



AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, MARCH 14, 2022
7:00 PM
HISTORIC CHURCH BUILDING - 403 NORTH 7TH STREET
SANGER, TEXAS

1. Call Meeting to Order, Establish a Quorum (Roll Call), Invocation.

2. CITIZEN INPUT:

(Citizens are allowed 3 minutes to speak. The Planning and Zoning Commission is unable to respond or discuss any issues brought up during this section.)

3. CONSENT AGENDA:

a. Approval of Minutes

1. MINUTES FROM 12-13-2022

4. Consider Any Items Removed from Consent Agenda.

REGULAR AGENDA

5. BLUE STAR - ZONING CHANGE -PH

Conduct a Public Hearing on a request for a zoning change from Agriculture (A) to Industrial 1 (I-1) of approximately 15.69 acres land described as A0725A S.F. Lynch, Tract 13A within the City of Sanger and generally located on the east side of I-35 and approximately 2150 feet south of the intersection of Chisam Rd and I-35.

6. BLUE STAR - ZONING CHANGE

Consider a request for a zoning change from Agriculture (A) to Industrial 1 (I-1) of approximately 15.69 acres land described as A0725A S.F. Lynch, Tract 13A within the City of Sanger and generally located on the east side of I-35 and approximately 2150 feet south of the intersection of Chisam Rd and I-35.

7. PARKBROOK - ZONING CHANGE -PH

Conduct a Public Hearing for a zoning change from Residential 1 (R-1) to Planned Development (PD) of approximately 19.1 acres land described as Marion Point Acres Block A, Lot 1A, 2A, 3A, 4A, 5A, 6A, 7A, and 8A within the City of Sanger and generally located on the east side of Marion Rd and approximately 1181 feet north of the intersection of Marion Rd and FM 455.

8. PARKBROOK - ZONING CHANGE

Consider a request for a zoning change from Residential 1 (R-1) to Planned Development (PD) of approximately 19.1 acres land described as Marion Point Acres Block A, Lot 1A, 2A, 3A, 4A, 5A, 6A, 7A, and 8A within the City of Sanger and generally located on the east side of Marion Rd

and approximately 1181 feet north of the intersection of Marion Rd and FM 455.

9. LANE RANCH - ZONING CHANGE - PH

Conduct a Public Hearing for a zoning change from Agriculture (A) to Planned Development (IPD) of approximately 326 acres land described as A0029A R BEEBE, Tract 56, 56A, 56B, 60, 61 and 65 within the City of Sanger and generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Rd and FM 455 and continuing south to McReynolds Rd.

10. LANE RANCH - ZONING CHANGE

Consider Ordinance XX-XX-XX regarding a zoning change from Agriculture (A) to Planned Development (IPD) of approximately 326 acres land described as A0029A R BEEBE, Tract 56, 56A, 56B, 60, 61 and 65 within the City of Sanger and generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Rd and FM 455 and continuing south to McReynolds Rd.

11. US CONCRETE - SUP - PH

Conduct a Public Hearing for a Specific Use Permit (SUP) for a Concrete Batching Plant use on approximately 5 acres of land described as A00290A R. BEEBE, TR 122, zoned as Industrial 2 (I-2) within the City of Sanger and generally located on the south side of Utility Rd and approximately 1560 feet east I-35.

12. US CONCRETE - SUP

Consider a request for a Specific Use Permit (SUP) for a Concrete Batching Plant use on approximately 5 acres of land described as A00290A R. BEEBE, TR 122, zoned as Industrial 2 (I-2) within the City of Sanger and generally located on the south side of Utility Rd and approximately 1560 feet east I-35.

13. INFORMATION ITEMS:

14. FUTURE AGENDA ITEMS:

(The purpose of this item is to allow the Mayor and members of Board to bring forward items they wish to discuss at a future meeting, A Board Member 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 Board or at the call of the Mayor).

15. ADJOURN.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City Website, and on the bulletin board, at the City Hall of the City of Sanger, Texas, a place convenient and readily accessible to the general public at all times. Said notice was posted on the following date and time, and remained posted continuously for at least 72 hours prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.

Kelly Edwards



Kelly Edwards, City Secretary
City of Sanger, Texas

Date/Time Posted

This facility is wheelchair accessible and accessible parking spaces are available. Requests for additional accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 458-7930 for further information.

AGENDA MEETING DATE: March 14, 2022

TO: John Noblitt, City Manager

FROM:

ITEM/CAPTION:

MINUTES FROM 12-13-2022

AGENDA TYPE:

ACTION REQUESTED:

BACKGROUND:

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

FUNDS:

STAFF RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS:

Description	Upload Date	Type
MINUTES FROM 12-13-22	3/10/2022	Cover Memo



**MINUTES
PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 13, 2021
7:00 PM
HISTORIC CHURCH BUILDING - 403 NORTH 7TH STREET
SANGER, TEXAS**

BOARD MEMBERS PRESENT:

Sally Amendola, Jackie Turner, Phillip Surles, Matt Fuller, Allen McAlister, Shane Stone

BOARD MEMBERS ABSENT:

Jason Miller

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, Stefani Dodson

1. Call Meeting to Order, Establish a Quorum (Roll Call), Invocation.

As there was a quorum Phillip Surles called the meeting to order at 7:00 p.m..

2. CITIZEN INPUT:

No citizens came forward to speak.

3. CONSENT AGENDA:

Sally Amendola made a motion to approve the Consent Agenda as it was presented. Matt Fuller seconded the motion. Motion passes unanimously with a 6-0 vote.

a. Approval of Minutes

1. MINUTES FROM OCTOBER 11, 2021

4. Consider Any Items Removed from Consent Agenda.

No items were removed.

REGULAR AGENDA

5. BULL BARE ADDITION - MINOR PLAT

Consider a Minor Plat of Lot 1, Block A of the Bull Bare Addition, being 7.013 acres in the City of Sanger's ETJ, and generally located on the south side of FM 455 and approximately 226 feet east of Creekview Rd.

Director of Development Services Ramie Hammonds briefly went over the project. She explained the applicant is wanting to build and that is the reason for the plat at this time. Director of Development Services Ramie Hammonds explained there is no zoning as the project is in our ETJ.

Phillip Surles made a motion to approve with the condition all comments are made before City Council. Shane Stone seconded the motion. Motion passes unanimously with a 6-0 vote.

6. METZ/VIEW ADDITION - PRELIMINARY PLAT

Consider a Preliminary Plat of Lots 1-23, Block A and Lots 1-24, Block B of Metz/View Addition, being 59.97 acres of the William Mason Survey, Abstract Number 801, Denton County, Texas, located within the City of Sanger and it's ETJ, and generally located on the north east corner of Metz Rd and View Rd. (Hammonds)

At the time of the meeting the applicant decided to withdraw the project.

7. INFORMATION ITEMS:

No items.

8. FUTURE AGENDA ITEMS:

No items were discussed.

9. ADJOURN.

As there were no remaining items Phillip Surles called the meeting to order at 7:17 p.m..

AGENDA MEETING DATE: March 14, 2022

TO: John Noblitt, City Manager

FROM:

ITEM/CAPTION:

BLUE STAR - ZONING CHANGE -PH

Conduct a Public Hearing on a request for a zoning change from Agriculture (A) to Industrial 1 (I-1) of approximately 15.69 acres land described as A0725A S.F. Lynch, Tract 13A within the City of Sanger and generally located on the east side of I-35 and approximately 2150 feet south of the intersection of Chisam Rd and I-35.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The applicant is proposing to rezone the subject property of approximately 15.69 acres from Agricultural (A) to Industrial 1 (I-1) zoning. The subject property is located along the I-35 corridor. This property was recently annexed into the City of Sanger and currently has placeholder Agricultural zoning. All of the surrounding properties are currently zoned Industrial 1. The property is part of a large Industrial Park that is being developed. This property appears to have been a donut hole that was left out of an earlier annexation and zoning.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

N/A

AGENDA MEETING DATE: March 14, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

BLUE STAR - ZONING CHANGE

Consider a request for a zoning change from Agriculture (A) to Industrial 1 (I-1) of approximately 15.69 acres land described as A0725A S.F. Lynch, Tract 13A within the City of Sanger and generally located on the east side of I-35 and approximately 2150 feet south of the intersection of Chisam Rd and I-35.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The applicant is proposing to rezone the subject property of approximately 15.69 acres from Agricultural (A) to Industrial 1 (I-1) zoning. The subject property is located along the I-35 corridor. This property was recently annexed into the City of Sanger and currently has placeholder Agricultural zoning. All of the surrounding properties are currently zoned Industrial 1. The property is part of a large Industrial Park that is being developed. This property appears to have been a donut hole that was left out of an earlier annexation and zoning.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

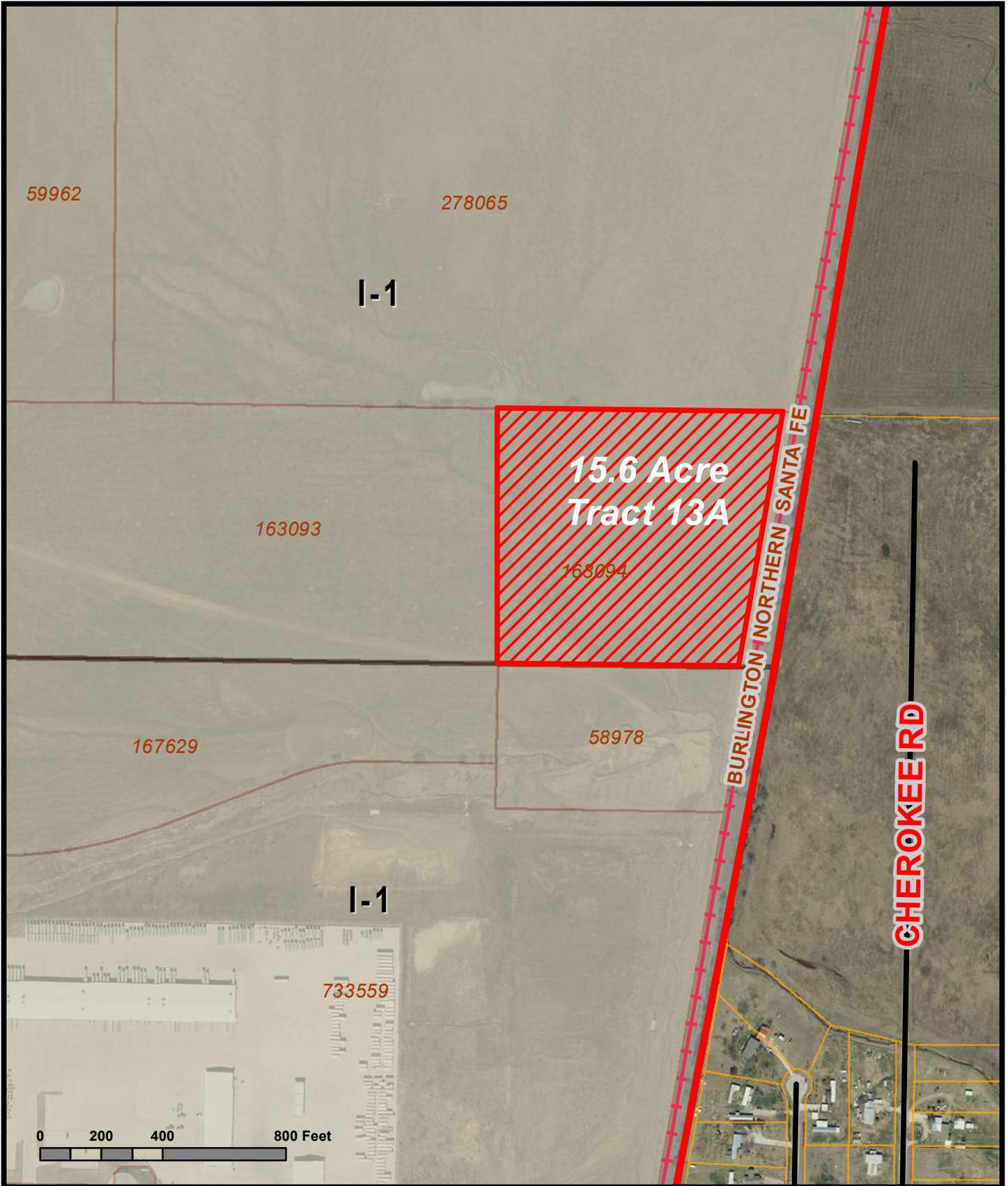
N/A

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/9/2022	Cover Memo
Application	3/9/2022	Cover Memo
Letter of Intent	3/9/2022	Cover Memo
Industrial-1 Regulations	3/9/2022	Cover Memo
Ordinance XX-XX-XX	3/9/2022	Cover Memo
Exhibit A	3/9/2022	Cover Memo



SANGER
TEXAS

Location Exhibit: Blue Star Industrial
Zoning Change - Tract 13A, 15.69 Ac,
Project Number: 21SANZON-0023

CityLimits Exhibits I-1 Light Industrial

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: 2/21/2022 2:07:42 PM
Doc Name: 21SANZON-0023_Blue Star_15AcreTract13A_Zoning Change





ZONING CHANGE/SUP APPLICATION

Zoning Change

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Matt Moore	Name:
Company: Claymoore Engineering	Company: Sanger Texas Industrial, LLC
Address: 301 S. Coleman, Suite 40	Address: One Cowboys Way
City, State, Zip Prosper, TX 75078	City, State, Zip Frisco TX 75034
Phone: 817-201-6982	Phone:
Fax:	Fax:
Email: Matt@claymooreeng.com	Email:

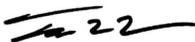
Submittal Checklist

	Site Plan (for Specific Use Permits Only)
	One (1) PDF Copy of Site Plan
	Survey with Metes and Bounds Description
	Letter of Intent
	Application Fee (Check Payable to City of Sanger)

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

Describe the subject property (address, location, size, etc.):
 135 Sanger TX, 278 Acres

Describe the proposed zoning change or Specific Use Permit (SUP):
 A multiphase industrial sub-division



Owner Signature

8/17/21

Date



Applicant Signature

8/25/2021

Date

Office Use

	Fee
	Date

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

940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

Effective Date: 9/03/2019



ZONING CHANGE/SUP APPLICATION

A request for rezoning is a proposed amendment to the Official Zoning Map. The zoning district boundaries on the Official Zoning Map can be amended through the adoption of an ordinance by the City Council. A request to rezone property must include the contents listed below. The City of Sanger will act on the request through the process described herein.

SUBMITTAL REQUIREMENTS:

- Letter of Intent
- Site Plan (required for Specific Use Permits only)
- Survey with Metes and Bounds Description
- Application form signed by the owner and describing the property
- Application Fee

APPLICATION FEES: The application fee covers part of the cost for the city to review and act on the rezoning request, including providing notice of the public hearings as required by law. The application fee is non-refundable.

- Zoning Change
 - Up to 5 acres: \$250.00
 - 5+ acres to 25 acres: \$400.00
 - 25+ acres to 50 acres: \$600.00
 - 50+ acres: \$800.00
- Specific Use Permit
 - Flat \$250.00

SUBMITTAL DEADLINES: The deadline for zoning application is 26 days prior to the Planning & Zoning Commission meeting. This provides adequate time to publish and mail the required notices for the public hearings. Meeting dates and deadlines are sometimes adjusted for holidays. Consult the published schedule and city staff for more information.



ZONING CHANGE REQUEST PROCESS

The process for considering and acting on a request for an amendment to the Official Zoning Map involved the following steps:

1. **Pre-Application Consultation:** A pre-application consultation with the city staff is recommended for all proposed map amendments. Staff can describe the review process and the criteria used for considering proposed map amendments.
2. **Application:** The completed application, letter of intent, description of the property, and application fee should be submitted to the Department of Development Services on or before the deadline.
3. **Public Notification:** State law and the Zoning Ordinance require the public to be notified of the public hearings that the Planning & Zoning Commission and the City Council will conduct on the proposed rezoning. Notice of the public hearing must be published in the newspaper at least fifteen (15) days prior. Notification of the public hearing is also mailed to the owners of the property within 200 feet of the proposed rezoning at least ten (10) days prior.
4. **Planning & Zoning Commission:** The Planning & Zoning Commission will hold at least one (1) public hearing on the proposed rezoning. The applicant is expected to address the Commission to describe the proposed rezoning and answer questions. During the public hearing, anyone in attendance may address the Commission with comments and questions. City Staff will prepare a report for the Commission and possibly make a recommendation to the Commission. After the public hearing, the Commission will prepare a report making a recommendation to the City Council.
5. **City Council:** The City Council will hold a separate public hearing on the proposed rezoning. The applicant is expected to address the Council to describe the proposed rezoning and answer questions. During the public hearing, anyone in attendance may address the Council with comments and questions. The City Council can approve the proposed rezoning by adopting an ordinance.

SPECIFIC USE PERMIT REQUEST PROCESS

The process for considering and acting on a request for a Specific Use Permit is identical to the process for a zoning change. A site plan is required to be submitted along with the application and letter of intent.



ZONING CHANGE REQUEST CRITERIA

The Zoning Ordinance sets the following criteria for the consideration of changes to the Official Zoning Map.

In making its determination, the Planning & Zoning Commission shall consider the following factors:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.
2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers and other utilities to the area and shall note the findings.
3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unsuitable for development.
4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
5. The manner in which other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved, and whether such designation for other areas should also be modified.
6. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

If the Planning & Zoning Commission recommends denial of the proposed amendment to the Official Zoning Map, a $\frac{3}{4}$ majority vote of the City Council is required to approve it (four (4) votes to approve from the five (5) City Council members).

A request that has been denied may be resubmitted at any time, unless it is denied with prejudice, triggering a one (1) year waiting period.

A $\frac{3}{4}$ favorable vote of the City Council can also be required if the proposed change is properly protested by the owner(s) of twenty percent (20%) of the area to be changed or the area within 200 feet of the proposed change.



SPECIFIC USE PERMIT CRITERIA

In recommending that a Specific Use Permit for the premises under consideration be granted, the Planning & Zoning Commission shall determine that such uses are harmonious and adaptable to building structures and uses of adjacent property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of access to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of buildings.

In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the owner guarantee before a certificate of occupancy may be issued by the building inspector for use of the building on such property pursuant to such Specific Use Permit; and such conditions precedent to the granting of the certificate of occupancy.

No Specific Use Permit shall be granted unless the applicant, owner, and grantee of the Specific Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the Specific Use Permit, as attached to the site plan drawing (or drawings) and approved by the Planning & Zoning Commission and City Council. No public hearing is necessary for site plan approval.

The Board of Adjustment shall not have jurisdiction to hear, review, reverse or modify any decision, determination or ruling with respect to the granting, extension, revocation, modification to any other action taken relating to such specific use permit.

Whenever regulations or restrictions imposed by this ordinance are either more or less restrictive than regulations imposed by any governmental authority through legislation, rule, or regulation, the regulations, rules or restrictions which are more restrictive or impose higher standards or requirements shall govern. Regardless of any other provision of this ordinance, no land shall be used and no structure erected or maintained in violation of any State or Federal pollution control or environmental protection law or regulation.



GUIDELINES FOR LETTER OF INTENT

All rezoning applications should include a Letter of Intent. The Letter of Intent is the applicant's opportunity to describe and justify the proposed zoning change to the City Staff, the Planning & Zoning Commission, the City Council, and the public at large. The Commission and Council will receive copies of the letter prior to the public hearings.

Recommended content for a Letter of Intent:

- Describe the area proposed for rezoning. The description can include any or all of the following:
 - Metes and bounds description, such as a survey
 - Legal description, such as a tract and abstract, or a lot, block, and subdivision
 - Physical address
 - Location (southwest corner of This Street and That Road, across the street from Landmark)
 - Denton Central Appraisal District reference numbers
 - Acreage or square footage of property
 - If only a portion of tract, lot, or property is requested for rezoning, a detailed description of the portion is required.
- Identify the current zoning district the property is within
- Identify the zoning district the applicant is requesting for the property
- Describe the current physical condition of the property, such as existing buildings, parking lots, trees, or unusual features
- Describe the reason(s) why the applicant is requesting a rezoning. Review the criteria the city will use to review requested rezoning's.
- Contact information for the applicant or representative. This can be the owner, the prospective buyer, or someone else designated as point of contact.

GUIDELINES FOR SITE PLAN OF SPECIFIC USE PERMIT REQUESTS

An application for Specific Use Permit (SUP) shall be accompanied by a site plan drawn to scale and showing the general arrangements of the project, together with essential requirements such as:

- off-street parking facilities
- location and construction of signs
- size, height, construction materials and locations of buildings, and uses to be permitted
- visual screening such as walls, landscaping, and fences
- means of ingress and egress to public streets
- the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two (200) hundred feet.

The Planning & Zoning Commission or City Council may require information, operating data, and expert evaluation concerning the location and function and characteristics of any building or use proposed.



August 25, 2021

Planning Dept.
City of Sanger
502 Elm Street
Sanger, Texas 76266

Re: Zoning Request – L-1
SEC of I-35 and Chisam Road
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the Zoning request associated with a proposed multi-lot industrial development located at the SEC of I-35 and Chisam Road. The Zoning district requested is L-1, Light Industrial. Also requested concurrently is a preliminary plat application, which is accompanied by preliminary engineering, a traffic study, and a flood study.

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".

Drew Donosky, P.E.

SECTION 25 "I-1" INDUSTRIAL DISTRICT

General Purpose and Description: The I-1 District is established to accommodate those uses which are of a non- nuisance type located in relative proximity to residential areas, and to preserve and protect lands designated on the comprehensive plan for industrial development and use from the intrusion of certain incompatible uses which might impede the development and use of lands for industrial purpose. Development in the I-1 District is limited primarily to certain wholesale and jobbing commercial uses and certain industrial uses, such as the fabrication of materials, and specialized manufacturing and research institutions, all of a non-nuisance type. No use or types of uses specifically limited to the I-2 District may be permitted in the I-1 District.

25.1 Use Regulations: Uses permitted in the I-1 District are subject to the following conditions:

1. All business, servicing, or processing, except for off-street parking, off-street loading, display of merchandise for sale to the public, and establishments of the "drive-in" type, shall be conducted within completely enclosed areas.
2. All storage within one hundred feet (100') of a residence district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening not less than six feet (6') nor more than eight feet (8') in height, provided no storage located within fifty feet (50) of such screening shall exceed the maximum height of such screening.
3. Permitted uses in the I-1 District shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence.
4. Permitted uses in the I-1 District shall produce no noise exceeding in intensity, at the boundary of the property, the average intensity of noise of street traffic.
5. Permitted uses in the I-1 District shall not create fire hazards on surrounding property.

Permitted uses in the I-1 District include the following:

1. Advertising products, such as signs and billboards (manufacturing of).
2. Ambulance, bus, train, and taxi stations, truck yards;
3. Awnings, Venetian blinds, and window shades (manufacturing of);
4. Bakery, candy, dairy and other food products, but not including fish and meat products, sauerkraut, vinegar, yeast, alcohol or alcoholic beverages;
5. Building materials yard, contractor's yard, lumberyard;
6. Cameras and other photographic equipment (manufacturing of);
7. Ceramic products, such as pottery, figurines, and small glazed tiles;
8. Ice plants, cold storage plants;
9. Jewelry;
10. Machine shops and fabrication of metal not more than ten (10) gauge in thickness;
11. Metal stamping and extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons, and kitchen utensils;
12. Milk and ice cream processing.
13. Mobile home sales.
14. Musical instruments;
15. Orthopedic and medical appliances, such as artificial limbs, braces, supports, and stretchers;
16. Repair of farm, household, office machinery or equipment;
17. Scientific and precision instruments (manufacturing of);
18. Sheet metal shops;
19. Public utility and public service uses as follows:

- (a) Bus stations, bus terminals, bus turnaround (off-street), bus garages, and bus lots;
- (b) Electric substations;
- (c) Radio and television towers;
- (d) Railroad passenger stations;
- (e) Telephone exchanges, microwave relay towers, telephone transmission equipment buildings and service yards;
- (f) Privately owned water pumping stations and water reservoirs;
- 20. Radar installations and towers;
- 21. Radio and television studios and stations;
- 22. Schools, trade.
- 23. Storage and warehousing establishments.
- 24. Storage yards, but not including junkyards;
- 25. Swimming pool (manufacturing of).
- 26. Trailer sales and rental, for use with private passenger motor vehicles;
- 27. Weighing stations;
- 28. Wholesaling establishments;
- 29. Accessory uses, including but not limited to temporary buildings for construction purpose for a period not to exceed the duration of such construction;
- 30. Other wholesale, light manufacturing, construction or service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment, or value of any property;
- 31. Factory outlet retail or wholesale store for the sales and servicing of goods or materials on the same premises as the manufacturing company to which they are related, including sales and service in a separate building or buildings;
- 32. Other uses as listed in [Section 30](#) of this ordinance.

The following specific uses shall be permitted in the I-1 District when granted in accordance with [Section 31](#):

- 1. Railroad freight terminals, railroad switching and classification yards, repair shops, and roundhouses.
- 2. Stadiums, auditoriums, and arenas.
- 3. Other uses as listed in [Section 30](#) of this ordinance.

(Ordinance 015-87 adopted 8/3/87)

25.2 Height Regulations: Maximum height of two hundred feet for radio communications towers, and one hundred (100) feet for all other structures. (Ordinance 08-28-11 adopted 8/1/11)

25.3 Area Regulations:

1. Size of Yards:

- a. Front Yard: Minimum required, twenty (20) feet.
- b. Side Yard: Minimum side yard of ten (10) feet except a corner lot adjacent to a street shall be twenty (20) feet. When the industrial district is adjacent to any residential district, a minimum side yard of twenty (20) feet shall be observed and a six (6) foot solid masonry or wood wall shall be constructed adjacent to the residential district's property line.
- c. Rear Yards: There shall be a rear yard of depth of twenty (20) feet, unless adjacent to a residential district, in which case a fifty (50) foot rear setback shall be observed.

2. Size of Lot:

- a. Minimum Lot Area: None.

- b. Minimum Lot Width: None.
- c. Minimum Lot Depth: None.
- 3. Lot Coverage: In no case shall more than fifty (50%) percent of the lot area be covered by the aggregate area of all buildings constructed on the lot.

25.4 Parking Regulations: Required off-street parking shall be provided in accordance with the specific uses set forth in [Section 32](#).

ORDINANCE # XX-XX-XX

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING APPROXIMATELY 15.69 ACRES OF TRACTS DESCRIBED AS A0725A S.F. LYNCH, TR 13A, 15.69 ACRES, FROM “A” AGRICULTURAL TO “I-1” INDUSTRIAL– 1; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Request for rezoning was submitted with the City of Sanger, Texas, concerning the hereinafter described property;

WHEREAS, due notice of hearings were made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Sanger, Texas, duly covered and conducted public hearing for the purpose of assessing a request for rezoning from Agricultural to Industrial – 1 on the hereinafter described property located in the City of Sanger, Texas;

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

SECTION 1. That the legal description of the tracts zoned herein is generally described as **A0725A S.F. LYNCH, TR 13A, 15.69 ACRES.**

SECTION 2. That the subject property described in Exhibit A, and generally located on the east side of I-35 and approximately 2150 feet south of the intersection of Chisam Rd and I-35, is rezoned from Agricultural (A) to Industrial – 1 (I-1), as illustrated in Exhibit A.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 4. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 5. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 6. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

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

APPROVED:

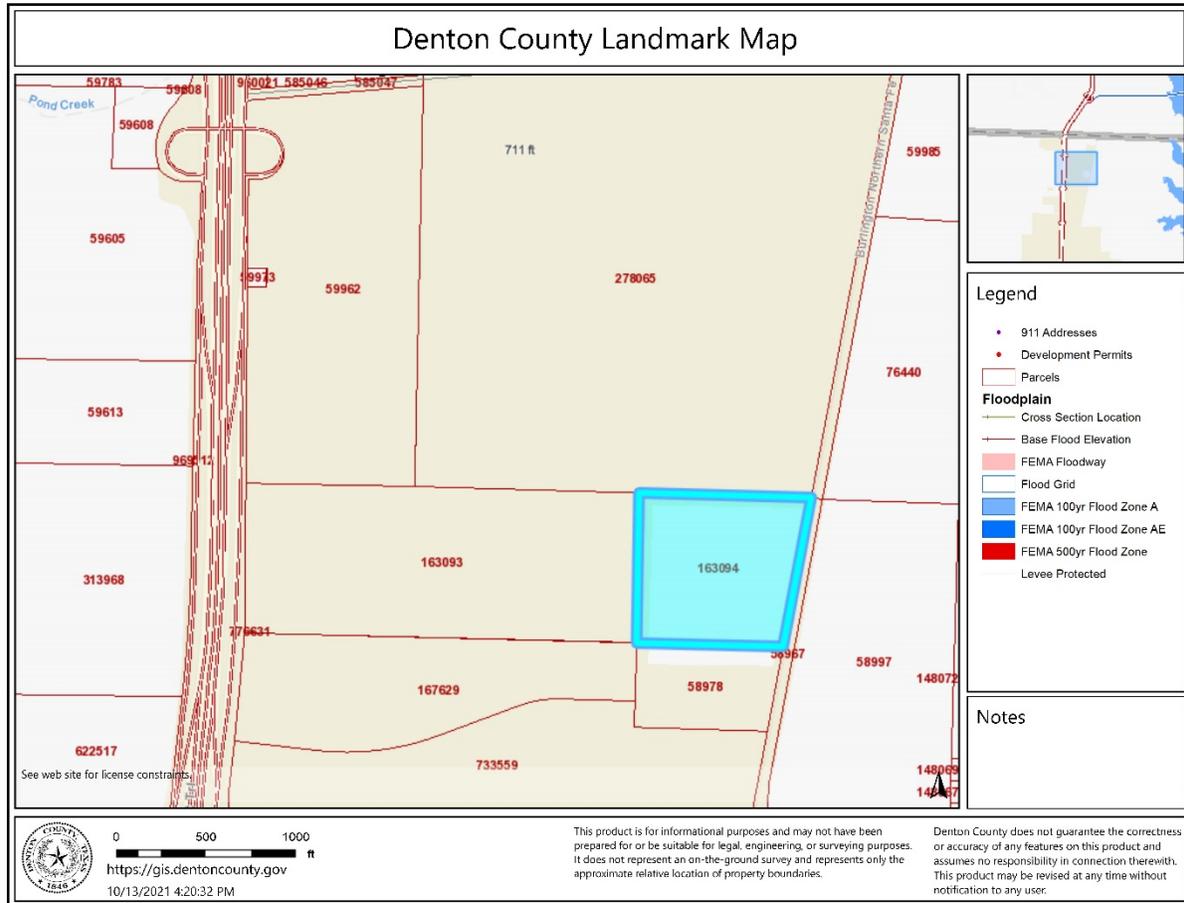
Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

Exhibit A

Being approximately 15.6924 acres of land out of the B.F. LYNCH SURVEY, ABSTRACT NUMBER 725 situated in Denton County, Texas, being a portion of a called Tract 1- 211.36 acre tract of land conveyed to Sanger Texas Industrial, LLC and Webb Industrial, LLC by deed of record in Document Number 2021-85260 of the Official Records of Denton County, Texas, also known as Denton County Appraisal District Parcel Number 163094, Tract 13A:



AGENDA MEETING DATE: March 14, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

PARKBROOK - ZONING CHANGE -PH

Conduct a Public Hearing for a zoning change from Residential 1 (R-1) to Planned Development (PD) of approximately 19.1 acres land described as Marion Point Acres Block A, Lot 1A, 2A, 3A, 4A, 5A, 6A, 7A, and 8A within the City of Sanger and generally located on the east side of Marion Rd and approximately 1181 feet north of the intersection of Marion Rd and FM 455.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The applicant is proposing to rezone the subject property of approximately 19.1 acres from Residential 1 (R-1) to Planned Development (PD) zoning. The subject property is located along Marion Rd. This development was previously platted at Parkbrook. The development is currently made up of 8 lots ranging in size from 1.29 acres to 3.34 acres. The property is owned by Sanger Circle Properties and is currently vacant except for a detention pond on south property line.

The applicant is wanting to create a Planned Development that would include approximately 33 single family residential lots, 44 townhome lots along with 3 open lots. The residential lots will keep the same base regulations of the R-1 District. The minimum lot area is 6500 sq ft and the minimum dwelling size is 2000 sq ft. The townhome lots would be a minimum of 2600 sq ft and the minimum dwelling size would be 1600 sq ft. With this development a street will be connected to Sanger Estates which will give both developments a second point of access.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

N/A

AGENDA MEETING DATE: March 14, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

PARKBROOK - ZONING CHANGE

Consider a request for a zoning change from Residential 1 (R-1) to Planned Development (PD) of approximately 19.1 acres land described as Marion Point Acres Block A, Lot 1A, 2A, 3A, 4A, 5A, 6A, 7A, and 8A within the City of Sanger and generally located on the east side of Marion Rd and approximately 1181 feet north of the intersection of Marion Rd and FM 455.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The applicant is proposing to rezone the subject property of approximately 19.1 acres from Residential 1 (R-1) to Planned Development (PD) zoning. The subject property is located along Marion Rd. This development was previously platted at Parkbrook. The development is currently made up of 8 lots ranging in size from 1.29 acres to 3.34 acres. The property is owned by Sanger Circle Properties and is currently vacant except for a detention pond on south property line.

The applicant is wanting to create a Planned Development that would include approximately 33 single family residential lots, 44 townhome lots along with 3 open lots. The residential lots will keep the same base regulations of the R-1 District. The minimum lot area is 6500 sq ft and the minimum dwelling size is 2000 sq ft. The townhome lots would be a minimum of 2600 sq ft and the minimum dwelling size would be 1600 sq ft. With this development a street will be connected to Sanger Estates which will give both developments a second point of access.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

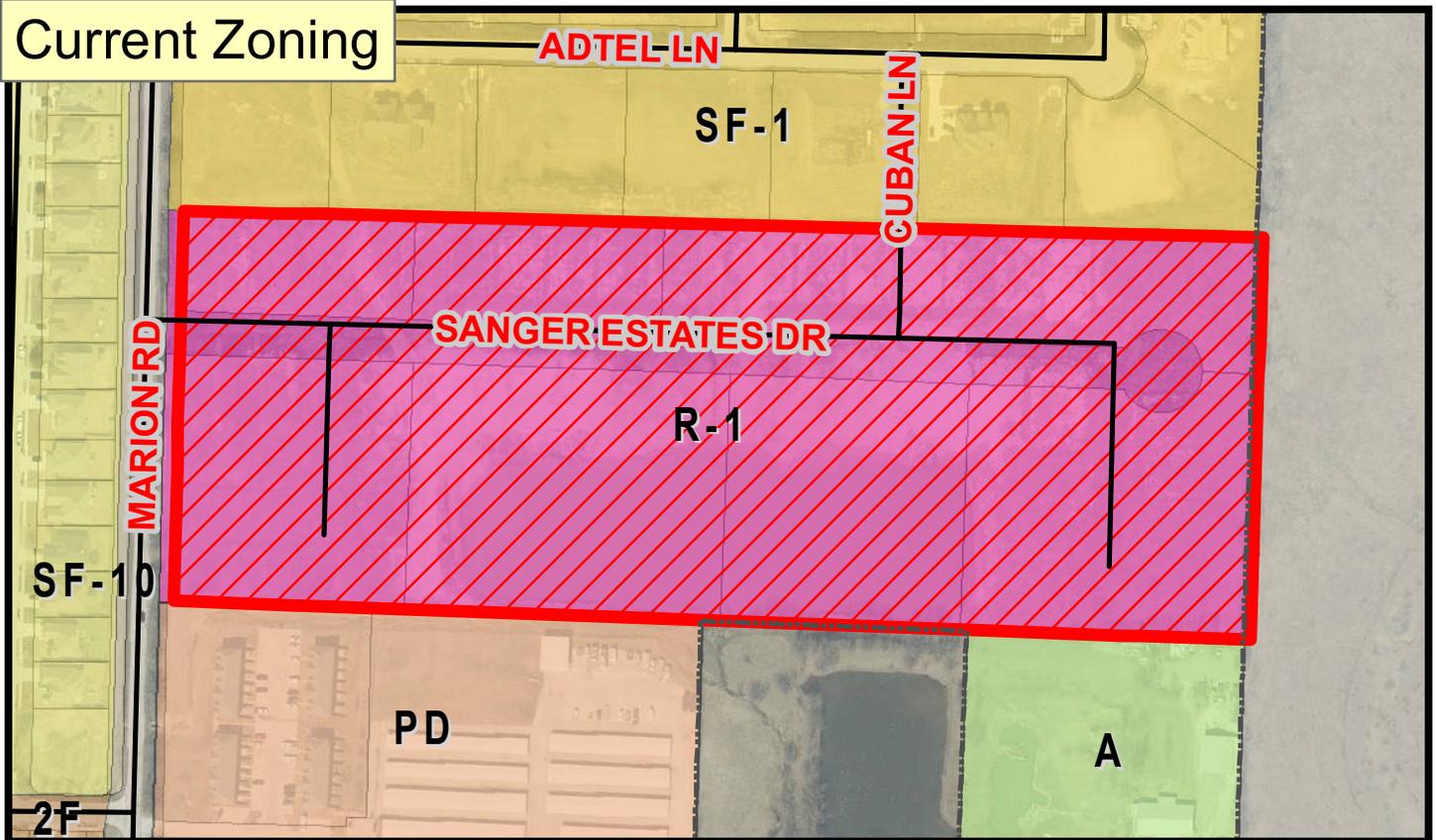
STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL.

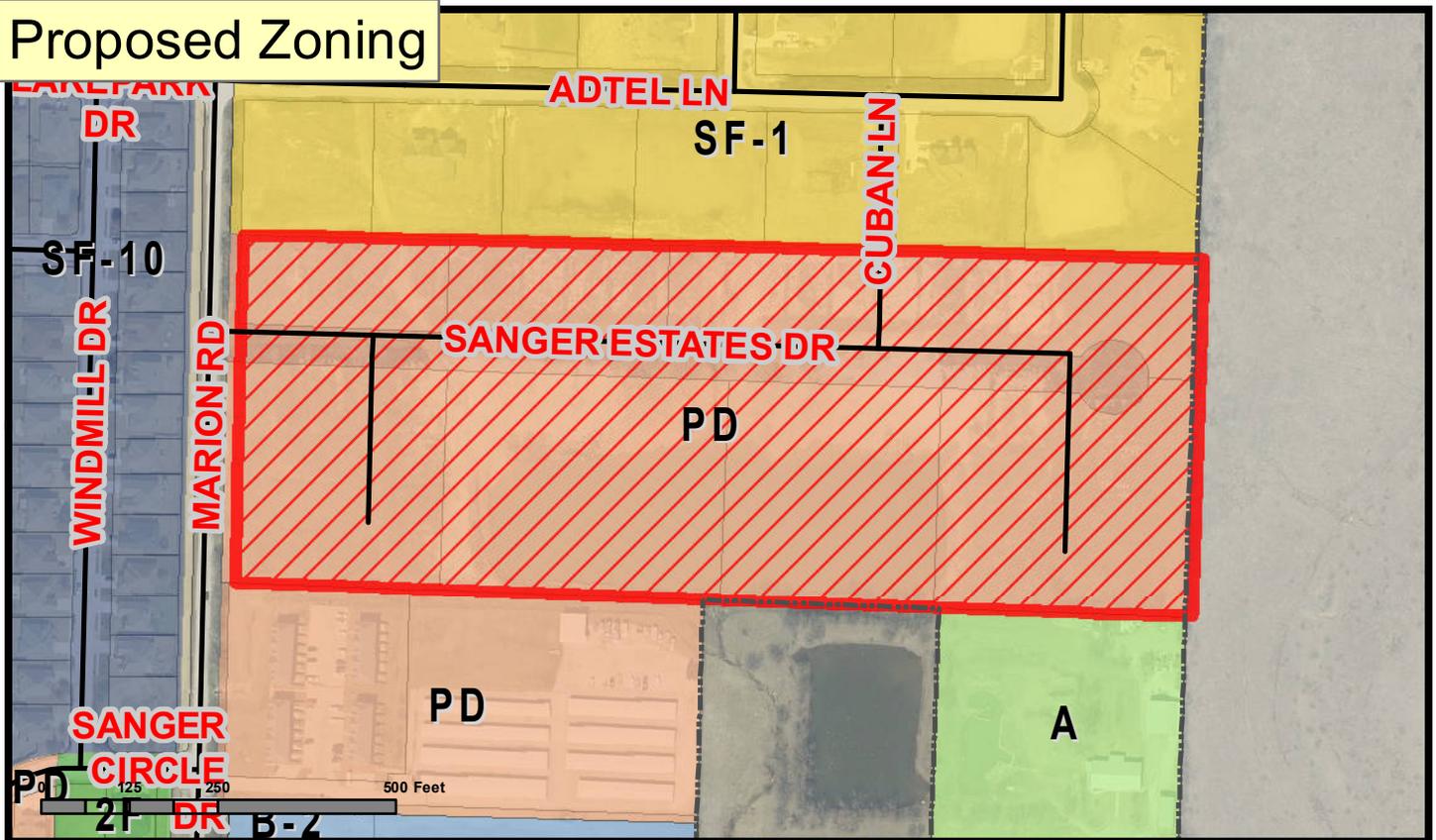
ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/9/2022	Cover Memo
Application	3/9/2022	Cover Memo
Letter of Intent	3/9/2022	Cover Memo
Planned Development District	3/9/2022	Cover Memo
Concept Plan	3/9/2022	Cover Memo
Ordinance XX-XX-XX	3/9/2022	Cover Memo
Residential 1 Regulations	3/9/2022	Cover Memo
Townhome Regulations	3/9/2022	Cover Memo

Current Zoning



Proposed Zoning



Location: Parkbrook PD Zoning change request
 Project: 22SANZON-0003

 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.



SANGER

★ TEXAS

ZONING CHANGE/SUP APPLICATION

Zoning Change / PD

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <u>STROMTOMEYER</u>	Name: <u>ED MCBIRNEY</u>
Company: <u>HOMEYER ENGINEERING</u>	Company: <u>SANGER CIRCLE PROPERTY, LP</u>
Address: <u>PO BOX 294527</u>	Address: <u>3015 COUNTRY SQUARE RD, #1045</u>
City, State, Zip: <u>LEWISVILLE, TX 75029</u>	City, State, Zip: <u>CARROLLTON, TX 75006</u>
Phone: <u>972-906-9985</u>	Phone: <u>214-226-1323</u>
Fax: <u>972-906-9987</u>	Fax: <u>-</u>
Email: <u>STROMEYER@HEI.US.COM</u>	Email: <u>MCBIRNEY@YAHOO.COM</u>

Submittal Checklist

<input checked="" type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input checked="" type="checkbox"/>	One (1) PDF Copy of Site Plan
<input checked="" type="checkbox"/>	Survey with Metes and Bounds Description
<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.):

PROPOSED REZONING TO PD TO ALLOW

FOR 44 TOWNHOME UNITS, 33 SINGLE FAMILY UNITS AND 3

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

COMMON AREA LOTS

19.51 ACRES LOCATED ON THE EAST SIDE OF MARION ROAD

APPROXIMATELY 315 FEET NORTH OF SANGER CIRCLE DRIVE

Owner Signature

Date

1-19-22

Applicant Signature

Date

1-19-22

Office Use

	Fee
	Date

City of Sanger
201 Bolivar / P. O. Box 2729
Sanger, TX 76265

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 9/03/2019



HOMEYER
ENGINEERING, INC.
CIVIL ENGINEERING • PLATTING
SITE & LAND PLANNING

January 19, 2022

City of Sanger
Mayor and City Council
502 Elm Street
Sanger, Texas 76266

RE: Letter of Intent for Zone Change Request for Parkbrook at Sanger Circle Subdivision

Dear Mayor and Council Members,

On behalf of our client, Homeyer Engineering, Inc. is submitting this zone change request for Parkbrook at Sanger Circle (19.51 acres), located east of Marion Road and approximately 315 feet north of Sanger Circle Drive. The subject property is currently vacant with the exception of a detention pond that was constructed on the south property line as part of the existing Sanger Circle Estates project developed immediately to the north of said property. The existing pond is being redesigned to eliminate the normal water surface elevation. When completed, the proposed pond will not retain water and will be dry during non-storm conditions.

The proposed subdivision consists of 77 residential lots (44 townhome lots and 33 single family lots) and 3 private drainage lots. The property is currently zoned Residential District 1 (R-1) with a minimum lot area of 6,500 square feet and minimum dwelling size of 2,000 square feet. The proposed Planned Development zoning proposes to keep the same R-1 base zoning for the single family lots, but to allow for a minimum lot area of 2,600 square feet and a minimum dwelling size of 1,600 square feet for the townhome lots. The proposed development will include public improvements for streets, water, sanitary sewer and storm drainage. As stated above, the proposed improvements will also include a private dry detention pond for both Sanger Estates and the subject property.

I would like to thank you in advance for your consideration of this request and would respectfully ask that you support our application for this zone change request.

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440

Steven R. Homeyer, P.E.
President

PARKBROOK ADDITION LAND USE REGULATIONS

LEGAL DESCRIPTION:

Lots 1A – 8A, Block A, Marion Point Acres

CURRENT ZONING:

R-1 Single Family

PROPOSED ZONING:

Planned Development (PD) with Single-Family Detached and Single-Family Attached (Townhome) Residential Lots

PROPOSED LOT INFORMATION:

SINGLE FAMILY DETACHED:

Use Regulations: Permitted uses are outlined in the Use of Land and Buildings Chart in Chapter 14, Section 30 of the City of Sanger Zoning Ordinance.

Height Regulations: No building shall exceed thirty (30) feet in height. Accessory buildings shall not exceed fifteen (15) feet in height.

Area Regulations:

- A. Size of Yards:
 - 1. Minimum Front Yard – Twenty-five (25) feet
 - 2. Minimum Side Yard – Eight (8) feet; Fifteen (15) feet on corner adjacent to side street
 - 3. Minimum Rear Yard – Twenty (20) feet
- B. Size of Lots:
 - 1. Minimum Lot Area – Six Thousand Five Hundred (6,500) square feet
 - 2. Minimum Lot Width – Fifty-Eight (58) feet
 - 3. Minimum Lot Depth – One Hundred (100) feet
- C. Minimum Dwelling Size: Two Thousand (2,000) square feet
- D. Maximum Lot Coverage: Forty percent (40%) by the main building; Sixty percent (60%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.
- E. Parking Regulations: Not less than two (2) off-street parking spaces shall be provided behind the front yard line.
- F. Other Regulations:
 - 1. Accessory Buildings:
 - i. Minimum Front Yard – Sixty (60) feet
 - ii. Minimum Side Yard – Ten (10) feet
 - iii. Minimum Rear Yard – Ten (10) feet

SINGLE FAMILY ATTACHED (TOWNHOMES):

Use Regulations: Permitted uses are outlined in the Use of Land and Buildings Chart in Chapter 14, Section 30 of the City of Sanger Zoning Ordinance.

Height Regulations: No building shall exceed thirty (30) feet in height.

Area Regulations:

- A. Size of Yards:
 - 1. Minimum Front Yard – Twenty-five (25) feet
 - 2. Minimum Side Yard – Eight (8) feet; Fifteen (15) feet on corner adjacent to side street
 - 3. Minimum Rear Yard – Twenty (20) feet

- B. Size of Lots:
 - 1. Minimum Lot Area – Two Thousand Six Hundred (2,600) square feet
 - 2. Minimum Lot Width – Twenty-Four (24) feet
 - 3. Minimum Lot Depth – One Hundred (100) feet

- C. Minimum Dwelling Size: One Thousand Six Hundred (1,600) square feet

- D. Maximum Lot Coverage: Fifty percent (50%) by the main building; Seventy percent (70%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.

- E. Parking Regulations: Not less than two (2) off-street parking spaces shall be provided behind the building. Garage access shall be provided via an alley.

- F. Other Regulations:
 - 1. Accessory Buildings are not permitted.

ORDINANCE # XX-XX-XX

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING APPROXIMATELY 19.1 ACRES OF TRACTS DESCRIBED AS MARION POINT ACRES BLOCK A, LOT 1A, 2A, 3A, 4A, 5A, 6A, 7A AND 8A, 19.1 ACRES, FROM “R-1” RESIDENTIAL 1 TO “PD” PLANNED DEVELOPMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Request for rezoning was submitted with the City of Sanger, Texas, concerning the hereinafter described property;

WHEREAS, due notice of hearings were made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Sanger, Texas, duly covered and conducted public hearing for the purpose of assessing a request for rezoning from Agricultural to Business District – 2 on the hereinafter described property located in the City of Sanger, Texas;

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

SECTION 1. That the legal description of the tracts zoned herein is generally described as **MARION POINT ACRES BLOCK A, LOT 1A, 2A, 3A, 4A, 5A, 6A, 7A AND 8A 19.1 ACRES.**

SECTION 2. That the subject property described through metes and bounds in Exhibit A, and generally located on the east side of Marion Rd and approximately 1181 feet north of the intersection of Marion Rd and FM 455, is rezoned from Residential 1 (R-1) to Planned Development (PD), as illustrated in Exhibit A.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 4. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 5. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 6. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

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

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

SECTION 53
“R-1” RESIDENTIAL DISTRICT - 1

General Purpose and Description: This district is designed to permit larger single-family detached dwelling units on small lots. The R districts are the preferred zoning districts for new single-family residential land uses.

53.1 Permitted Uses:

- A. Uses permitted in the SF-2 through SF-10 districts are outlined in the chart in [Section 30](#).

53.2 Area Regulations:

A. Size of Yards:

1. Minimum Front Yard: Twenty feet (20')[.]
2. Minimum Side Yard: Eight feet (8'); Ten feet (10') on corner adjacent to side street.
3. Minimum Rear Yard: Twenty feet (20')[.]

B. Size of Lots:

1. Minimum Lot Area: Six thousand (6,500) [sic] square feet[.]
2. Minimum Lot Width: Fifty feet (50')[.]
3. Minimum Lot Depth: One hundred feet (100')[.]

C. Minimum Dwelling Size: Two thousand (2,000) square feet[.]

- D. Minimum Parking Required: An enclosed parking area of at least four hundred (400) square feet. This area does not count towards the minimum dwelling size.

SECTION 57
“TH” TOWNHOME RESIDENTIAL DISTRICT

General Purpose and Description: The Townhome District is intended to provide for single-family attached residential uses. Density in this district is not to exceed ten (10) units per acre.

57.1 Use Regulations:

A building or premises shall be used only for the following purposes:

1. Single-family attached dwelling units, provided that no more than five (5) dwelling units are attached in one continuous row or group and provided that no dwelling unit is constructed above another unit.
2. Other uses as specified by the Land Use Table[.]

57.2 Height Regulations:

No building shall exceed thirty-five (35) feet.

57.3 Area Regulations:

1. Size of Yards:

- a. Front Yard: There shall be a front yard having a required depth of not less than twenty (20) feet as measured from the front property line.
- b. Side Yard: There is no required side yard between adjacent units within the same building. There is minimum side yard of at least seven and one half (7-1/2) feet for units at the end of a building, creating a 15-foot separation between adjacent buildings. There is a required side yard of at least twenty (20) feet adjacent to a side street.

2. Size of Lot:

- a. Lot Area: Each lot shall measure at least two thousand three hundred (2,300) square feet.
- b. Lot Width: The width of a lot shall be not less than twenty-three (23) feet.
- c. Lot Depth: The depth of a lot shall be not less than one hundred (100) feet.

57.4 Parking Regulations:

Two (2) off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard. Off-street parking spaces shall be provided in accordance with the requirements set forth in [Section 32](#).

AGENDA MEETING DATE: March 14, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

LANE RANCH - ZONING CHANGE - PH

Conduct a Public Hearing for a zoning change from Agriculture (A) to Planned Development (IPD) of approximately 326 acres land described as A0029A R BEEBE, Tract 56, 56A, 56B, 60, 61 and 65 within the City of Sanger and generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Rd and FM 455 and continuing south to McReynolds Rd.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The applicant is proposing to rezone the subject property of approximately 326 acres from Agricultural (A) to Planned Development (PD) zoning. The subject property is located along FM 455 corridor and continues south to McReynolds Rd. It also has a piece along Indian Lane and has been commonly known as Lane Ranch. The development is made up of 6 different properties owned by Hien T. & Duyet Nguyen, Dualbond Holdings, LLC and Sanger Town Center, LLC. Currently the properties are being used as pasture land.

The applicant is wanting to create a Planned Development that would include approximately 242 acres of single family residential, 16 acres for townhomes, 18 acres of multi-family, 43 acres of neighborhood business, and 8 acres of assisted living. It would also have approximately 83 acres of open space throughout the development with amenities such as parks, walking trails, dog park, benches, and waste stations. The PD calls for entry monuments, screening walls and community signage. There will be a homeowners association established for maintenance.

Single family 50' lots would have a minimum house size of 1800 sq ft but not more than 25% would be under 2000 sq ft. The 40' lots would have a minimum house size of 1500 sq ft but not more than 25% would be under 1650 sq ft. Multi-family would be at 20 units per gross acre.

The business district would front along FM 455 and would mimic the Business 2 District. This district allows commercial uses such as quick service food and beverage shop, restaurants, pharmacy, gift shop, bank, office, motor fuel services, auto laundry (car wash) and other automobile related uses, hardware store, greenhouse (nursery), among other retail and commercial uses.

The developer will install a perimeter brick or stone screening wall Major Collector Streets. Floodplain, parks, open spaces, right-of-way shall be exempt form screening requirements, but may have tubular steel fencing.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

N/A

AGENDA MEETING DATE: March 14, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

LANE RANCH - ZONING CHANGE

Consider Ordinance XX-XX-XX regarding a zoning change from Agriculture (A) to Planned Development (IPD) of approximately 326 acres land described as A0029A R BEEBE, Tract 56, 56A, 56B, 60, 61 and 65 within the City of Sanger and generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Rd and FM 455 and continuing south to McReynolds Rd.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The applicant is proposing to rezone the subject property of approximately 326 acres from Agricultural (A) to Planned Development (PD) zoning. The subject property is located along FM 455 corridor and continues south to McReynolds Rd. It also has a piece along Indian Lane and has been commonly known as Lane Ranch. The development is made up of 6 different properties owned by Hien T. & Duyet Nguyen, Dualbond Holdings, LLC and Sanger Town Center, LLC. Currently the properties are being used as pasture land.

The applicant is wanting to create a Planned Development that would include approximately 242 acres of single family residential, 16 acres for townhomes, 18 acres of multi-family, 43 acres of neighborhood business, and 8 acres of assisted living. It would also have approximately 83 acres of open space throughout the development with amenities such as parks, walking trails, dog park, benches, and waste stations. The PD calls for entry monuments, screening walls and community signage. There will be a homeowners association established for maintenance.

Single family 50' lots would have a minimum house size of 1800 sq ft but not more than 25% would be under 2000 sq ft. The 40' lots would have a minimum house size of 1500 sq ft but not more than 25% would be under 1650 sq ft. Multi-family would be at 20 units per gross acre.

The business district would front along FM 455 and would mimic the Business 2 District. This district allows commercial uses such as quick service food and beverage shop, restaurants, pharmacy, gift shop, bank, office, motor fuel services, auto laundry (car wash) and other automobile related uses, hardware store, greenhouse (nursery), among other retail and commercial uses.

The developer will install a perimeter brick or stone screening wall Major Collector Streets. Floodplain, parks, open spaces, right-of-way shall be exempt from screening requirements, but may have tubular steel fencing.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

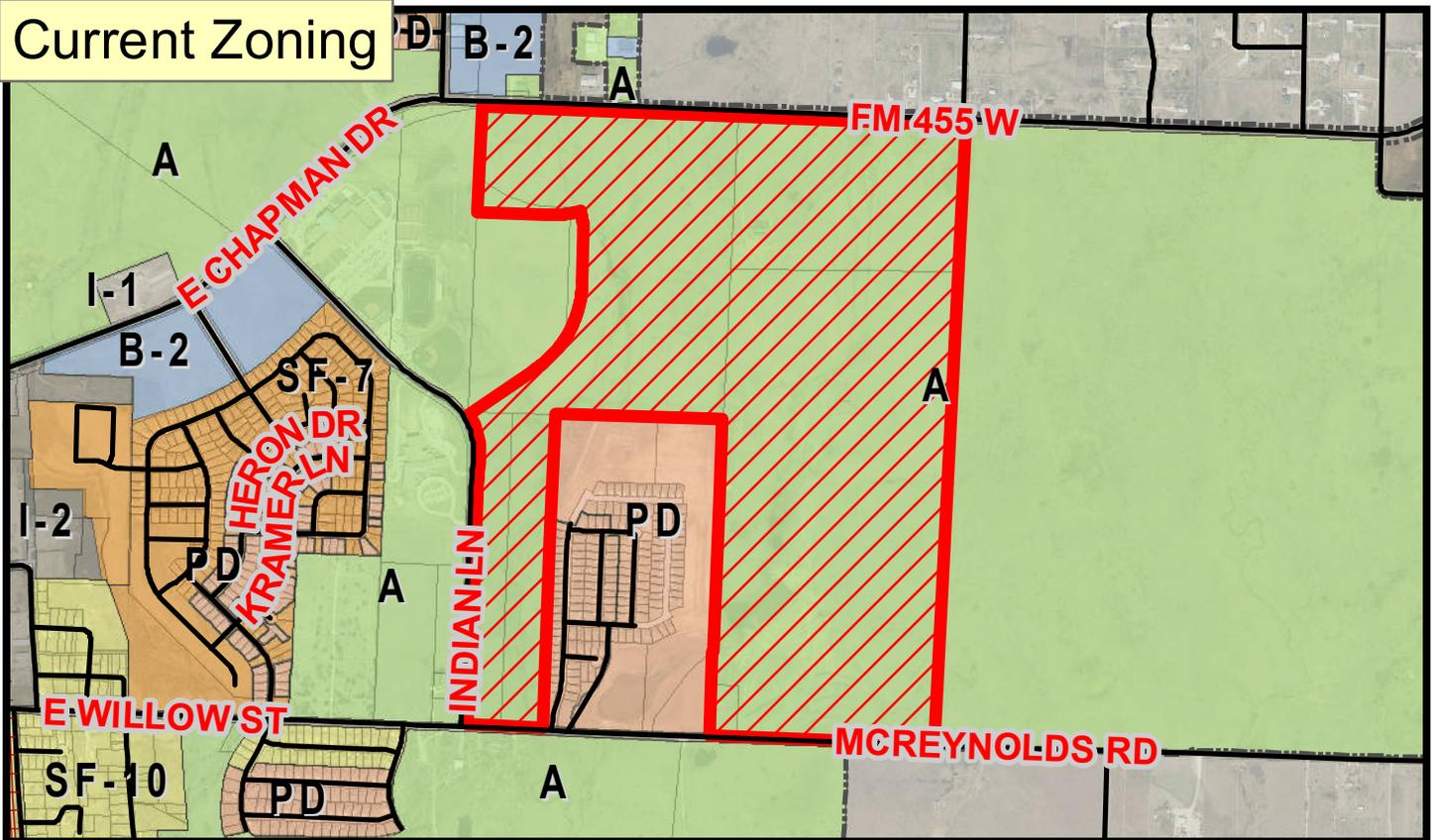
STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommend APPROVAL.

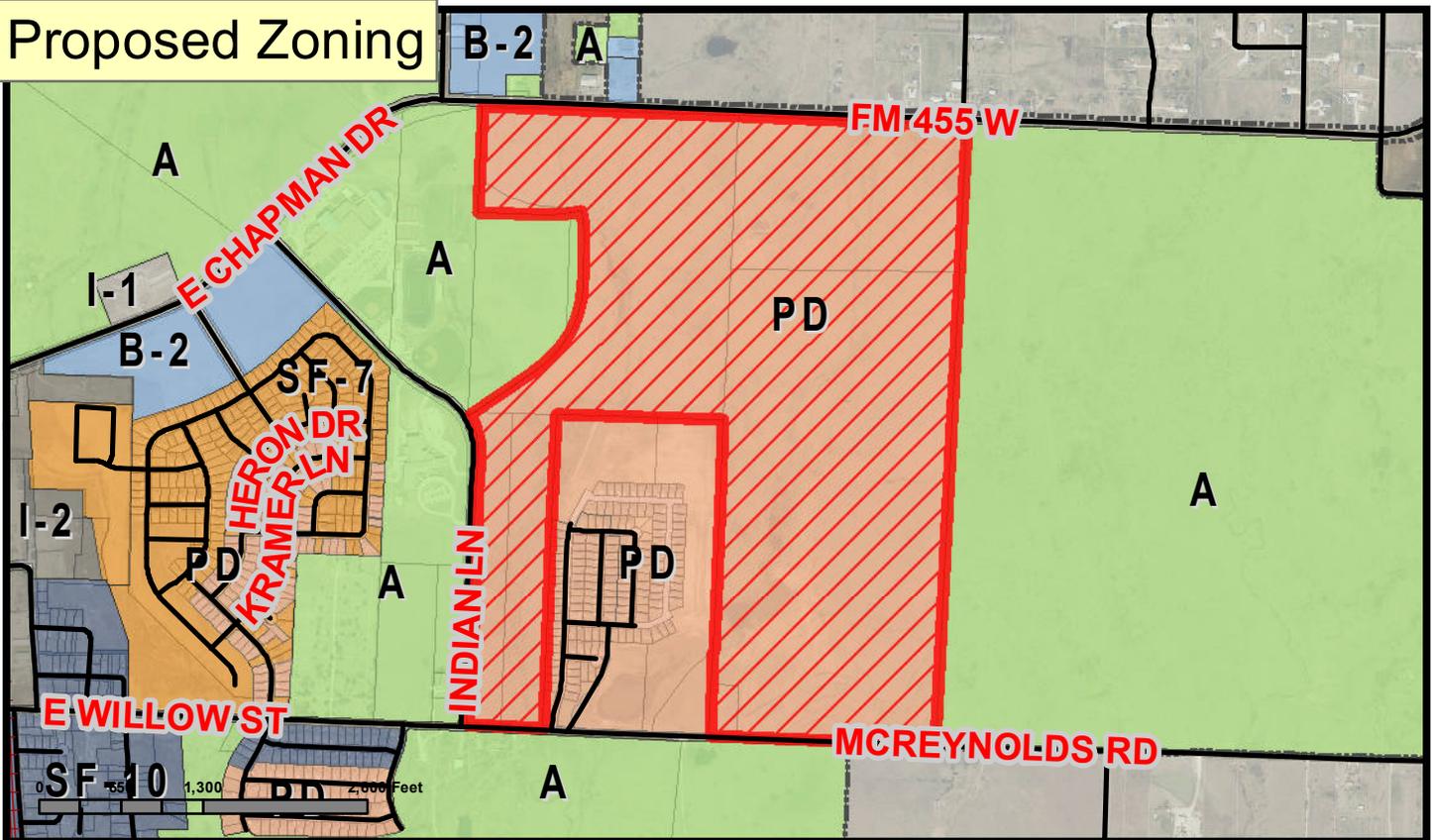
ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/9/2022	Cover Memo
Application	3/9/2022	Cover Memo
Letter of Intent	3/9/2022	Cover Memo
Ordinance XX-XX-XX	3/9/2022	Cover Memo
Planned Development District	3/9/2022	Cover Memo
Concept Plan	3/9/2022	Cover Memo
Park Plan	3/9/2022	Cover Memo
Park Improvements	3/9/2022	Cover Memo
Roads	3/9/2022	Cover Memo
Lot Details	3/9/2022	Cover Memo
House Templates	3/9/2022	Cover Memo

Current Zoning



Proposed Zoning



Location: Lane Ranch - PD Zoning change request
 Project: 22SANZON-0005

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.



SANGER

★ T E X A S

ZONING CHANGE/SUP APPLICATION

Zoning Change

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: CASEY MCGINNIS	Name: SEE ATTACHED SHEET
Company: JTWSCM DEVELOPMENT LLC	Company:
Address: 4029 VENETO DRIVE	Address:
City, State, Zip: FRISCO, TEXAS 75033	City, State, Zip:
Phone: 214-232-6180	Phone:
Fax: N/A	Fax:
Email: MCGINNISDEVELOPMENT@GMAIL.COM	Email:

Submittal Checklist

	Site Plan (for Specific Use Permits Only)
X	One (1) PDF Copy of Site Plan
X	Survey with Metes and Bounds Description
X	Letter of Intent
X	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.):

326.825 ACRES LOCATED AT THE NORTHEAST CORNER OF INDIAN LANE AND MCREYNOLDS ROAD

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

REQUESTING A PD TO INCLUDE SINGE FAMILY RESIDENTIAL, TOWNHOME, MULTI-FAMILY AND GENERAL BUSINESS

SEE ATTACHED SHEET FOR OWNER SIGNATURES

Owner Signature

Date

Applicant Signature

Date

Office Use

	Fee
	Date

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 9/03/2019

LANE RANCH PD OWNERSHIPS (THIS INFORMATION WAS TAKEN FROM THE DENTON COUNTY APPRASIAL WEB SITE)

1)

NGUYEN, HIEN T & DUYET 151.67 ACRES
3608 WAYNOKA DR,
CARROLLTON, TX, 75007-2792
PHONE: (469) 900-7113
EMAIL: nguyenhelen15@gmail.com

A0029A R. BEEBE, TR 56B, 149.658 ACRES, OLD DCAD SHT 2, TR 3
A0029A R. BEEBE, TR 56A, 2.012 ACRES

SIGNATURE: 



2)

DUALBOND HOLDINGS LLC 51.17 ACRES
MR. JONATHAN WANG
101 FOREST BEND DR,
COPPELL, TX, 75019-2040
PHONE: (214) 316-2256
EMAIL: wangjtc@verizon.net

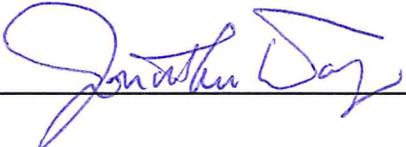
A0029A R. BEEBE, TR 56, 51.17 ACRES, OLD DCAD SHT 2, TR 3

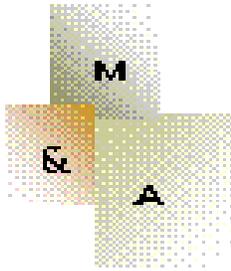
SIGNATURE: 

3)

SANGER TOWN CENTER LLC 122.52 ACRES
MR. JONATHAN WANG
101 FOREST BEND DR,
COPPELL, TX, 75019-2040
PHONE: (214) 316-2256
EMAIL: wangjtc@verizon.net

A0029A R. BEEBE, TR 65(PT), 84.5014 ACRES, OLD DCAD SHT 2, TR 4
A0029A R. BEEBE, TR 60, 25.22 ACRES, OLD DCAD SHT 2, TR 7
A0029A R. BEEBE, TR 61, 12.8 ACRES, OLD DCAD SHT 2, TR 8

SIGNATURE: 



MIDDLETON & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS AND LAND PLANNERS

February 2, 2022

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

RE: Letter of Intent
Rezoning for Lane Ranch
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the rezoning of the Lane Ranch property located at the northeastern intersection of McReynolds Road and Indian Lane in Sanger. The property is approximately 326 acres consisting of six (6) different properties owned by Hien T. & Duyet Nguyen, Dualbond Holdings, LLC and Sanger Town Center, LLC. This tract is current open pastureland with no tree cover.

The purpose of this request is to change the zoning from existing Agricultural to Planned Development. The Cities Future Land Use Plan identifies this area as Urban Low Density Residential with a Neighborhood Park. The proposed PD would include single family residential, townhomes, neighborhood business and a 59-acre public park with amenities. The applicant for this submittal is Mr. Casey McGinnis with JTWSCM Development.

If you have any other questions or would like additional information regarding our submittal, please contact myself at 972-393-9800 or Mr. McGinnis at 214-232-6180.

Sincerely,
MIDDLETON & ASSOCIATES, LLC.

Eugene Middleton, P.E.
President

ORDINANCE # XX-XX-XX

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING APPROXIMATELY 326 ACRES OF TRACTS DESCRIBED AS A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, FROM “A” AGRICULTURAL TO “PD” PLANNED DEVELOPMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Request for rezoning was submitted with the City of Sanger, Texas, concerning the hereinafter described property;

WHEREAS, due notice of hearings were made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Sanger, Texas, duly covered and conducted public hearing for the purpose of assessing a request for rezoning from Agricultural to Planned Development on the hereinafter described property located in the City of Sanger, Texas;

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

SECTION 1. That the legal description of the tracts zoned herein is generally described as **A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65 326 ACRES.**

SECTION 2. That the subject property described through metes and bounds in Exhibit A, and generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Road and FM 455 and continuing south to McReynolds Rd, is rezoned from Agricultural (A) to Planned Development (PD), as illustrated in Exhibit A.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 4. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 5. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 6. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

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

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

ORDINANCE # XX-XX-XX

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING APPROXIMATELY 2.00 ACRES OF TRACTS DESCRIBED AS A0029A R. BEEBE, TR 70C, 2.0 ACRES, FROM “A” AGRICULTURAL TO “B-2” BUSINESS DISTRICT – 2; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

326.825 ACRE LANE RANCH

PD SUMMARY

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 "A" (the "Property") of this PD Ordinance. Development and use of the Property shall comply with the Sanger Zoning Ordinance as it existed on the date of its adoption on August 3, 1987 (the "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.

PROPOSED USES

Single Family (242.890 Acres)

Approximately 152.38 acres are proposed as single family detached uses, 16.35 acres as single family attached (townhome) and 74.16 acres of open space. The net density is 3.76 units/acre.

Business District (83.935 Acres)

Approximately 43.079 acres are proposed as local business and retail, 8.762 acres of assisted living along with 18.469 acres of multi-family and 13.625 acres of open space.

COMMUNITY FEATURES

The hardscape within the community shall include entry monuments, screening walls and community signage. Signs shall not be within the sight visibility triangles.

A mandatory homeowners association shall be established to own and maintain the private open spaces, common areas and greenbelts; all private landscape improvements; dog parks and dog waste stations, perimeter masonry and tubular steel fencing; entry monuments and signage. The homeowner's association shall maintain on street parking spaces within a street right-of-way and any parking spaces located within a common area lot. Private trails and sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the HOA.

The 100-year floodplain shall be designated as a public drainage easement within the Public Parkland dedication. Maintenance responsibility shall be identified on the plat using the City of Sanger Standard drainage easement inscription.

RESIDENTIAL LAND USES

I. Lot Sizes, Setbacks, etc. for Single Family Detached. Except as otherwise provided below, detached single family residences shall comply with Section 53, “R-1” RESIDENTIAL DISTRICT -1 of the Zoning Ordinance, subject to the following changes:

A. Minimum Lot Width, Depth, and Size.

The Manor Lots (50’ X 120’):

The minimum lot width shall be 50 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 6,000 square feet.

The Garden Lots (40’ X 120’):

The minimum lot width shall be 40 feet. The minimum lot depth shall be 120 feet. The minimum lot size shall be 4,800 square feet.

B. Minimum House Size.

The Manor Lots:

The minimum air-conditioned area within each residence shall be 1,800 square feet. Over the entire development, the Manor Lots shall average over 2,000 square feet in house size. The Manor Lots shall place a limit of 25% of the total lot count to be below 2,000 square feet.

The Garden Lots:

The minimum air-conditioned area within each residence shall be 1,500 square feet. Over the entire development, the Garden Lots shall average over 1,650 square feet in house size. The Garden Lots shall place a limit of 25% of the total lot count to be below 1,650 square feet.

C. Maximum Height.

The maximum building height shall be 2 stories or 35 feet.

D. Front Yard Setback.

The minimum front yard building setback shall be twenty-five feet (25’). Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet (5’).

E. Side Yard Setback.

The minimum side yard building setback shall be five feet (5') on each side. A side yard adjacent to a street on a corner lot shall always have a minimum ten-foot (10') side yard building setback.

F. Rear Yard Setback.

The minimum rear yard building setback shall be twenty feet (20') from the rear facade of the residence (excluding porches and projecting architectural features) to the rear lot line.

G. Maximum Lot Coverage.

The maximum lot coverage will be 65% for any residential lot.

H. Garages.

An enclosed parking area of at least four hundred square feet shall be provided for a garage (this does not count towards the minimum house size). The face of a garage door must be located at least 20 feet from the street right-of-way line that the garage door faces. The garage door does not have to be behind the street facing façade of the house. Split garage doors with a separate door for each vehicle bay are not required.

I. Design Elements

All residential dwellings will meet the City of Sanger Exterior Façade Design Criteria Manual as adopted on October 7, 2019.

II. Lot Sizes, Setbacks, etc. for Single Family Attached. Except as otherwise provided below, attached single family residences shall comply with Section 57, "TH" TOWNHOME RESIDENTIAL DISTRICT of the Zoning Ordinance, subject to the following changes:

A. Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 22 feet. The minimum lot depth shall be 90 feet. The minimum lot size shall be 1,980 square feet.

B. Minimum House Size.

The minimum air-conditioned area within each residence shall be 900 square feet.

C. Maximum Height.

The maximum building height shall be 2 stories or 35 feet.

D. Front Yard Setback.

The minimum front yard building setback shall be twenty-five feet (20'). Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet (5').

E. Side Yard Setback.

The minimum side yard building setback at the end of each building shall be seven- and one-half feet (7.5') on each side. A side yard adjacent to a street on a corner lot shall always have a minimum ten-foot (20') side yard building setback.

F. Rear Yard Setback.

The minimum rear yard setback shall be five feet from the rear facade of the residence to the alley right-of-way.

G. Maximum Lot Coverage.

The maximum lot coverage shall not apply to any townhomes.

H. Parking

Two off-street parking spaces shall be provided per unit.

I. Design Elements

All residential dwellings will meet the City of Sanger Exterior Façade Design Criteria Manual as adopted on October 7, 2019.

III. General Conditions.

- A. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured at the rear of the required front yard setback as shown on the Final Plats.
- B. Sidewalks may be located outside of the public right-of-way if located within an adjacent open space lot with a pedestrian access easement to provide for meandering sidewalks and trails that may be located within adjacent common area lots or to preserve existing trees along perimeter roads.

IV. Residential Landscape Requirements. Except as otherwise provided below, landscape requirements shall comply with Section 48, Landscape Regulations of the Zoning Ordinance, subject to the following changes:

The following requirements apply to residential development:

- A. Each single-family residence shall have an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.
- B. Each Home lot shall have a minimum of two shade trees that are at least three inches in caliper planted. The trees shall be planted in the front and rear yard. If the lot fronts or sides onto a common area lot, the front yard requirement may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall

apply. Compliance with the front yard or street requirements shall be generally consistent with the tree planting plans that are a part of the Detail plans.

- C. All required trees shall be selected from a tree list approved during the Detail Plan stage.
- D. Each Home lot shall have a minimum of twelve (12) shrubs placed in the front yard. Individual shrubs shall be a minimum of three (3) gallons in size when planted.

V. Parkland/Open Space (83.783 Acres)

- A. Developer, and its assigns, agree to dedicate approximately 59.7 acres of the total 83.783 acres of floodplain/open space as Public Park property (the “Parkland”) to the City of Sanger. Common areas may include floodplain, ponds, detention areas, and small open spaces as shown on the Preliminary Park Concept Plan. Small Open Spaces shall be connected with sidewalks to be a comprehensive pedestrian system. Common areas will abut a public street right-of-way in at least one location with a sidewalk connection. The Parkland shall be credited toward the Park Land Dedication requirement.
- B. A pedestrian circulation system shall be provided that affords connectivity to the entire community and the perimeter of the Property. The pedestrian circulation system shall include concrete trails that are a minimum of six feet in width. Trails in greenbelts will be constructed of concrete and shall connect with the project sidewalks. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. The pedestrian circulation system may include such items as benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and doggie waste stations.
- C. All interior residential street rights-of-way shall be improved with sidewalks that are a minimum of four feet in width and (1) constructed by the homebuilders at the time of adjacent house construction; or (2) constructed by the developer for all non-buildable lots. All sidewalks along Collector and Arterial Road frontages are to be five feet in width. The pedestrian circulation system will replace the required public sidewalk along Lane Ranch Drive as shown on the Preliminary Park Concept Plan.
- D. Developer, and its assigns, agree to also install additional amenities such as an off-street parking lot, dog park, covered picnic area, playground equipment and fishing docks as shown on the Preliminary Park Concept Plan. The exact number and location of these amenities may change during the final design process.
- E. The phasing of the park improvements will coincide with the residential phasing plan and is noted on the overall Preliminary Park Concept Plan.

VI. Fencing Requirements

- A. The developer shall install a perimeter brick or stone screening wall along Major Collector Streets as shown on the Detail Plan. Floodplain, parks, open spaces, right-of- way shall be

exempt from the screening requirements in this Section; however, tubular steel fencing may be installed in these areas at the developer's option.

- B. Homebuilder side yard and back yard fencing on residential lots shall be a maximum of six feet in height and shall be setback a minimum of five feet from the front building line shown on the Detail Plan.
- C. Fencing on all residential lots abutting an open space lot or greenbelt shall be restricted to tubular steel painted black. No solid fencing other than a brick and/or stone masonry courtyard wall under 42 inches shall be permitted abutting an open space lot or greenbelt; however, landscape borders, included trimmed hedges, are permitted.

VII. Street Typology

- A. Standard curbs will be required adjacent to streets abutting all residential lot types unless otherwise approved by the City's engineering department.
- B. Streets fronting open space lots must have standard curbs adjacent to the common area lot. Streets adjacent to common area lots may provide for on-street parking. In addition, the street faces adjacent to open spaces near the flood plain will have a maintenance access location.
- C. Developer shall work with City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximum the benefit from the pedestrian system.

VIII. Utilities and Equipment

- A. Electrical and gas utility meters and AC condensers should be unobtrusively located beyond the front or side street facade zone and screened from view from adjacent streets or common open spaces with landscaping or appropriate fencing.
- B. Transformers on individual lots should be screened to minimize visual impact.
- C. Satellite dishes, and solar panels should be located in less conspicuous locations and out of view from adjacent streets or common open spaces when possible.
- D. Antennas should be located inside the building when possible.
- E. Solar panels when visible from the front should be flush with the roof.

IX. Refuse Locations

- A. Refuse containers should be stored within an enclosed storage area, fenced, walled or screened from view from adjacent streets or common open spaces with landscaping.

X. Home Variety

- A. Detached home designs with the same or similar facade, materials, or colors should be separated by a minimum of three lots on the same side of the street and should not be located directly across or diagonally across the street from each other.

- B. If a detached home plan is repeated on an adjacent lot, it should be elevated with a different architectural style or two of the following three elevation changes - brick color, roof color, or flipped plan.

BUSINESS DISTRICT USES

Except as otherwise provided below, commercial uses shall comply with Section 23, “B-2” Business District - 2 of the Zoning Ordinance, subject to the following changes:

- 1. An 18.5-acre multi-family site will be allowed. The base zoning for this tract will be “MF-2” Multi-Family Residential District - 2 at 20 units per gross acre.
- 2. Self-Storage facilities will be allowed by right.
- 3. Boat storage facilities will be allowed by right.
- 4. The building height for a pitched roof building shall be a maximum of 35 feet.
- 5. The front, rear and side building setbacks adjacent to any internal street shall be a minimum of 15 feet.
- 6. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.



LEGEND

- COMMERCIAL AREAS
- 50'X120' RESIDENTIAL LOTS
- 40'X120' RESIDENTIAL LOTS
- TOWN HOME ZONING
- GRASSY/OPEN SPACE
- LAKES
- STREETS
- LAKERIDGE PD

RESIDENTIAL LOT COUNT BY SIZE

50'X120' LOTS (R-1)	493 LOTS (MANOR LOTS)
40'X120' LOTS (R-1)	290 LOTS (GARDEN LOTS)
24'X100' LOTS (TH)	130 LOTS (8 PER AC.)
TOTAL	913 LOTS

TOTAL RESIDENTIAL AREA - 242,890 AC.

- SINGLE FAMILY 152,377 AC.
- TOWN HOMES 16,355 AC.
- OPEN SPACE (RESIDENTIAL) 74,158 AC.
- INSIDE FLOODPLAIN 53,051 AC.
- OUTSIDE FLOODPLAIN 21,107 AC.

TOTAL BUSINESS AREA 83,935 AC.

- GENERAL BUSINESS 43,079 AC.
- ASSISTED LIVING 8,762 AC.
- MULTI-FAMILY 18,469 AC.
- OPEN SPACE 13,625 AC.

No.	DATE	REVISION	APPROVED

Middleton PROJECT ENGINEER
& Associates, LLC.
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBE #1-10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

CONCEPT PLAN
 LANE RANCH
 326.825 ACRES - CITY OF SANGER
 DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT4.DWG | DATE: 1-31-22 | SCALE: 1"=250'
 Project No. 0001032 | SHEET NO. 1 | 1

PRELIMINARY - FOR REVIEW ONLY
 and not intended for construction, or
 permit purposes. The work was prepared
 by E. M. MIDDLETON, J. P. E. 67449



LEGEND

- PARK BENCH/DOG WASTE STATION/TRASH CANS
- 6' HIKE & BIKE TRAIL
- PARK AREA/OPEN SPACE
- LAKES
- PROPOSED TREES
- COVERED PICNIC AREA
- ⊕ PLAYGROUND
- ⊥ FISHING PIER
- ① PARK PHASE NUMBER
- PARK PHASE LINE

PARKLAND DEDICATION REQUIREMENT

● SINGLE FAMILY (1 AC./50 D.U.)	18.26 AC.
● MULTI-FAMILY (1 AC./21 BEDROOMS)	29.16 AC.
● TOTAL	47.42 AC.

PARKLAND DEDICATION PROVIDED

● SINGLE FAMILY	21.107 AC.
● MULTI-FAMILY/BUSINESS	13.625 AC.
● USABLE FLOOD PLAIN	25.0 AC.
● TOTAL	59.732 AC.

TOTAL LENGTH OF TRAIL SYSTEM=13,560 L.F. (2.56 MILES)

No.	DATE	REVISION	APPROX.
1	1-31-22	1-31-22	1-31-22

Middleton PROJECT ENGINEER:
& Associates, LLC.
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBE # -10900 © Copyright 2022
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

PRELIMINARY PARK CONCEPT PLAN
LANE RANCH
326.825 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT4-PARK DATE: 1-31-22 SCALE: 1"=250' SHEET NO: 1
 Project No. 0001032

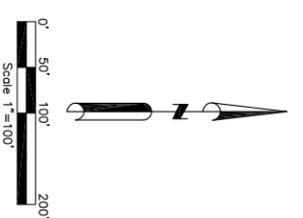


50'x50' ENGINEERING MEASURING STATION ESMIT. DOC. #94-R0019895
 WILKER FAMILY TRUST DOC. NO. 94-0089291
 50'x50' ENGINEERING MEASURING STATION ESMIT. DOC. #94-R0019895
 WILKER FAMILY TRUST DOC. NO. 94-0089291



LEGEND

- PARK BENCH/DOG WASTE STATION/TRASH CANS
- 6' HIKE & BIKE TRAIL
- PARK AREA/OPEN SPACE
- LAKES
- PROPOSED TREES



No.	DATE	REVISION	APPROX. DATE
1	1-31-22		

Middleton PROJECT ENGINEER & Associates, LLC.

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

PRELIMINARY PARK CONCEPT PLAN

LANE RANCH
 326.825 ACRES - CITY OF SANGER
 DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT4-PARK DATE: 1-31-22 SCALE: 1"=100' SHEET NO: 6
 Project No. 0001032

PRELIMINARY - FOR REVIEW ONLY
 These documents are for design review or permit purposes only and are not to be used for construction or other purposes without the approval of F. E. MIDDLETON, Jr., P.E. 67449



APPARENT 25' GAS ESMIT.
 NO RECORPING INFO

50'X30' ENSERCH
 MEASURING STATION ESMIT.
 DOC. #94-R0019695

WINSTON GROVE
 APARTMENTS, LLC
 DOC. NO. 2018-13037

FLOOD ZONE AE
 PER LOAR DATED JUNE 26, 2018
 CASE NO. 18-05-0546P
 FROM PANEL 4812102105

MARKON HILLS APARTMENTS
 LLC
 DOC. NO. 2017-92208

HIEN & DUJET NGUYEN
 DOC. NO. 2016-27020

McRENNOLDS ROAD

LANE RANCH DRIVE

SEE SHEET 2

DOG PARK
 5,767 S.F.

COVERED
 PICNIC AND
 PLAYGROUND
 AREA

26 SPACES

EXISTING
 LAKE

OPEN SPACE

EXISTING
 LAKE

OPEN SPACE

FUTURE PHAS

PHASE-3

PHASE-2

FRONT EXTENSION TO
 MCKENNA ROAD
 (BY OTHERS)

OPEN SPACE

EXISTING
 LAKE



- LEGEND**
- PARK BENCH/DOG WASTE STATION/TRASH CANS
 - 6' HIKE & BIKE TRAIL
 - OPEN SPACE
 - LAKES
 - PROPOSED TREES

No.	DATE	REVISION	APPROX. DATE
1	1-31-22	APPROX.	1-31-22

Middleton PROJECT ENGINEER & Associates, LLC.
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBE # - 10900 © Copyright 2022
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

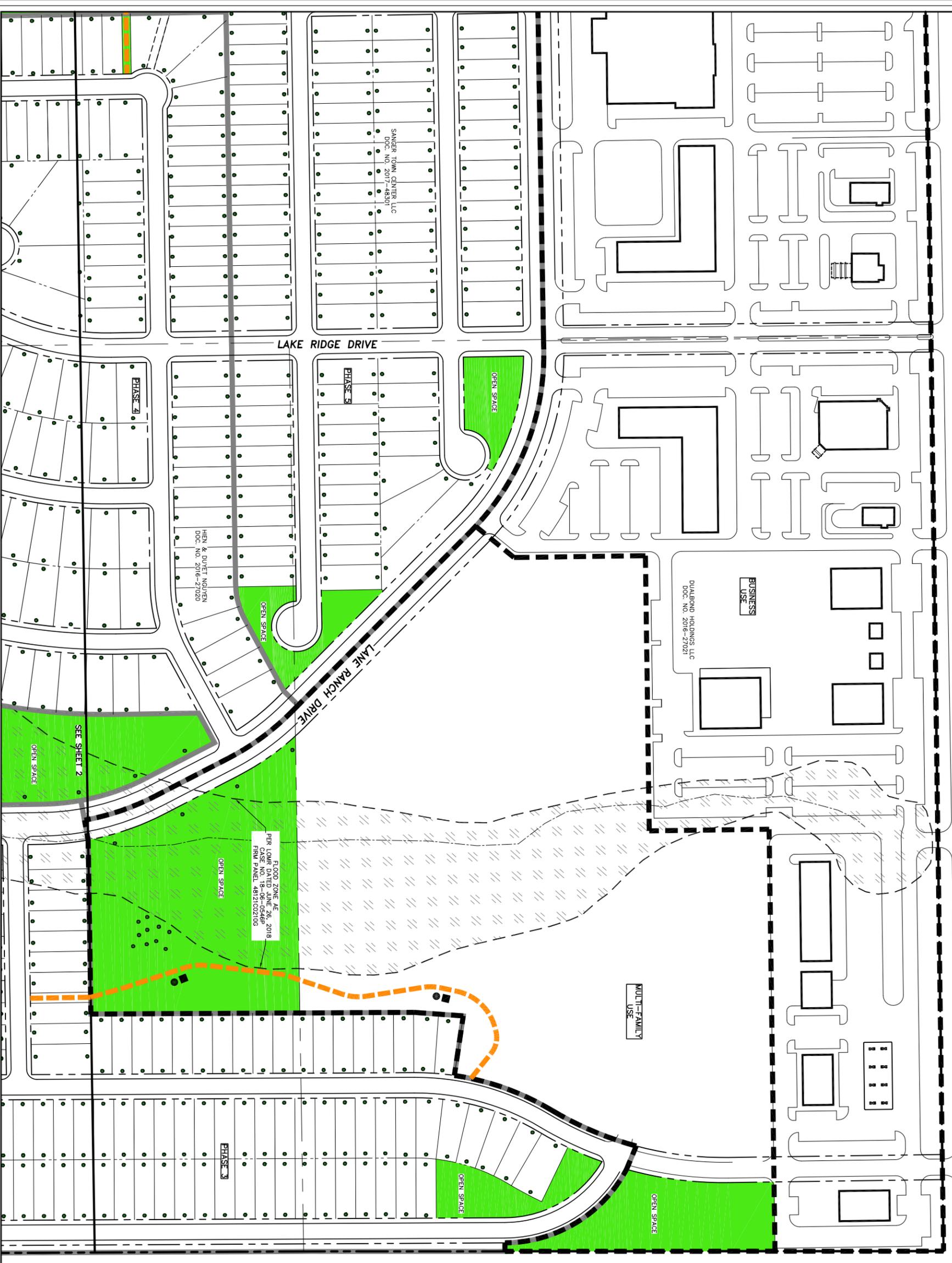
PRELIMINARY PARK CONCEPT PLAN
 LANE RANCH
 326.825 ACRES - CITY OF SANGER
 DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT4-PARK DATE: 1-31-22 SCALE: 1"=100' SHEET NO: 2 OF 6
 Project No. 0001032

PRELIMINARY - FOR REVIEW ONLY
 These documents are for design review or permit purposes only and are not to be used for construction or other purposes without the approval of F. E. MIDDLETON, Jr., P.E. 67449

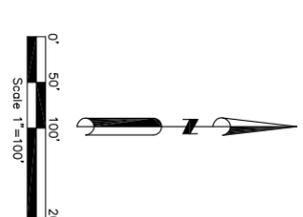


WEST CHAPMAN RD.
FM 455



- LEGEND**
- PARK BENCH/DOG WASTE STATION/TRASH CANS
 - 6' HIKE & BIKE TRAIL
 - PARK AREA/OPEN SPACE
 - LAKES
 - PROPOSED TREES

FLOOD ZONE AE
PER LHM 18-08-0546P
FRM PANEL 48121002103



PRELIMINARY - FOR REVIEW ONLY
These documents are for design review
only. They are not intended for construction or
permit purposes. They were prepared
by F. E. MIDDLETON, JR., P.E. 67449

No.	DATE	REVISION	APPROX.
1	1-31-22		

Middleton Project Engineer
& Associates, LLC.

CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBE # - 10900 © Copyright 2022
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

PRELIMINARY PARK CONCEPT PLAN

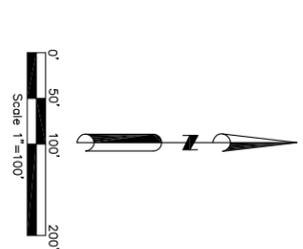
LANE RANCH
326.825 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT4-PARK	DATE: 1-31-22	SCALE: 1"=100'	SHEET NO: 3
Project No. 0001032			6



LEGEND

- PARK BENCH/DOG WASTE STATION/TRASH CANS
- 6" HIKE & BIKE TRAIL
- PARK AREA/OPEN SPACE
- LAKES
- PROPOSED TREES



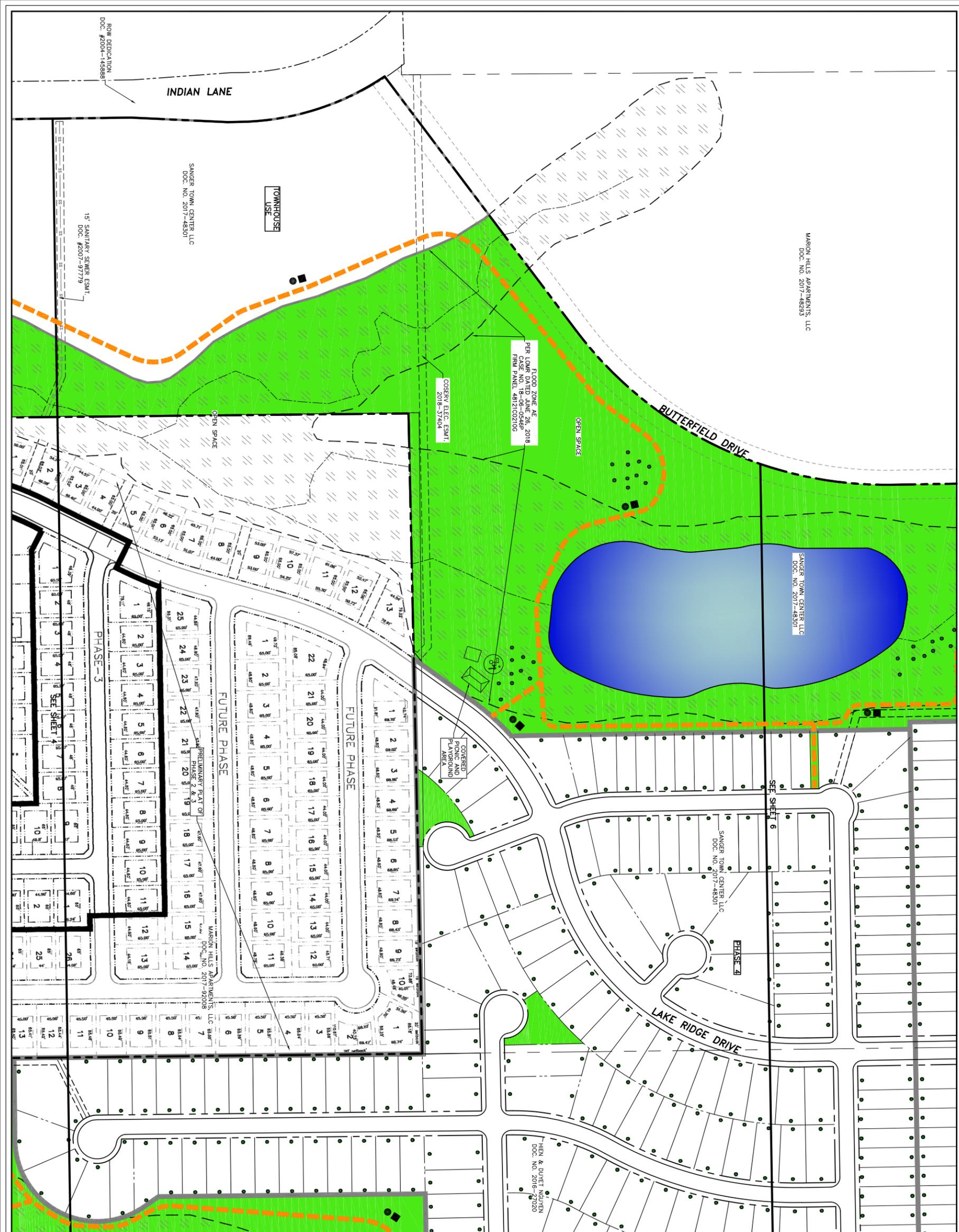
No.	DATE	REVISION	APPROX. DATE
1	1-31-22		

Middleton Project Engineer
& Associates, LLC.
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBE # - 10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

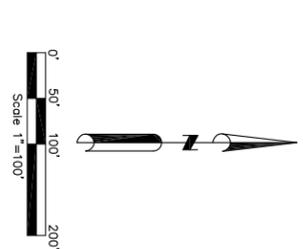
PRELIMINARY PARK CONCEPT PLAN

LANE RANCH
326.825 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT4-PARK DATE: 1-31-22 SCALE: 1"=100' SHEET NO: 4 OF 6
 Project No. 0001032



- LEGEND**
- PARK BENCH/DOG WASTE STATION/TRASH CANS
 - 6' HIKE & BIKE TRAIL
 - PARK AREA/OPEN SPACE
 - LAKES
 - PROPOSED TREES



No.	DATE	REVISION	APPROX.
1	1-31-22		

Middleton PROJECT ENGINEER & Associates, LLC.
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBE # - 10900 © Copyright 2022
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

PRELIMINARY PARK CONCEPT PLAN

LANE RANCH
326.825 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

Drawing File: 0001032CONCEPT4-PARK DATE: 1-31-22 SCALE: 1"=100' SHEET NO.: 5

Project No. 0001032

PRELIMINARY - FOR REVIEW ONLY
 These documents are for design review only. They are intended for informational purposes only and should not be used for construction or other purposes without the approval of F. E. MIDDLETON, Jr., P.E. 67449



WEST CHAPMAN RD.
FM 455

- LEGEND**
- PARK BENCH/DOG WASTE STATION/TRASH CANS
 - 6' HIKE & BIKE TRAIL
 - PARK AREA/OPEN SPACE
 - LAKES
 - PROPOSED TREES



MARON HILLS APARTMENTS, LLC
DOC. NO. 2017-48293

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301

SANGER TOWN CENTER LLC
DOC. NO. 2017-48301

DUALBOND HOLDINGS LLC
DOC. NO. 2016-27021

HIEN & DU'YET NGUYEN
DOC. NO. 2016-27020

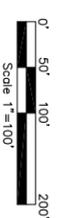
FLOOD ZONE A-E
PER LOMR DATED JUNE 26, 2018
DATE: 06/26/2018
FILE NO. 1812102010C
FILE NAME: 1812102010C

PRELIMINARY PARK CONCEPT PLAN

LANE RANCH
326.825 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

Middleton PROJECT ENGINEER & Associates, LLC.
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TYPE # - 10900 © Copyright 2022
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

No.	DATE	REVISION	APPROX.
1	1-31-22		



PRELIMINARY - FOR REVIEW ONLY
These documents are for design review
only. No reliance for construction or
other purposes shall be placed on
F. E. MIDDLETON, Jr., P.E. 67449



Drawing File: 0001032CONCEPT4-PARK	DATE: 1-31-22	SCALE: 1"=100'	SHEET NO.: 6
Project No. 0001032			

THE FOLLOWING IS A GENERAL AND BRIEF DESCRIPTION OF THE PROPOSED PARK IMPROVEMENTS FOR LANE RANCH:

PHASE 1 (SOUTHEAST PART OF DEVELOPMENT ALONG McREYNOLDS ROAD)

- TRAIL WORK FROM PHASE 1 RESIDENTIAL TO THE PARK AREA
- MINOR GRADING AND POND WORK AT THE MOST SOUTHEASTERLY POND AS REQUIRED WITH PHASE 1 RESIDENTIAL

PHASE 2 (EASTERN PART OF DEVELOPMENT)

- TRAIL WORK FROM PHASE 2 RESIDENTIAL TO THE PARK AREA
- OFF-STREET PARKING AREA ALONG LANE RANCH DRIVE
- BOTH LOWER PONDS IMPROVED – THIS WILL INVOLVE A NEW FLOOD STUDY, GRADING, DRAINAGE IMPROVEMENTS, ETC...
- FISHING PIERS WITHIN THE TWO EASTERLY PONDS
- COVERED PICNIC AREA
- PLAYGROUND
- PARK BENCHES / DOG WASTE STATIONS / TRASH CANS
- MISC. TREE PLANTINGS WITHIN THE PARK AND ALONG LANE RANCH DRIVE

PHASE 3 (NORTHEASTERN PART OF DEVELOPMENT)

- CONTINUATION OF TRAIL FROM PHASE 3 RESIDENTIAL TO THE PARK
- PARK BENCHES/ DOG WASTE STATIONS/ TRASH CANS
- MISC. TREE PLANTINGS WITHIN THE PARK AND ALONG LANE RANCH DRIVE

PHASE 4 (CENTRAL PART OF DEVELOPMENT JUST NORTH OF LAKE RIDGE ESTATES)

- TRAIL WORK FROM PHASE 4 RESIDENTIAL TO THE PARK AREA
- NORTHWEST POND IMPROVEMENTS ADJACENT TO BUTTERFIELD DRIVE
- COVERED PICINIC AREA
- PLAYGROUND
- PARK BENCHES / DOG WASTE STATIONS / TRASH CANS
- MISC. TREE PLANTINGS

PHASE 5 (MOST NORTHERN AND CENTRAL PART OF DEVELOPMENT)

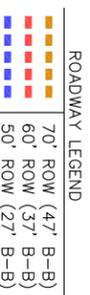
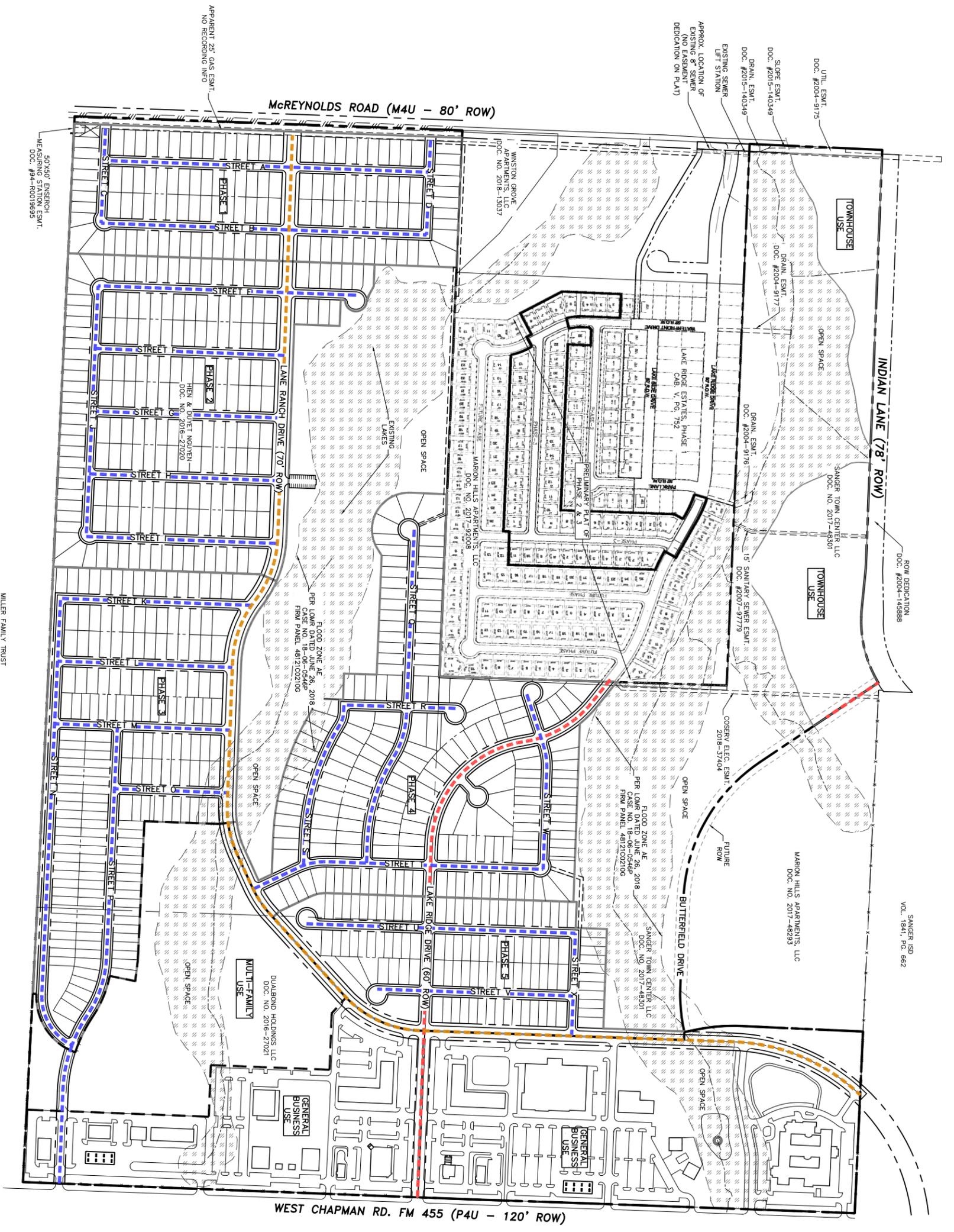
- TRAIL WORK FROM PHASE 5 RESIDENTIAL TO THE PARK AREA
- MISC. TREE PLANTINGS

PHASE 6 (SOUTHWEST PART OF DEVELOPMENT AT McREYNOLDS AT INDIAN LANE)

- SOUTHWEST POND IMPROVEMENTS ADJACENT TO TOWNHOME DEVELOPMENT
- TRAIL WORK FROM PHASE 6 RESIDENTIAL TO THE PARK AREA
- MISC. TREE PLANTINGS

PHASE 7 (NORTHWEST PARK OF DEVELOPMENT ADJACENT TO INDIAN LANE)

- TRAIL WORK FROM PHASE 7 RESIDENTIAL TO THE PARK AREA
- MISC. TREE PLANTINGS



PRELIMINARY - FOR REVIEW ONLY
 These documents are for design review
 only. No reliance should be placed on
 them for purposes they were not prepared
 for. F. E. MIDDLETON, Jr., P.E. 67449

No.	DATE	REVISION	APPROX.
1	1-31-22		

Middleton PROJECT ENGINEER & Associates, LLC.
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TYPE # - 10900
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

PRELIMINARY ROADWAY PLAN

LANE RANCH
326.825 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

Drawing File: CONCEPT4-ROADS.DWG	DATE: 1-31-22	SCALE: 1"=250'	SHEET NO.: 1
Project No. 0001032			



WILLER FAMILY TRUST
 DOC. NO. 94-0089291

50'x50' ENSFRCH
 MEASURING STATION ESMT.
 DOC. #94-R0019695

APPARENT 28" GAS ESMT.
 NO RECORDING INFO

McREYNOLDS ROAD (M4U - 80' ROW)

WEST CHAPMAN RD. FM 455 (P4U - 120' ROW)

INDIAN LANE (78' ROW)

ROW DEDICATION
 DOC. #2004-145888

SANGER ISD
 VOL. 1841, PG. 662

SANGER TOWN CENTER, LLC
 DOC. NO. 2017-48301

MARION HILLS APARTMENTS, LLC
 DOC. NO. 2017-48293

SLOPE ESMT.
 DOC. #2015-140349

DRAIN. ESMT.
 DOC. #2015-140349

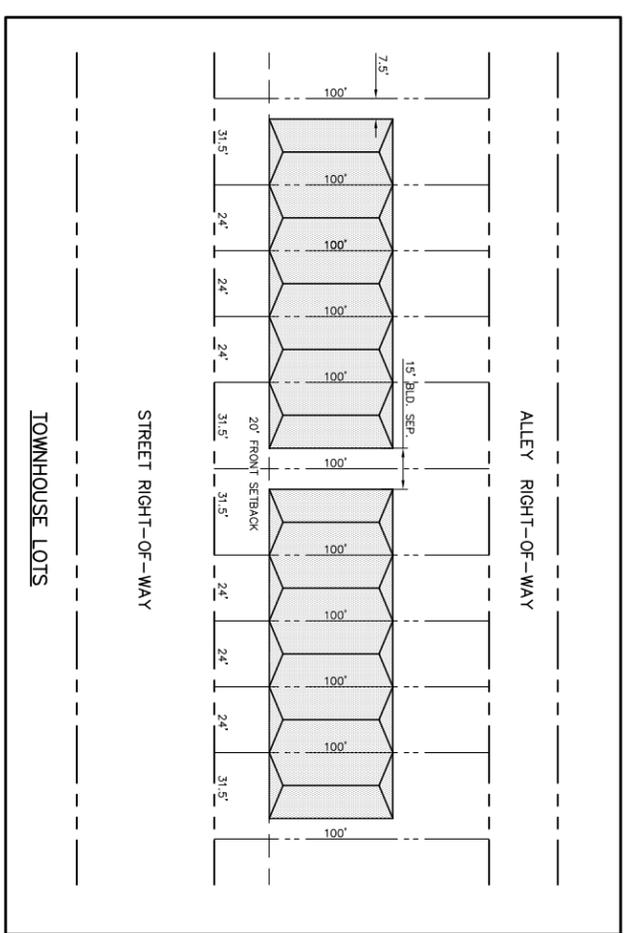
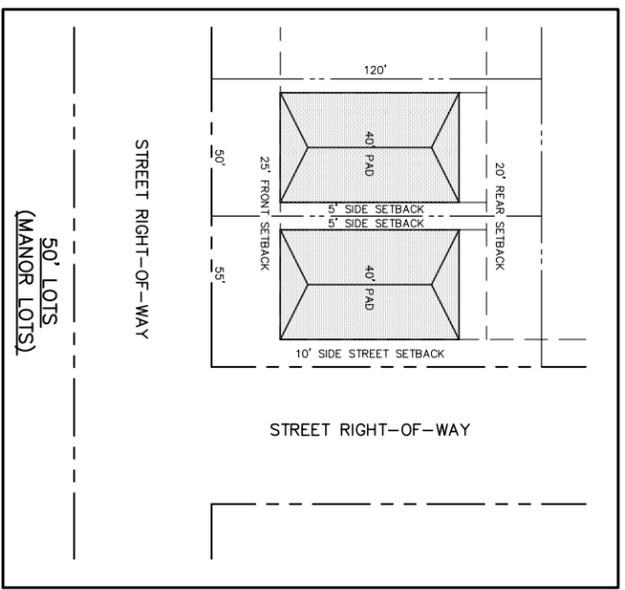
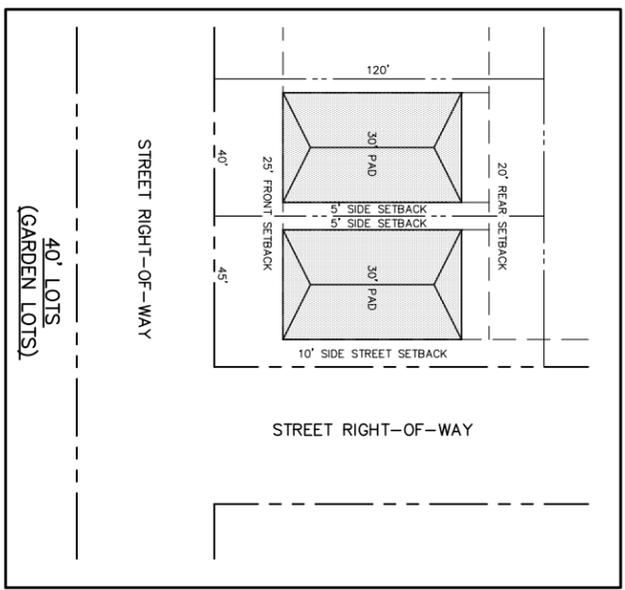
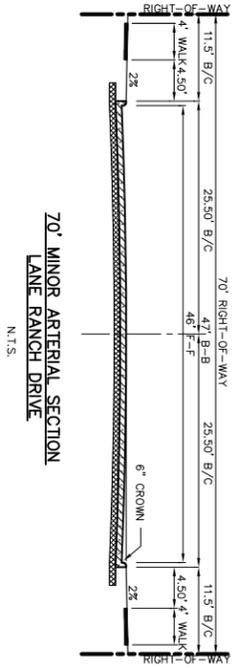
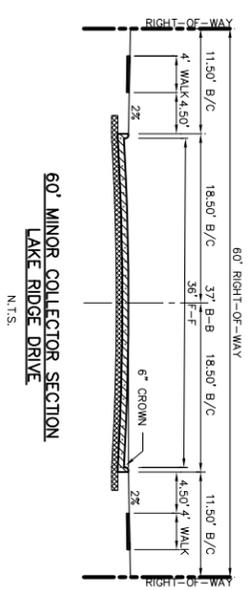
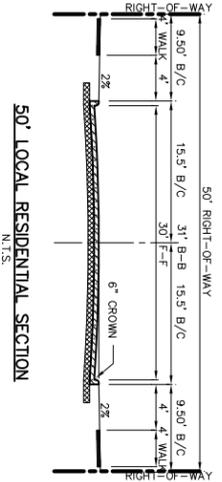
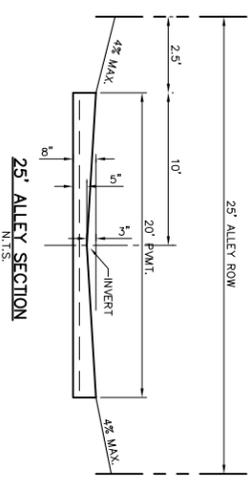
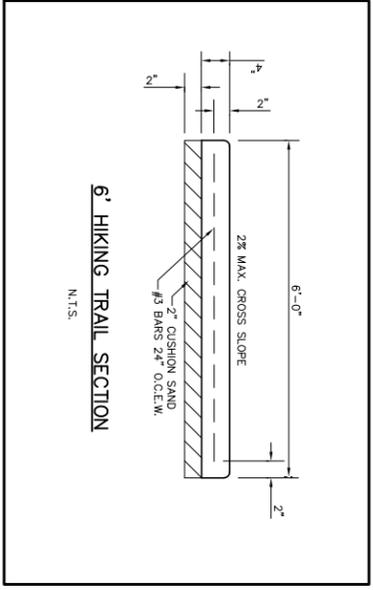
EXISTING SEWER
 LIFT STATION

APPROX. LOCATION OF
 EXISTING 8" SEWER
 (NO EASEMENT
 DEDICATION ON PLAT)

UTIL. ESMT.
 DOC. #2004-9175

OPEN SPACE

LANE RIDGE DRIVE



PRELIMINARY - FOR REVIEW ONLY
 These documents are for design review
 only and are not intended for construction or
 permit purposes. The signature of
 F. E. MIDDLETON, Jr., P.E. 67449

No.	DATE	REVISION	APPROX. DATE
1	1-31-22		

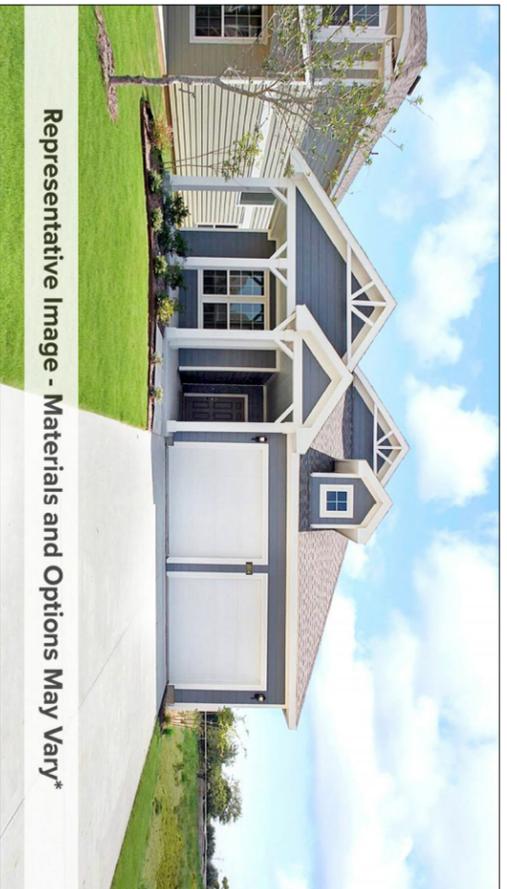
Middleton Project Engineer:
& Associates, LLC.
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TBE # - 10900 © Copyright 2022
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

DEVELOPMENT DETAILS
LANE RANCH
326.825 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

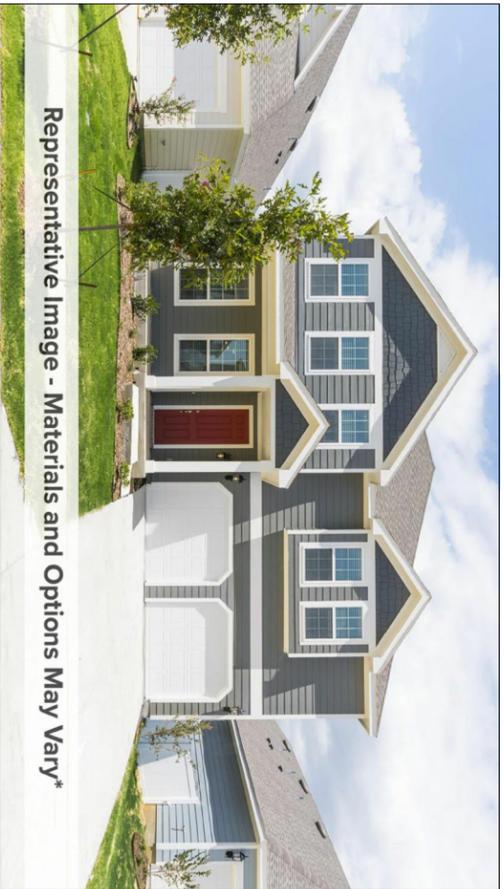
Drawing File: CONCEPT4-DETAILS.DWG
 Project No. 0001032

DATE: 1-31-22
 SCALE: N/A

SHEET NO.: 1
 OF 1



Representative Image - Materials and Options May Vary*



Representative Image - Materials and Options May Vary*



— The Allegro D —



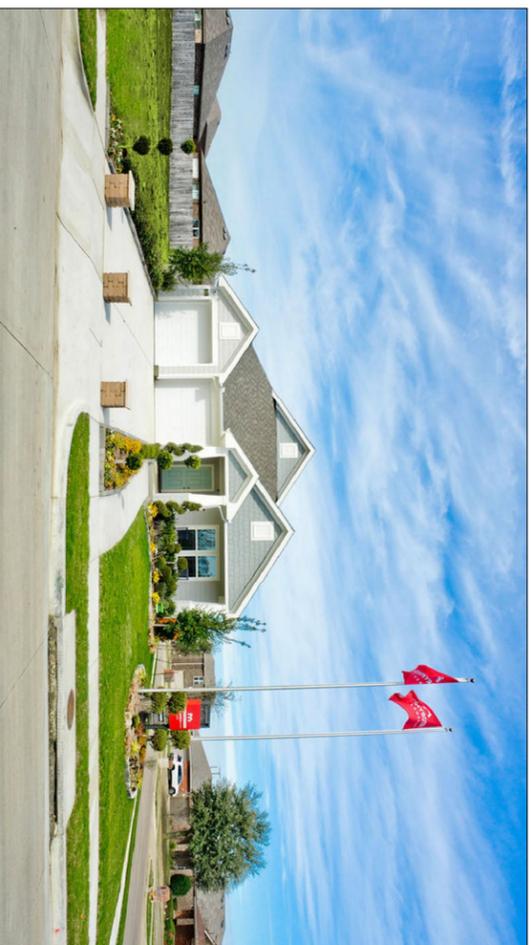
— The Allegro E —



— The Cadence D —



— The Cadence E —



PRELIMINARY - FOR REVIEW ONLY
 These documents are for design review only and are not intended for construction or permit purposes. They were prepared by F. E. MIDDLETON, Jr., P.E. 67449



No.	DATE	REVISION	APPROX.

Middleton PROJECT ENGINEER & Associates, LLC.
 CONSULTING CIVIL ENGINEERS & LAND PLANNERS
 TYPE # - 10900 © Copyright 2022
 2785 ROCKBROOK DRIVE, SUITE 105
 LEWISVILLE, TEXAS 75067 (972) 393-9800

HOUSE TEMPLATES

LANE RANCH
326.825 ACRES - CITY OF SANGER
DENTON COUNTY TEXAS

Drawing File: CONCEPT4-HOUSE.DWG	DATE: 1-31-22	SCALE: N/A	SHEET NO: 1
Project No. 0001032			1

AGENDA MEETING DATE: March 14, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

US CONCRETE - SUP - PH

Conduct a Public Hearing for a Specific Use Permit (SUP) for a Concrete Batching Plant use on approximately 5 acres of land described as A00290A R. BEEBE, TR 122, zoned as Industrial 2 (I-2) within the City of Sanger and generally located on the south side of Utility Rd and approximately 1560 feet east I-35.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The applicant is requesting an SUP for a permanent concrete batching plant. The batching plant would be located on the south side of Utility Rd just west of BNSF Railroad. The property is currently zoned Industrial-2 which is heavy Industrial. A concrete batching plant requires a SUP in this zoning district. Redi-mix is the owner of the property and historically operated ready-mix concrete batch plant operation on this site. This would be concrete for construction project and supplied via concrete mixer trucks as a single product. The raw materials would be provided from off-site vendors. No mining or cement manufacturing would take place on-site. The zoning uses around this site are a mix of industrial and agriculture.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

N/A



AGENDA MEETING DATE: March 14, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

US CONCRETE - SUP

Consider a request for a Specific Use Permit (SUP) for a Concrete Batching Plant use on approximately 5 acres of land described as A00290A R. BEEBE, TR 122, zoned as Industrial 2 (I-2) within the City of Sanger and generally located on the south side of Utility Rd and approximately 1560 feet east I-35.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

The applicant is requesting an SUP for a permanent concrete batching plant. The batching plant would be located on the south side of Utility Rd just west of BNSF Railroad. The property is currently zoned Industrial-2 which is heavy Industrial. A concrete batching plant requires a SUP in this zoning district. Redi-mix is the owner of the property and historically operated ready-mix concrete batch plant operation on this site. This would be concrete for construction project and supplied via concrete mixer trucks as a single product. The raw materials would be provided from off-site vendors. No mining or cement manufacturing would take place on-site. The zoning uses around this site are a mix of industrial and agriculture.

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommend DENIAL. Staff feels that Utility Rd is not designed to carry numerous concrete and supply trucks in and out daily. There is also a concern over the amount of dust that would be generated.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/9/2022	Cover Memo
Application	3/9/2022	Cover Memo
Letter of Intent	3/9/2022	Cover Memo
Ordinance XX-XX-XX	3/9/2022	Cover Memo
Industrial 2 Regulations	3/9/2022	Cover Memo



Project Name: US Concrete SUP
 904B Utility Rd.
 Project: 22SANZON-0006

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: 2/21/2022 12:24:46 PM
 Doc Name: 22SANZON-001_US Concrete SUP





ZONING CHANGE/SUP APPLICATION

Zoning Change

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <u>Trenton Crouch</u>	Name: <u>Branon Evans</u>
Company: <u>Imperial Construction</u>	Company: <u>U.S Concrete</u>
Address: <u>400 I-20 West, Suite 200</u>	Address: <u>331 N Main Street</u>
City, State, Zip: <u>Weatherford, Texas 76086</u>	City, State, Zip: <u>Euless, Texas 76039</u>
Phone: <u>O: 817-341-8886 C: 979-848-7537</u>	Phone: <u>O: 817-835-4105 C: 325-642-6750</u>
Fax: <u>817-341-0191</u>	Fax: <u>N/A</u>
Email: <u>tcrouch@imperial-construction.com</u>	Email: <u>bevans@ingramconcrete.com</u>

Submittal Checklist

<input checked="" type="checkbox"/>	Site 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.):

904 B Utility Road Sanger, TX 76266 5.0 Acres
Property ID 132470

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

Propose SUP to invest capital to reopen the operations to service
current and future market demand.

[Signature]

2-9-22

Owner Signature

Date

[Signature]

2/9/2022

Applicant Signature

Date

Office Use

	Fee
	Date

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org



January 31, 2022

City of Sanger
Attn: Planning & Zoning
201 Bolivar / P.O Box 1729
Sanger, TX 76266

Re: SUP Application – 904 B Utility Rd, Sanger, TX 76266

Planning & Zoning Commission:

Redi-mix, LLC ("Redi-mix"), a subsidiary of U.S. Concrete, Inc., whose ultimate parent is Vulcan Materials Company ("VMC") is pleased to submit this letter of intent regarding its application for a specific use permit at 904 B Utility Rd, Sanger, TX 76266 (the "Property").

Redi-mix owns the 5.0-acre Property detailed on EXHIBIT A and historically operated a ready-mix concrete batch plant operation on-site. Ready-mix concrete refers to concrete that is specifically manufactured for customers' construction projects and supplied to customers via concrete mixer trucks as a single product. Concrete is a mixture of cement, water, sand, crushed stone, and chemical additives and would be batched in a plant on the Property. The raw materials would be provided from off-site vendors. No mining or cement manufacturing would take place on-site.

Our objective is to invest capital to reopen these operations to service current and future market demand. As the property is already zoned properly (I2 – Heavy Industrial), we are only applying for a Specific Use Permit ("SUP").

We look forward to working closely with you as we continue our discussions. If you have any questions concerning our proposal, please do not hesitate to call me.

Regards,

JW Roberts
Regional Vice President & General Manager
U.S. Concrete, Inc.
331 N. Main St.
Euless, TX 76039
(T) 817.835.4105
(E) jwroberts@us-concrete.com

EXHIBIT A

Owner: Redi-Mix, LLC
Address: 904 B Utility Rd, Sanger, TX 76266
Property ID: 132470
Geographic ID: A0029A-000-0122-0000
Current Zoning: I-2 – Heavy Industrial
Legal Description: A0029A R. BEEBE, TR 122, 5. ACRES, OLD DCAD SHT 3, TR 29B



ORDINANCE # XX-XX-XX

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING APPROXIMATELY 5 ACRES OF TRACTS DESCRIBED AS A0029A R. BEEBE, TR 122, 5 ACRES; FOR A SEPCIFIC USE PERMIT TO ALLOW A CONCRETE BATCHING PLANT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Request for a Specific Use Permit (SUP) was submitted with the City of Sanger, Texas, concerning the hereinafter described properties;

WHEREAS, due notice of hearings were made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Sanger, Texas, duly covered and conducted public hearing for the purpose of assessing a request for a Specific Use Permit (SUP) on the hereinafter described properties located in the City of Sanger, Texas;

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

SECTION 1. That legal description of the tracts zoned herein is generally described as **A00290A R. BEEBE, TR 122, 5 ACRES**

SECTION 1. That the subject property described in Exhibit A, and generally located on the south side of Utility Rd approximately 1560 feet east of I-35 is rezoned to allow for a Specific Use Permit (SUP) to allow a Concrete Batching Plant.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

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

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

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

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

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

SECTION 26
"I-2" HEAVY INDUSTRIAL DISTRICT

General Purpose and Description: The I-2 District is established to accommodate most industrial uses and protect such areas from the intrusion of certain incompatible uses which might impede the development and use of lands for industrial purposes.

26.1 Use Regulations: Uses permitted in the I-2 District are subject to the following conditions:

1. All business, servicing, or processing, except for off-street parking, off-street loading, display or merchandise for sale to the public, and establishments of the "drive-in" type, shall be conducted within completely enclosed buildings unless otherwise indicated.
2. All storage within one hundred feet (100) of a residential district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively, screened with screening not less than six feet (6) nor more than eight feet (8) in height, provided no storage located within fifty feet (50) of such screening shall exceed the maximum height of such screening.

Uses Permitted:

The following uses shall be permitted:

1. Automobile, airplane and other similar assembling;
2. Boat-building of small craft and other similar assembling;
3. Bottling or distribution plants, milk or soft drinks;
4. Cartage establishments;
5. Concrete products casting, mixing and products manufacture;
6. Cosmetics and toiletries, drugs, perfumes, and perfumed soaps, and pharmaceutical products (manufacturing of);
7. Electrical appliances, such as lighting fixtures, irons, fans, and toasters (manufacturing of);
8. Electrical equipment assembly, such as home radio and television receivers and home-movie equipment, but not including electrical machinery;
9. Electrical supplies manufacturing and assembly, such as wire and cable assembly, switches, lamps, insulation and dry-cell batteries;
10. Electronic instruments (manufacturing of);
11. Feed mixing and grinding plants;
12. Foundry or metal fabrication;
13. Furniture refinishing using a manufacturing or chemical dipping process;
14. Insecticide and pesticide products, packaging only;
15. Meat product processing;
16. Medical, dental, and optical supplies (manufacturing of);
17. Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing, and heat treatment;
18. Monument works;
19. Motor freight terminal;
20. Photo finishing associated with a manufacturing process;
21. Railroad freight terminals, railroad switching and classification yards, repair shops, and roundhouses;
22. Shell egg business, candling, cartonings and distributing;
23. Silverware, plate and sterling (manufacturing of);

24. Tire manufacture;
25. Gas regulator stations, mixing stations and gate stations;
26. All other facilities for the manufacturing, fabrication, processing or assembly of products, provided that such facilities are not detrimental to the public health, safety or general welfare, and further provided that the following performance standards and city ordinances are met:
 - a. Smoke: No operation shall be conducted unless it conforms to the standards established by any applicable state and federal health rules and regulations pertaining to smoke emission;
 - b. Particulate Matter: No operation shall be conducted unless it conforms to the standards established by applicable state and federal health rules and regulations pertaining to emission of particulate matter;
 - c. Dust, Odor, Gas, Fumes, Glare or Vibration: No emission of these matters shall result in a concentration at or beyond the property line which is detrimental to the public health, safety or general welfare or which causes injury or damage to property; sand emissions shall in all cases conform to the standards established by applicable state and federal health rules and regulations pertaining to said emissions;
 - d. Radiation Hazards and Electrical Disturbances: No operation shall be conducted unless it conforms to the standards established by applicable state and federal health rules and regulations pertaining to radiation control;
 - e. Noise: No operation shall be conducted in a manner so that any noise produced is objectionable due to intermittence, beat frequency or shrillness. Sound levels of noise at the property line shall not exceed 75 DB (A) permitted for a maximum of fifteen (15) minutes in any one (1) hour, said operation shall in all cases conform to the standards established by applicable state and federal health rules and regulations and to other city ordinances pertaining to noise; and
 - f. Water Pollution: No water pollution shall be emitted by the manufacturing or other processing. In a case in which potential hazards exist, it shall be necessary to install safeguards acceptable to the appropriate State and national health and environmental protection agencies prior to issuance of a certificate of occupancy.

The applicant shall have the burden of establishing that said safeguards are acceptable to said agency or agencies.

27. Other uses as listed in [Section 30](#) of this ordinance.

The following specific uses shall be permitted in the 1-2 District when granted in accordance with [Section 31](#):

1. Uses as listed in [Section 30](#) of this ordinance.
2. Other manufacturing and industrial uses which do not meet the general definition for manufacturing processes permitted by the City Council after public hearing and review of the particular operational characteristics of each such use, and other pertinent data affecting the community's general welfare. Approval of uses under this subsection shall be made in accordance with [Section 31](#).

26.2 Height Maximum height one hundred (100) feet.

26.3 Area Regulations:

1. Size of Yards:

- a. Front Yard: There shall be a front yard having a required depth of twenty (20) feet.
- b. Side Yard: There shall be a side yard on each side of the lot having a width of not less than ten (10) feet. The minimum side yard depth on a corner lot adjacent to a street shall be twenty (20) feet. When the industrial district is adjacent to any residential district, a minimum side yard of twenty (20) feet shall be observed and a six (6) foot solid masonry or wood wall shall be constructed adjacent to the residential district's property line.
- c. Rear Yards: There shall be a rear yard having a required depth of not less than twenty (20) feet, unless adjacent to a residential district, in which case a fifty (50) foot rear setback shall be observed.

2. Size of Lot:

- a. Minimum Lot Area: None.

- b. Minimum Lot Width: None.
 - c. Minimum Lot Depth: None.
 - 3. Lot Coverage: In no case shall more than fifty (50%) percent of the lot area be covered by the aggregate area of all buildings constructed on the lot.
- 26.4** Parking Regulations: Required off-street parking shall be provided in accordance with the specific uses set forth in [Section 32](#).