The following tracts are part of this PD development ordinance.

Property Information Table					
Tract No.	DCAD PID	Abstract	Survey	Lot	Area (ac.)
1	1070049	A0029A	R. BEEBE	64B (4)	2.4100
2	268495	A0029A	R. BEEBE	64B	21.0150
Total					23.4250

Land Uses

Land uses allowed are all uses listed for the zoning districts NC - Neighborhood Commercial, RC - Regional Commercial and I - Industrial as listed in the City of Sanger Ordinance 06-12-25, dated June 16, 2025.

Lot Dimensions

Lot Size

There are no minimum lot sizes, including lot width, depth and area.

Lot Coverage

No more than forty percent (50%) of the lot area shall be covered by buildings.

Setbacks

Building setbacks shall only apply to the perimeter of the overall PD area. There will be no internal building setback requirements within the PD development.

Front Building Setback

The front building setback measured from the boundary of the overall tract shall be 25 feet.

Front Building Setback requirements will only apply to the portion of the perimeter of the subject properties that are adjacent to East Chapman Drive (FM 455), Indian Lane and Sable Creek Blvd.

Rear Building Setback

Rear Building Side Building line adjacent to single family residential zoning shall be 20 feet.

Rear adjacent to all other uses shall be 20 feet.

Side Building Setback

Side Building Side Building line adjacent to single family residential zoning shall be 20 feet.

Side adjacent to all other uses shall be 10 feet.

Parking

Off-street Parking

The required off-street parking shall conform with the land uses listed in the Schedule of Parking Requirements Based on Use table on from pages 1-5 to 1-8 in City of Sanger Ordinance 06-12-25, dated June 16, 2025. The total parking required for the PD development shall be computed for the actual uses for the total PD development. Parking requirements shall not be computed for individual tracts and/or lots within the PD development. Shared parking between internal lots is allowed to meet overall off-street parking requirements. Parking shall be allowed within the building setback lines.

Landscaping

Landscaping of twenty (20) percent of the area of PD development shall be required. Not less than forty (40) percent of the total required onsite landscaping shall be located in the designated front yard as set forth in this PD. Landscape percentage to be calculated based on the total area of the PD development. Landscaping requirements shall not be calculated per individual lot and/tract, within the PD development.

Perimeter landscape screening and interior landscaping of parking lots shall follow the minimum landscaping requirements for nonresidential uses listed in City of Sanger Ordinance 06-12-25, dated June 16, 2025. Landscape buffer yards:

The minimum landscape buffer yard shall be no less than three feet. The landscape buffer yard only applies to the perimeter of the PD development and does not apply to any interior tracts and/or lots with the PD development.

Screening

Screening will be required adjacent to single family residential zoning. A screening wall or fence will be required along the property line for the portion of the PD development that is adjacent to single family residential zoning. The screening wall or fence shall be between 6' and 8' high.

Screening adjacent to all other land uses shall follow the requirements listed in the City of Sanger Ordinance 06-12-25.

Outdoor Sales and Display

Outdoor sales and display are allowed except products cannot be in fire lanes.

Outdoor Patios

Outdoor patios with or without seating are allowed.

Interior lot street signage

Interior lots and businesses that do not have frontage on FM455 shall be allowed to have either a monument or a pole sign on FM455. The monument and/or pole sign shall be in an easement.

Site Data Table

Site Data Table	
Lot Uses	
NC, RC and I	
Lots Size	
Min Lot Size	None
Min Lot Width	None ft.
Min Lot Depth	None ft.
Lot Coverage	50 %
Building Setbacks*	
Front ¹	25 ft.
Rear ²	20 ft.
Rear ³	20 ft.
Side ²	20 ft.
Side ⁴	10 ft.
Parking	
Parking requirements to conform Schedule of Parking Requirements Based on Use listed in City of Sanger Ordinance 06-12-25	
Landscaping	
Min Landscaping area ⁵	20 %
Min Bufferyard ⁶	3 ft
Screening	
6' to 8' Screening wall of fence shall be required adjacent to single family residential zoning	
Screening adjacent to all other land uses shall follow the requirements listed in the City of Sanger Ordinance 06-12-25	

Notes:

* Building setback to only apply to the perimeter of the overall PD area. There will be no internal building setback lines within the development. Parking is allowed within the building setback area.

¹ Front Building Setback requirements will only apply to the portion of the perimeter of the subject properties that are adjacent to East Chapman Drive (FM 455), Indian Lane and Sable Creek Blvd.

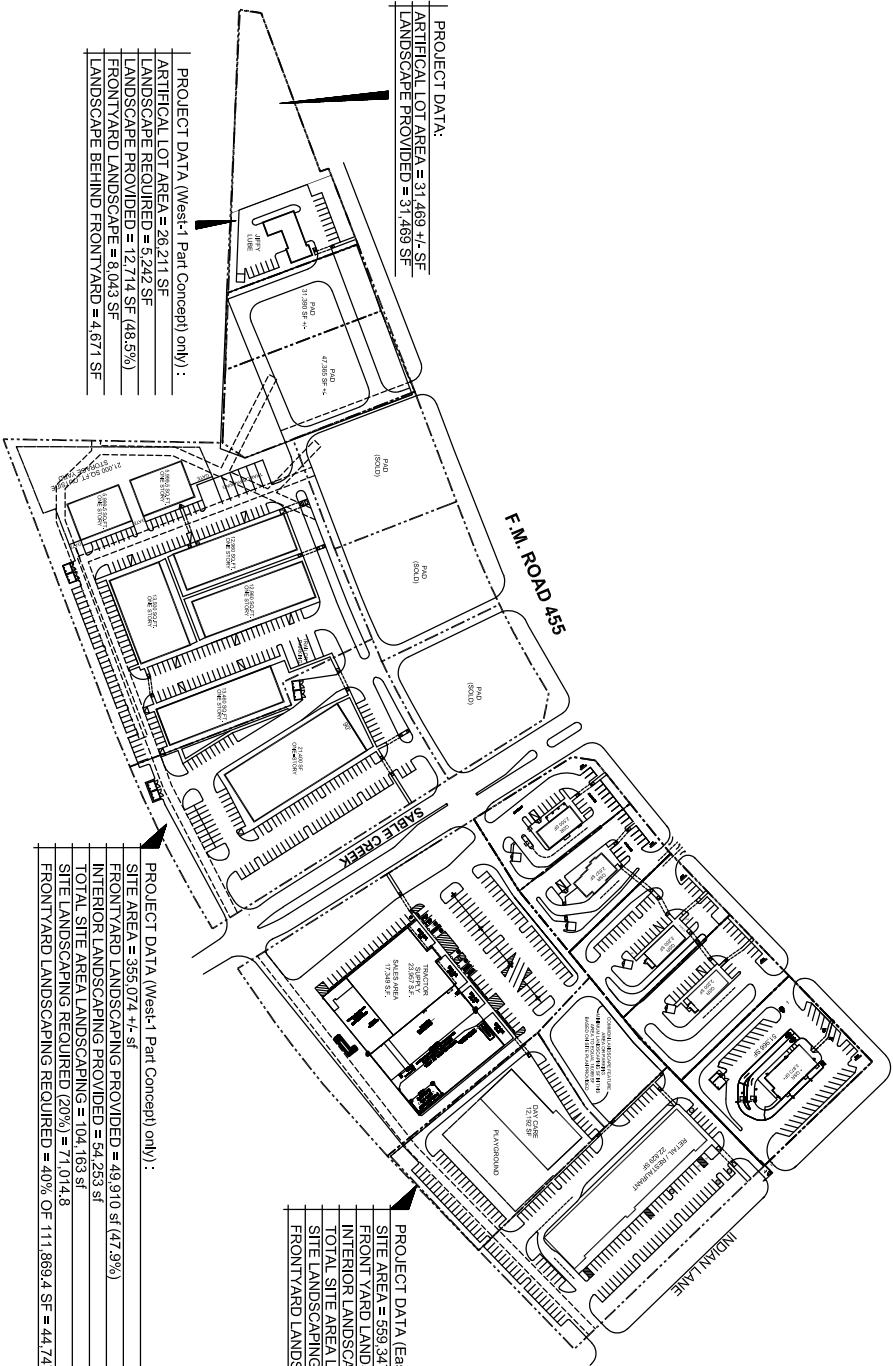
² Rear and Side Building Setback adjacent to single family residential zoning

³ Rear Building Setback adjacent to non single family residential zoning

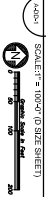
⁴ Side Building Setback adjacent to non single family residential zoning

⁵ Landscape percentage to be calculated based on the total area of the PD development and shall not be calculated per individual lot and/tract, within the PD development

⁶ The landscape bufferyard only applies to the perimeter of the PD development and does not apply to any interior tracts and/or lots with the PD development.



1 PD CONCEPT SITE DESIGN



- PROJECT NOTES:**
1. SITE DESIGN PROVIDED IS CONCEPT ONLY. FINAL SITE DESIGN TO BE DETERMINED
 2. SITE TOTAL LANDSCAPING TO BE EQUAL TO 20% OF TOTAL SITE AREA WITH 40% OF THE 20% TO BE LOCATED IN THE FRONTYARD. REFERENCE IN THE PD FOR FRONTYARD LOCATIONS.
 3. REFER TO PLANNED DEVELOPMENT (PD) LANGUAGE FOR MINIMUM VEHICLE PARKING RATIOS PER USER TYPE.
 4. ALL LAND LOTS AND USERS SHALL HAVE MASTER SITE EASEMENTS
 5. DETENTION HAS BEEN DETERMINE BY CIVIL ENGINEERS TO NOT BE REQUIRED FOR THIS SITE.

CONCEPT SITE DESIGN
SANGER TOWNE CENTER
SOUTH
SANGER, TEXAS

PD-ST-1



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

ZONING CHANGE/SUP APPLICATION

☒

Zoning Change



Specific Use Permit

Applicant**Owner (if different from applicant)**

Name: Kris Ramji	Name:
Company: SV Sanger LLC	Company:
Address: 5729 Lebanon Rd. #144589	Address:
City, State, Zip Frisco, Texas 75034 Frisco, Texas 75034	City, State, Zip
Phone: 214-718-2626	Phone:
Fax: N/A	Fax:
Email : kris@slatecommercial.com	Email :

Submittal Checklist

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

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

Describe the subject property (address, location, size, etc.): Approximately 24.13 +/- Acres on the south side of FM 455 bounded by the BNSF Railroad on the west side, Indian Lane on the east side and Sable Creek Subdivision on the south side

Describe the proposed zoning change or Specific Use Permit (SUP): To create a master plan for the property consistent with the Land Use Plan and the Thoroughfare Plan for the City of Sanger by applying PD Zone

July 15, 2025

Owner Signature

Date

Applicant Signature

Date

Letter of Intent

Date: 7/16/2

Regarding: Sanger Town Center South Planned Development PD)

Site Description: Approximately 24.13 +/- acres that consist of Tracts 64B, 64B(1), 64B(2), 64B(3), 64B(4) and 148 located in Abstract A0029A, Survey R. Beebe in the City of Sanger, Denton County Texas. The site is located on the south side of East Chapman Drive (FM 455) and bi-sected by Sable Creek Blvd.

Current Zoning – A (Agricultural)

Denton CAD Property ID numbers – 1070049 and 268495

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A great deal of thought has gone into the planning of this PD. Good planning should always consider the contextual nature of a property. And in the context of the Land Use Map and Thoroughfare Plan and the dense adjoining developments and the proximity of the large school population.

Please see the proposed PD Plan document and exhibits for further information

IN SUMMARY

- 1. This plan puts in place a major commercial commerce center for the city.**
- 2. This plan fulfills the intent of Sanger's long-standing Land Use Plan**
- 3. T is plan puts into place substantial infrastructure for development with out the need for for municipal assistance**



DATE: 07/23/2025

1st REVIEW COMMENTS – Sanger Town Center South - Zoning

The request is for a Planned Development (PD) being approximately 24.245 acres. Planned Developments are intended to provide a better product than what would be achieved with straight zoning. Below are the comments that should be addressed before City Council approval. Resubmit PD with any changes.

Planning

Provide the following:

1. Need statement that anything not addressed in PD will follow City of Sanger Code of Ordinances.
2. Industrial uses should not be allowed in this area. This area needs to be limited to business uses. Staff would not recommend approval for Industrial uses.
3. Under Lot Dimensions, lot coverage has forty percent (50%) correct written or numerical number.
4. There needs to be a minimum setback between buildings, even if setbacks are from the overall tract.
5. Under parking, it states that parking will be for overall site based on actual uses. Do we know what the actual uses are? Need to determine how this is computed.
6. Outdoor Sales and Display needs to be allowed only with SUP.
7. Signage needs to follow the new sign ordinance.

Informational Comments

1. The property is within the City of Sanger.
2. A PD should be a better product than straight zoning. This PD does not appear to add anything to the development, but rather remove regulations.
3. The PD will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Tuesday, August 12, 2025, and the City Council meeting on Tuesday, September 2, 2025 if all comments have been addressed.

SANGER TOWN CENTER SOUTH

Item 4.

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

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 25SANZON-0036/Zoning Change Business 2 (B-2) to Planned Development (PD)

Please circle one: In favor of request

Opposed to request

Comments:

Do NOT rezone. Sanger doesn't need
this development; its noise, the traffic jam or
the increased strain on our already weak infrastructure.

Signature

Printed Name

Kyle Frizzell

Mailing Address

84 W HIGHLAND DR

City, State, Zip

SANGER, TX 76266

Phone Number

214-240-8008

Email Address

TRADERfrits@yahoo.com

Physical Address of Property within 200 feet

Response Form

25SANZON-0036

SANGER TOWN CENTER SOUTH

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Development Services Department

Attn: Ramie Hammonds

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Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 25SANZON-0036/Zoning Change Business 2 (B-2) to Planned Development (PD)

Please circle one: In favor of request

Opposed to request

Comments:

to many houses causing traffic problems.

Signature

Linda Carlson

Printed Name

Linda Carlson

Mailing Address

17 Chukar hn

City, State, Zip

Sanger, TX 76266

Phone Number

940-395-0433

Email Address

lxcarlson1234@gmail.com

Physical Address of Property within 200 feet

17 Chukar hn