



AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, JUNE 13, 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 05-09-2022

4. **Consider Any Items Removed from Consent Agenda.**

REGULAR AGENDA

5. **NEIBERT ADDITION - FINAL PLAT**

Consider a Final Plat of Lot 1, of Neibert Addition, being 4.581 acres, in the City of Sanger's ETJ, and generally located on Sam Bass Rd, approximately 2557 feet south of FM 455. (Hammonds)

6. **QUINTANAR/BELLE FARM ADDITION - FINAL PLAT**

Consider a Final Plat of Lot 1, Block A of Quintanar/Belle Farm Addition, being 9.618 acres, in the City of Sanger's ETJ, and generally located on Belz Rd, approximately 563 feet east of Sam Bass Rd.

7. **SANGER PRESERVE - ZONING CHANGE - PH**

Conduct a Public Hearing regarding a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 11.893 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd. (Hammonds)

8. **SANGER PRESERVE - ZONING CHANGE**

Consider a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 11.893 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd. (Hammonds)

9. **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, City Secretary
City of Sanger, Texas



June 19, 2022 at 10:55 a.m.

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.



PLANNING AND ZONING COMMISSION AGENDA MEMO

AGENDA ITEM NO.

AGENDA MEETING DATE: June 13, 2022

TO: John Noblitt, City Manager

FROM:

ITEM/CAPTION:

MINUTES FROM 05-09-2022

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
PZ MINUTES	6/10/2022	Cover Memo



**MINUTES
PLANNING AND ZONING COMMISSION
MONDAY, MAY 9, 2022
7:00 PM
HISTORIC CHURCH BUILDING - 403 NORTH 7TH STREET
SANGER, TEXAS**

BOARD MEMBERS PRESENT:

Matt Fuller, Jason Miller, Allen McAlister, Phillip Surles, Jackie Turner, Sally Amendola

BOARD MEMBERS ABSENT:

Shane Stone, Bo Cooper

STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, Stefani Dodson

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

There being a quorum Phillip Surles calls the meeting to order at 7:08 p.m.

2. CITIZEN INPUT:

No citizens came forward to speak.

3. CONSENT AGENDA:

Jason Miller makes a motion to approve the consent agenda. Matt Fuller seconded the motion. Motion passes unanimously with a 6-0 vote.

a. Approval of Minutes

1. MINUTES FOR 04-19-2022

4. Consider Any Items Removed from Consent Agenda.

No items were discussed.

REGULAR AGENDA

5. STEPHENS TOWNE CROSSING - ZONING CHANGE - PH

Conduct a Public Hearing for a zoning change from A (Agricultural) to PD (Planned Development) for approximately 486 acres of tracts described as A0029A R. BEEBE, TR 66, 67, 68, 72B, 72B(2A)(1), 72 and 107, within the City of Sanger, and generally located on the north side of FM

455 adjacent the BNSF Railway and continuing east to Marion Rd and north to Lois Rd. (Hammonds)

Phillips Surles opens the public hearing at 7:26 p.m.

Director of Development Services Ramie Hammonds explains about the project. She explained that the City sent out 94 letter and received 3 back all opposed.

Michael Batey starts a presentation and goes over the slides for the board. He goes over the sizes of the lots, and streets.

Matt Fuller asked about the size of the streets and expressed he thinks they need to be 31 ft from front to front.

Sally Amendola stated she was worried about the smaller lots and homes.

Phillip Surles closed the public hearing at 7:53 p.m.

6. STEPHENS TOWNE CROSSING - ZONING CHANGE

Consider a request for a zoning change from A (Agricultural) to PD (Planned Development) for approximately 486 acres of tracts described as A0029A R. BEEBE, TR 66, 67, 68, 72B, 72B(2A) (1), 72 and 107, within the City of Sanger, and generally located on the north side of FM 455 adjacent the BNSF Railway and continuing east to Marion Rd and north to Lois Rd. (Hammonds)

Matt Fuller makes a motion to approve with a condition the streets will need to be 31 ft. front of curb to front of curb. Phillip Surles seconded the motion. Motion passes unanimously with a 6-0 vote.

7. 1114 N STEMMONS - SUP -PH

Conduct a public hearing on a request for a Specific Use Permit (SUP) for Restaurant use located at 1114 N Stemmons Frwy. in the north suite of a multi-suite building on approximately 1.42 acres of land described as A00290A R. BEEBE, TR 133, zoned as Industrial 1 (I-1) within the City of Sanger and generally located on the corner of N 5th St and N Stemmons Frwy.

Phillips Surles opens the public hearing at 8:02 p.m.

Director of Development Services Ramie Hammonds explains about the project. She tells the board this is a mexican restaurant wanting to move where the cleaners was located. This is currently zoned I-1, so they are requesting and SUP.

Phillip Surles closes the public hearing at 8:L03 p.m.

8. 1114 N STEMMONS - SUP

Consider a request for a Specific Use Permit (SUP) for Restaurant use located at 1114 N Stemmons Frwy. in the north suite of a multi-suite building on approximately 1.42 acres of land described as A00290A R. BEEBE, TR 133, zoned as Industrial 1 (I-1) within the City of Sanger and generally located on the corner of N 5th St and N Stemmons Frwy. (Hammonds)

Phillip Surles makes a motion to approve. Allen McAlister seconded the motion. Motion passes unanimously with a 6-0 vote.

9. LANE RANCH - ZONING CHANGE - PH

Conduct a Public Hearing on a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 326 acres of tracts described as A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, 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. (Hammonds)

Phillips Surles opens the public hearing at 7:11 p.m.

Director of Development Services Ramie Hammonds explains about the project. She explains that City Council made some tweaks and requested 60 ft lots. They wanted to have this go before Planning and Zoning again since there were changes.

Casey McGeniss, Developer and owner of Lane Ranch, explains he is here to answer any questions. He explains some of the verbiage from "may" to "shall" was also changed. Also that any storage would require an "SUP". He explains that there will be about 85 acres of park space.

Matt Fuller asked if the park space will be kept up by HOA or will it be a City Park?

Casey McGeniss said a little bit of both.

Gary Bilyeu speaks to the board. He explains that Lane Ranch did present to council and the council did request some changes. He states that they can do smaller lots but they need bigger homes on them. He also explains that he had heard that the City of Sanger is about 35% rental community and this is something that developers look at when looking to build a Grocery Store. He said the Developer took the councils feed back and made some changes.

Phillip Surles closed the public hearing at 7:24 p.m.

10. LANE RANCH - ZONING CHANGE

Consider a request for a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 326 acres of tracts described as A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, 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. (Hammonds)

Jason Miller made a motion to approve. Jackie Turner seconded the motion. Motion passes with a 5-1 vote. Matt Fuller opposed.

11. INFORMATION ITEMS:

No items were discussed.

12. FUTURE AGENDA ITEMS:

No items were discussed.

13. ADJOURN.

With no further items on the agenda Phillip Surles closes the meeting at 8:04 p.m.

AGENDA MEETING DATE: June 13, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

NEIBERT ADDITION - FINAL PLAT

Consider a Final Plat of Lot 1, of Neibert Addition, being 4.581 acres, in the City of Sanger's ETJ, and generally located on Sam Bass Rd, approximately 2557 feet south of FM 455. (Hammonds)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

- The applicant is proposing to create 1 lot of 4.581 acres, from 1 unplatted tract.
 - The lot currently has access from Sam Bass Rd and will have approximately 169 feet of frontage on the public ROW.
 - The applicant is dedicating 0.185 acres of right-of-way along Sam Bass Rd.
 - The property is located in the City of Sanger ETJ and therefore no zoning regulations apply.
 - The property meets City of Sanger Subdivision Regulations.
-

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 with the condition all comments are satisfied prior to City Council.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	6/9/2022	Cover Memo
Application	6/9/2022	Cover Memo
Letter of Intent	6/9/2022	Cover Memo
Final Plat	6/9/2022	Cover Memo



Project Name: Niebert Addition
 Minor Plat
 Project: 22SANZON-0033

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: 9/22/2022 4:09:50 PM
 Doc Name: 22SANZON-0033_Niebert Addn



SANGER

★ TEXAS

SUBDIVISION APPLICATION

Preliminary Plat
Minor Plat

Final Plat/Replat
Amended Plat

Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

Name: <u>JOSEPH W NEIBERT</u>	Name:
Name: <u>LAURA S NEIBERT</u>	Company:
Address: <u>416 Longfellow Dr.</u>	Address:
City, State, Zip: <u>Highland Village, Tx 75077</u>	City, State, Zip:
Phone: <u>972-743-2131</u>	Phone:
Fax:	Fax:
Email: <u>jwneibert@gmail.com</u>	Email:

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: <u>4/19/2022</u>)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): Paper copy of Plat, letter of Intent, CoServ will serve letter, Bolivar water will serve letter, Application Form signed, plat checklist

R Number(s): _____

Joseph W Neibert / Laura S Neibert
 Owner's Signature

5-18-22
 Date

 Applicant's Signature

 Date

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

Complete (Check # _____)
Incomplete (Returned to Applicant ___/___/___)

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

- The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').
- The boundary marked with heavy weighted lines with accurate distances and bearings, a metes and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.
- True bearings and distances to the nearest established street lines, official monuments or subdivision corner, which shall be accurately described on the plat. Municipal, township, county or abstract survey lines shall be accurately tied to the lines of the subdivision by the distances and bearings, where applicable.
- Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.
- An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.
- If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.
- The exact layout, including:
 - 1) Street and/or alley names
 - 2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
 - 3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
 - 4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
 - 5) All lot number and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second
- The accurate location, material, and approximate size of all monuments.
- The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
- A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.
- Name and addresses of the owner, subdivider, engineer, and surveyor.

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

- North point, written and graphic scale, and date.
- 3"x3" recording box at the lower right hand corner.
- A Title Block with the following information shall be provided on each page:
 - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
 - 2) Name of the proposed development/addition/subdivision
 - 3) Total number of lots and HOA/Open Space lots
 - 4) Survey name and abstract number
 - 5) Gross acreage
 - 6) Right-of-Way acreage, if dedicated
 - 7) Date of preparation and subsequent revisions
- Standard Notation to be added on the plat:
 - 1) "All lots comply with the minimum size requirements of the zoning district."
 - 2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
 - 3) "All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City."
 - 4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
 - 5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
 - 6) "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."
 - 7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No. _____, dated _____, of the National Flood Insurance Rate Maps for Denton County, Texas."
 - 8) "The purpose of this plat is _____ [state the purpose] _____"
 - 9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"
- The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
- Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.
- One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.
- For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

"A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

- Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and actually exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

*"State of Texas
County of Denton*

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

(Engineer or Surveyor's Seal)

*Licensed Professional Engineer OR
Registered Public Land Surveyor Texas R.P.L.S. No.*

Date"

- A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided and the streets dedicated. Such owner's certificate may be prepared as follows:

*"State of Texas
County of Denton*

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 20_____.

_____, **Owner**

_____, **Title and Company (if applicable)"**

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

"State of Texas
County of Denton

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

Given under my hand and seal of office this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires _____."

- The following certificate shall be included on the plat in a manner that will allow the signatures of the designated officials and the affixing of the City Seal.

"Approved and Accepted

Chairman, Planning & Zoning Commission
City of Sanger, TX

Date

Mayor
City of Sanger, TX

Date

Attested by

City Secretary
City of Sanger, TX"

Date

LETTER OF INTENT

DATE: May 6, 2022

PROJECT: NEIBERT ADDITION

OWNERS:

Joseph W. Neibert
Laura S. Neibert
416 Longfellow Drive
Highland Village, Tx, 75077

SITE LOCATION:

8131 Sam Bass Road
Sanger Tx, 76266
DCAD# 163101

LEGAL:

4.766 Acre Tract out of the Jesse West Survey Abstract No. 1428
Deed recorded in Doc No 2007-67153

PURPOSE:

To create one single family residential lot from a previously unplatted tract.

REQUEST:

Joseph Neibert and Laura Neibert request the City of Sanger Development Services and Planning and Zoning Department review and consider the Neibert Addition for approval.

DOCUMENT PREPARED BY:

Stephen Zimmerer
Wilhite Land Surveying
PO Box 407
Valley View, Tx ,76272
(940)-726-6150
wilhitelandsurveying@ntin.net

Please direct future correspondence to the preparer of this document.

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

SITUATED in the State of Texas, County of Denton, being part of the Jesse West Survey, Abstract No. 1428, being part of a called 4.94 acre tract conveyed to Joseph W. Neibert and Laura S. Neibert in a deed recorded in Doc No 2007-87153 of the Official Records of Denton County, said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in Sam Bass Road, marking the northeast corner of said Neibert 4.94 acre tract and the southeast corner of a called 5.00 acre tract conveyed to Jededia Higgins in a deed recorded in Doc. No. 2021-181338;

THENCE with the east line of said Neibert 4.94 acre tract, South 01°19'46" West, 109.24 feet to a 1/2" iron rod found on the west side of said road marking the southwest corner of a called 1.49 acre tract conveyed to Norma Jane Nelson Beneficiary of the James C Ready and Leona J Ready Revocable Living Trust in a deed in Doc No 2021-193574;

THENCE with the north line of said Neibert 4.94 acre tract, South 87°43'42" East, 21.21 feet to a mag nail set in the center of Sam Bass Road marking the northwest corner of a called 0.18 acre tract conveyed to Russell Madden in a deed recorded in Doc No 2007-143177, said corner bears North 87°43'42" West, 88.01 feet from a 1/2" iron rod found marking the northeast corner of said Madden 0.18 acre tract;

THENCE with the west line of said Madden 0.18 acre tract and near the center of Sam Bass Road, South 18°38'55" East, 124.64 feet to a mag nail set marking the southwest corner of said Madden 0.18 acre tract, said corner bears South 88°41'40" West, 46.09 feet from a 1/2" iron rod found marking the southeast corner of said Madden 0.18 acre tract and the northeast corner of a called 5.00 acre tract conveyed to Kenneth Rowland and Lori Rowland in a deed recorded in Doc No 2017-98781;

THENCE departing said road with the south line of said Neibert 4.94 acre tract, South 88°41'40" West, 940.16 feet to a 1/2" iron rod found on the east line of a called 241.109 acre tract conveyed to Medieval Castle Inc. in a deed recorded in Vol. 2068, Pg. 694, marking the southwest corner of said Neibert 4.94 acre tract and the northwest corner of said Rowland 5.00 acre tract;

THENCE with the west line of said Neibert 4.94 acre tract, North 00°26'34" East, 232.01 feet to a capped iron rod set stamped "RPLS 5190" marking the northwest corner of said Neibert 4.94 acre tract and the southwest corner of said Higgins 5.00 acre tract;

THENCE with the north line of said Neibert 4.94 acre tract, North 88°51'20" East, 879.79 feet to the point of beginning and containing 4.766 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 20_____.

JOSEPH W. NEIBERT - OWNER

LAURA S. NEIBERT - OWNER

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

I, JAMES JOEL WILHITE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of The City of Sanger, Denton County, Texas.

James Joel Wilhite
Registered Professional Land Surveyor
No. 5190



SURVEYOR:
JOEL WILHITE
RPLS 5190
WILHITE LAND SURVEYING
PO BOX 407
VALLEY VIEW, TEXAS, 76272
(940) 726-6150

OWNER:
JOSEPH W. NEIBERT
LAURA S. NEIBERT
416 LONGFELLOW DRIVE
HIGHLAND VILLAGE, TEXAS, 75077
(972) 743-2131

GENERAL NOTES

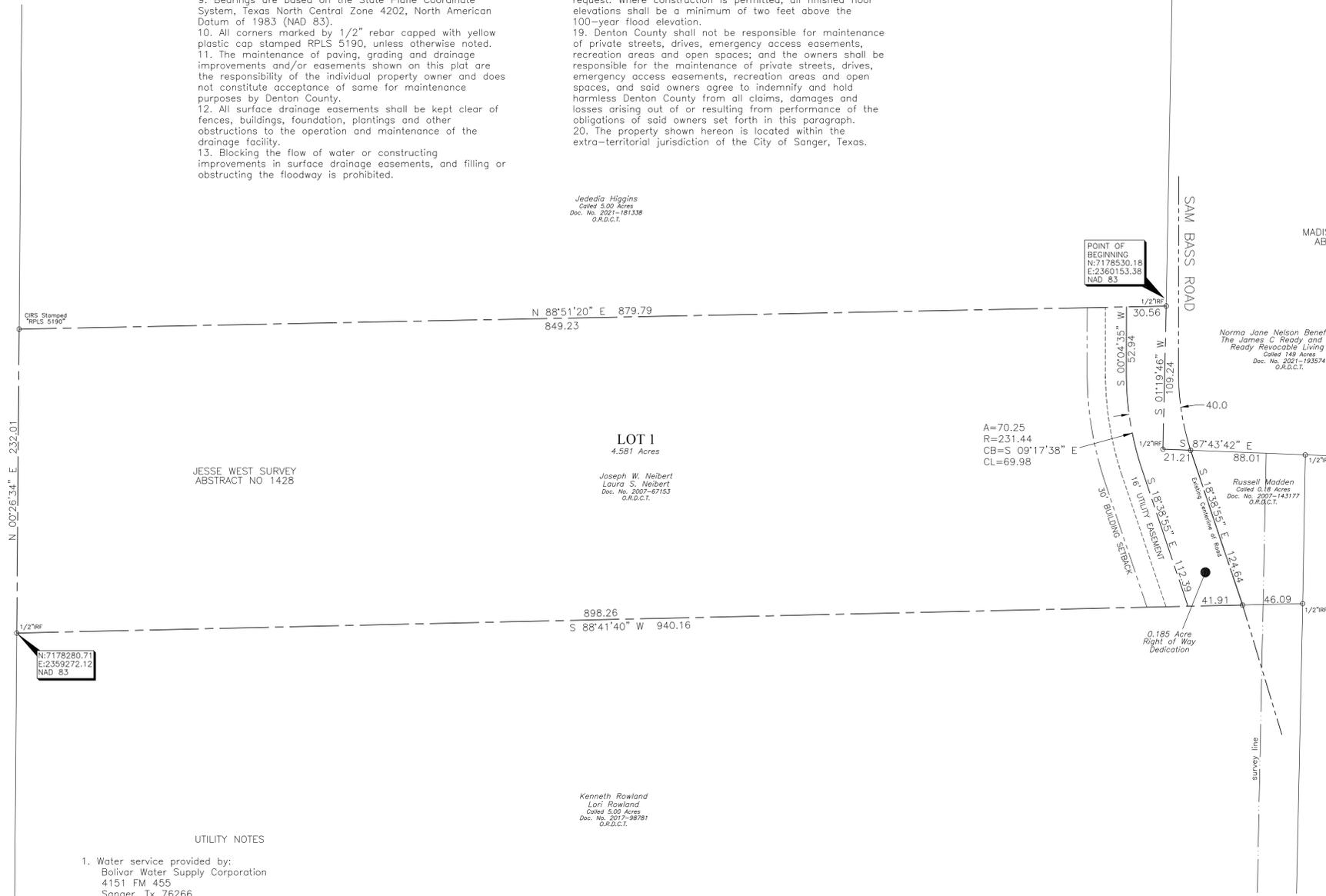
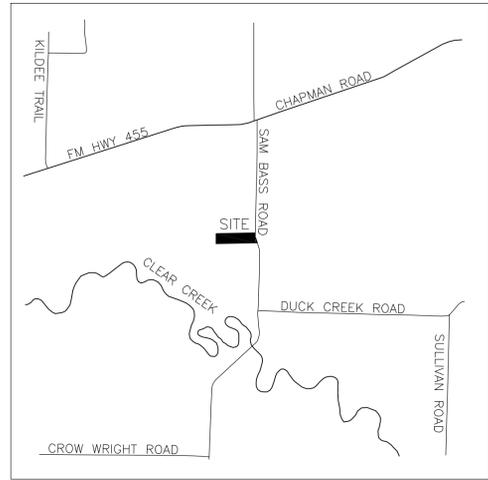
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- Notice—selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
- The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0205G, dated April 18, 2011, of the National Flood Insurance Rate Maps from Denton County, Texas.
- The purpose of this plat is to create a single family residential lot from a previously unplatted tract.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83).
- All corners marked by 1/2" rebar capped with yellow plastic cap stamped RPLS 5190, unless otherwise noted.
- The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owner and does not constitute acceptance of same for maintenance purposes by Denton County.
- All surface drainage easements shall be kept clear of fences, buildings, foundation, plantings and other obstructions to the operation and maintenance of the drainage facility.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.

GENERAL NOTES

- Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
- Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
- A driveway culvert permit must be obtained from the Road and Bridge Department by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
- No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result; that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
- Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- The property shown hereon is located within the extra-territorial jurisdiction of the City of Sanger, Texas.

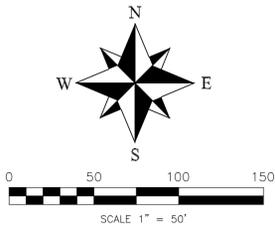
LEGEND

IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
O.R.D.C.T.	= OFFICIAL RECORDS DENTON COUNTY TEXAS
---	= BOUNDARY LINE
---	= ADJOINER LINE



UTILITY NOTES

- Water service provided by:
Bolivar Water Supply Corporation
4151 FM 455
Sanger, Tx 76266
(940) 458-3931
- Electric service provided by:
CoServ Energy
7701 I-35E Frontage Road
Corinth, Tx 76210
(940) 321-7800
- Sanitary sewer to be handled by facilities approved by Denton County Public Health Department.



Approved and Accepted

Chairman, Planning & Zoning Commission
City of Sanger, TX

Date

Mayor
City of Sanger, TX

Date

Attested by

City Secretary
City of Sanger, TX

Date

MINOR PLAT
NEIBERT ADDITION
LOT 1
4.766 ACRES GROSS
4.581 ACRES IN ONE RESIDENTIAL LOT
0.185 ACRE RIGHT OF WAY DEDICATION
JESSE WEST SURVEY, ABSTRACT NO. 1428
CITY OF SANGER E.T.J.
DENTON COUNTY, TEXAS

DATE: MAY 6, 2022

AGENDA MEETING DATE: June 13, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

QUINTANAR/BELLE FARM ADDITION - FINAL PLAT

Consider a Final Plat of Lot 1, Block A of Quintanar/Belle Farm Addition, being 9.618 acres, in the City of Sanger's ETJ, and generally located on Belz Rd, approximately 563 feet east of Sam Bass Rd.

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

- The applicant is proposing to create 1 lot of 9.618 acres, from 1 unplatted tract.
 - The lot currently has access from Belz Rd and will have approximately 416 feet of frontage on the public ROW.
 - The applicant is dedicating 0.382 acres of right-of-way along Belz Rd.
 - The property is located in the City of Sanger ETJ and therefore no zoning regulations apply.
 - The property meets City of Sanger Subdivision Regulations.
-

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

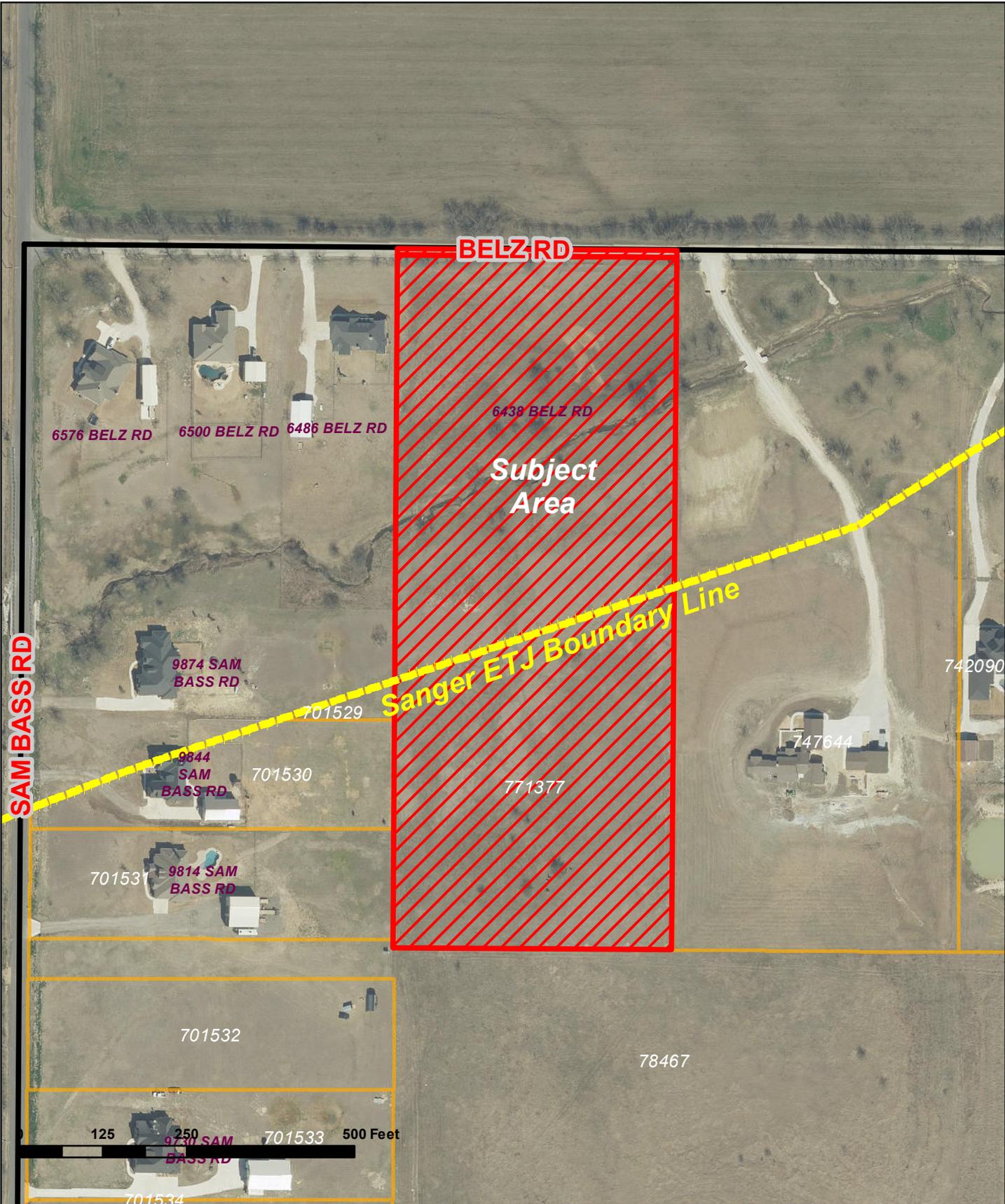
N/A

STAFF RECOMMENDATION/ACTION DESIRED:

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

ATTACHMENTS:

Description	Upload Date	Type
Location Map	6/9/2022	Cover Memo
Application	6/9/2022	Cover Memo
Letter of Intent	6/9/2022	Cover Memo
Final Plat	6/9/2022	Cover Memo



SAM BASS RD

BELZ RD

Subject Area

Sanger ETJ Boundary Line

6576 BELZ RD

6500 BELZ RD

6486 BELZ RD

6438 BELZ RD

9874 SAM BASS RD

9844 SAM BASS RD

9814 SAM BASS RD

9730 SAM BASS RD

701529

701530

701531

701532

701533

701534

771377

747644

742090

78467

125

250

500 Feet



Project Name: 6438 Belz Rd
Minor Plat (Overlaps Sanger ETJ)
Project: 22SANZON-0034



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: 9/22/2022 4:28:04 PM
 Doc Name: 22SANZON-0034_6438 Belz Road





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

SUBDIVISION APPLICATION

<input type="checkbox"/>	Preliminary Plat
<input checked="" type="checkbox"/>	Minor Plat

<input type="checkbox"/>	Final Plat/Replat
<input type="checkbox"/>	Amended Plat

<input type="checkbox"/>	Vacating Plat
<input type="checkbox"/>	Conveyance Plat

Applicant

Owner (if different from applicant)

Name: <u>Arthur & Kelly Quintanar</u>	Name:
Company:	Company:
Address: <u>2309 Royal Acres Dr.</u>	Address
City, State, Zip: <u>Denton TX 76209</u>	City, State, Zip:
Phone: <u>940-300-3886</u>	Phone:
Fax:	Fax:
Email: <u>aguin1@msn.com</u>	Email:

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): _____

Arthur & Kelly Quintanar
 Owner's Signature

5/18/2022
 Date

Arthur & Kelly Quintanar
 Applicant's Signature

5/18/2022
 Date

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

<input type="checkbox"/>	Complete (Check # _____)
<input type="checkbox"/>	Incomplete (Returned to Applicant ___/___/___)

ARTHUR AND KELLY QUINTANAR

2309 Royal Acres Dr | 940-300-3886 | aquin1@msn.com

Letter of Intent

5/18/2022

City of Sanger Texas
Department of Development Services

201 Bolivar St.
P.O. Box 1729
Sanger, TX 76266

Dear City of Sanger Texas:

This letter is to inform you of our intent to develop the land at 6438 Belz Rd. – A. Lynde Survey A-731, BLOCK A, LOT 9.618 Acres, Arthur and Kelly Quintanar, DOC NO. 2021-28866 R.P.R.D.C.T. , We intend to build a personal single family dwelling in accordance to the deed restrictions and applicable local codes. There will be a single family home and appropriate out buildings for personal storage and livestock.

Sincerely,

Handwritten signature of Arthur and Kelly Quintanar in cursive script.

Arthur and Kelly Quintanar

OWNERS DEDICATION:

WHEREAS ARTHUR QUINTANAR AND KELLY QUINTANAR ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. LYNDE SURVEY, ABSTRACT NO. 731, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO ARTHUR AND KELLY QUINTANAR AS RECORDED IN DOCUMENT NUMBER 2021-28866, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT, AT A PK NAIL FOUND FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS BELZ ROAD AND THE AT THE NORTHEAST CORNER OF CORBIN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #2017-119, PLAT RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A RAILROAD SPIKE FOUND FOR THE NORTHWEST CORNER OF SAID CORBIN ESTATES BEARS NORTH 89 DEGREES 32 MINUTES 13 SECONDS WEST, A DISTANCE OF 598.52 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 13 SECONDS EAST, ALONG SAID BELZ ROAD AND WITH THE NORTH LINE OF SAID 10.00 ACRE TRACT OF LAND, A DISTANCE OF 416.53 FEET TO A PK NAIL FOUND FOR CORNER AT THE NORTHWEST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PAUL AND PAMELA ROHUS AS RECORDED IN DOCUMENT NUMBER 2020-90829 OF SAID REAL PROPERTY RECORDS, FROM WHICH A PK NAIL FOUND FOR REFERENCE BEARS SOUTH 89 DEGREES 32 MINUTES 13 SECONDS EAST, A DISTANCE OF 951.15 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 12 SECONDS WEST A DISTANCE OF 1046.57 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID ROHUS 10.00 ACRE TRACT;

THENCE NORTH 89 DEGREES 35 MINUTES 48 SECONDS WEST A DISTANCE OF 416.53 FEET TO A CAPPED IRON ROD FOUND FOR CORNER IN THE EAST LINE OF A CALLED 0.728 OF AN ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BRIAN K. AND TRESSA J. WALDING AS RECORDED IN DOCUMENT NUMBER 2021-228380 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS EAST, WITH EAST LINE OF SAID CORBIN ESTATES A PART OF THE WAY, A DISTANCE OF 1046.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ARTHUR QUINTANAR AND KELLY QUINTANAR, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS QUINTANAR ADDITION, IN DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREET, HIGHWAYS, ALLEYS, UTILITY AND DRAINAGE EASEMENTS, PARKS, IF ANY, ANY OTHER LAND DEDICATED FOR PUBLIC USE FOREVER, SIGNED AND ACKNOWLEDGES BEFORE A NOTARY PUBLIC BY SAID OWNER.

ARTHUR QUINTANAR
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED ARTHUR QUINTANAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OF THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC, TEXAS

KELLY QUINTANAR
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED KELLY QUINTANAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OF THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC, TEXAS

SURVEYORS CERTIFICATE

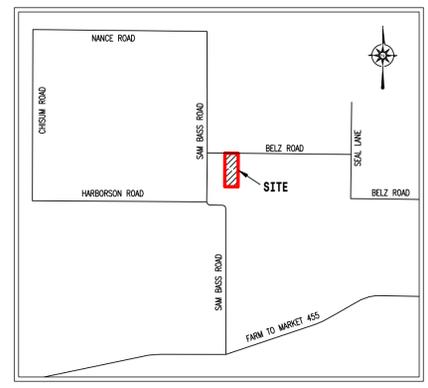
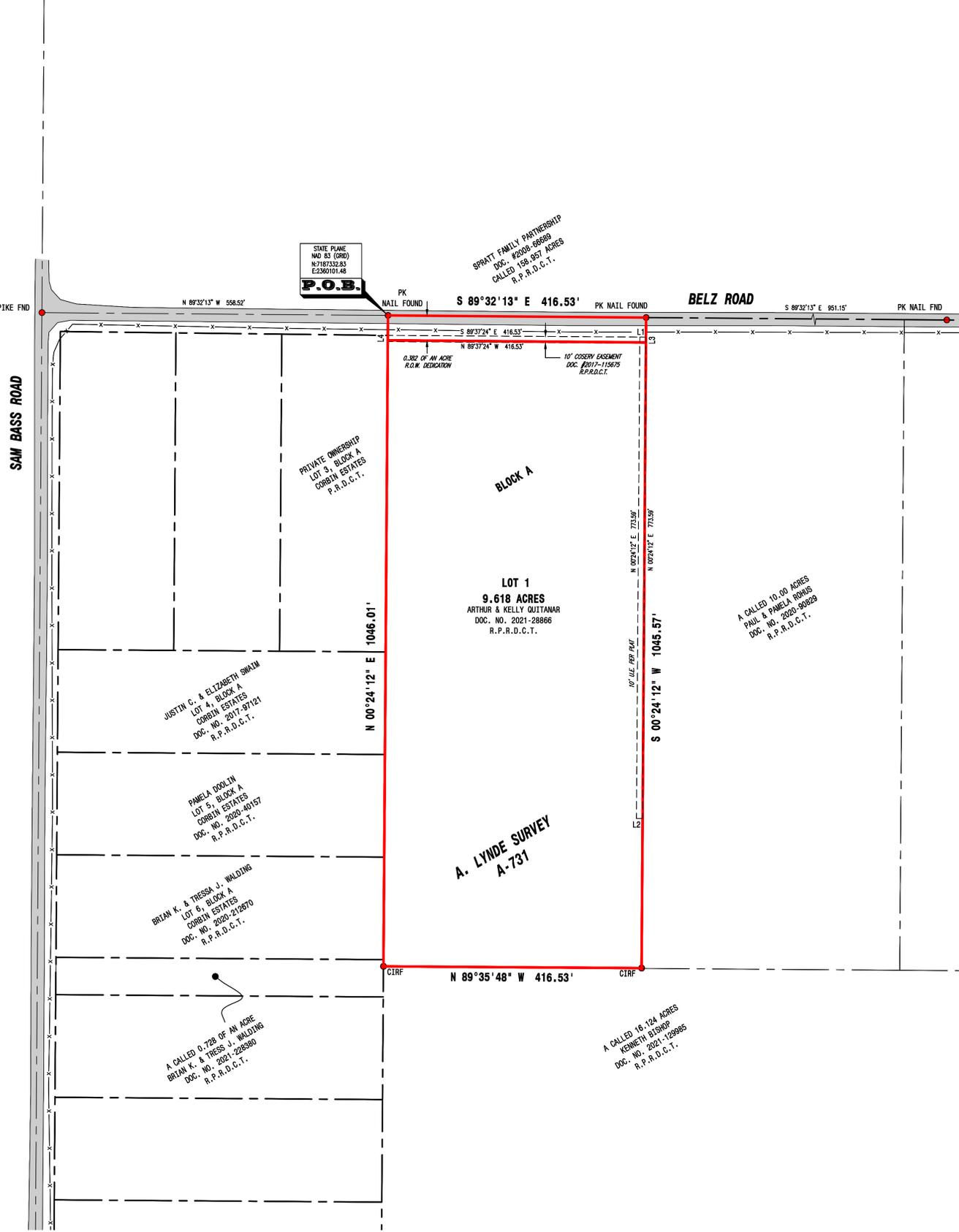
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY SUPERVISION.

J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2022.

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- 1. FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0210 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 2. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL ZONE 4202 NAD 83 (GRID).
- 3. THIS PROPERTY IS WITHIN THE CITY LIMITS OF SANGER.
- 4. WATER SERVICE TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
- 5. ELECTRIC SERVICE TO BE PROVIDED BY COSERV - (940) 321-7800 - 7701 SOUTH STEMMONS FWY, CORINTH, TEXAS, 76210.
- 6. SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
- 7. THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.
- 8. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 9. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- 10. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- 11. THIS PROPERTY MAY BE SUBJECT TO CHANGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 12. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
- 13. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 14. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- 15. THE PURPOSE OF THIS PLAT IS TO CREATE A 1 LOT SUBDIVISION.
- 16. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- 17. ALL LOT CORNERS SET WITH 1/2 INCH REBAR WITH PLASTIC CAP LABELED RPLS #4857.
- 18. THE STREET IS DEDICATED FOR STREET PURPOSES.
- 19. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
- 20. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS EASEMENTS APPROVED BY THE CITY OF SANGER.
- 21. THE CITY OF SANGER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 22. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SANGER'S USE THEREOF.
- 23. THE CITY OF SANGER AND THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- 24. THE CITY OF SANGER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING READING METERS AND ADDING TO OR REMOVING.
- 25. ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- 26. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF THE PLAT AND APPROVED BY THE CITY OF SANGER.
- 27. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF SANGER, TEXAS

MAYOR
CITY OF SANGER, TEXAS

ATTESTED BY

CITY SECRETARY
CITY OF SANGER, TEXAS

LINE BEARINGS DISTANCE

L1	S 89°37'24" E	10.00'
L2	S 89°37'24" E	10.00'
L3	S 00°24'12" W	10.00'
L4	N 00°24'12" E	10.00'

LINETYPE LEGEND

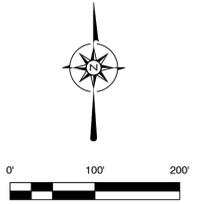
PROPERTY LINE	---
EASEMENT LINES	---
DEED LOT LINES	---
ADJOINER LINES	---
OVERHEAD UTILITY	---
ASPHALT ROAD	---
GRAVEL ROAD	---
WIRE FENCE LINES	---

LEGEND

●	= PROPERTY CORNER	CIRP	= CAPPED IRON ROD FOUND
+	= BENCHMARK	IRP	= IRON ROD FOUND
⊕	= TELEPHONE/UTILITY RISER (TR/UR)	CIRB	= CAPPED IRON ROD SET
⊖	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
⊙	= TELEPHONE MANHOLE (TMH)	WFPC	= METAL FENCE CORNER POST
⌚	= POWER/UTILITY POLE (P/UP)	()	= PLAT/DEED CALLS
⌚	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
—	= GUY WIRE (GUW)	R.O.W.	= RIGHT-OF-WAY
[]	= ELECTRIC VAULT (VLT)	[]	= CONCRETE SURFACE
[]	= ELECTRIC TRANSFORMER (TRAN)	[]	= ASPHALT SURFACE
⊕	= WATER METER (WM)	[]	= GRAVEL SURFACE
⊕	= WATER VALVE (WV)		

SURVEYOR
J.E. THOMPSON II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
JT@ALLAMERICANSURVEYING.COM

UTILITY PROVIDERS:
ELECTRIC:
COSERV
7701 S STEMMONS FWY
CORINTH, TX 76210
(940) 321-7800



MINOR PLAT
10.00 ACRES
IN THE A. LYNDE SURVEY
ABSTRACT NO. 731
DENTON COUNTY, TEXAS



111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TPLS FIRM NO. 10048000

DRAWN BY: T.E.P. DATE: 05/11/2022 JOB NO.: 1608.0015-7A-2 SCALE: 1" = 100' PAGE: 1 OF 1

AGENDA MEETING DATE: June 13, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

SANGER PRESERVE - ZONING CHANGE - PH

Conduct a Public Hearing regarding a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 11.893 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd. (Hammonds)

AGENDA TYPE: Public Hearing

ACTION REQUESTED:

BACKGROUND:

- The applicant is proposing to rezone the subject property of approximately 11.893 acres from (A) Agricultural to (PD) Planned Development zoning.
 - The development will consist of approximately 3.27 acres of commercial along 5th St., and approximately 8.74 acres multi-family behind the commercial.
 - The commercial will be four 9000 sq ft buildings with parking in the front.
 - Multi-family will be made up of 7 two story buildings along the edges of the development and 3 three story buildings in the middle with a total of 166 units.
 - The multi-family will have 12 private garages and 48 reserved carport spaces.
 - The development will have a 3000-3500 sq ft amenity center with swimming pool and patio area.
 - The property is surrounded by SF-10 to the north, PD single family to the east, Industrial and Agriculture to the south, and B-1 to the west.
-

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: June 13, 2022

TO: John Noblitt, City Manager

FROM: Ramie Hammonds, Development Service Director

ITEM/CAPTION:

SANGER PRESERVE - ZONING CHANGE

Consider a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 11.893 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd. (Hammonds)

AGENDA TYPE: Regular

ACTION REQUESTED: Approval

BACKGROUND:

- The applicant is proposing to rezone the subject property of approximately 11.893 acres from (A) Agricultural to (PD) Planned Development zoning.
 - The development will consist of approximately 3.27 acres of commercial along 5th St., and approximately 8.74 acres multi-family behind the commercial.
 - The commercial will be four 9000 sq ft buildings with parking in the front.
 - Multi-family will be made up of 7 two story buildings along the edges of the development and 3 three story buildings in the middle with a total of 166 units.
 - The multi-family will have 12 private garages and 48 reserved carport spaces.
 - The development will have a 3000-3500 sq ft amenity center with swimming pool and patio area.
 - The property is surrounded by SF-10 to the north, PD single family to the east, Industrial and Agriculture to the south, and B-1 to the west.
-

LEGAL/BOARD COMMISSION RECOMMENDATIONS/CITIZEN NOTICE FEEDBACK:

N/A

FINANCIAL SUMMARY - FUNDING/FISCAL IMPACT:

N/A

FUNDS:

N/A

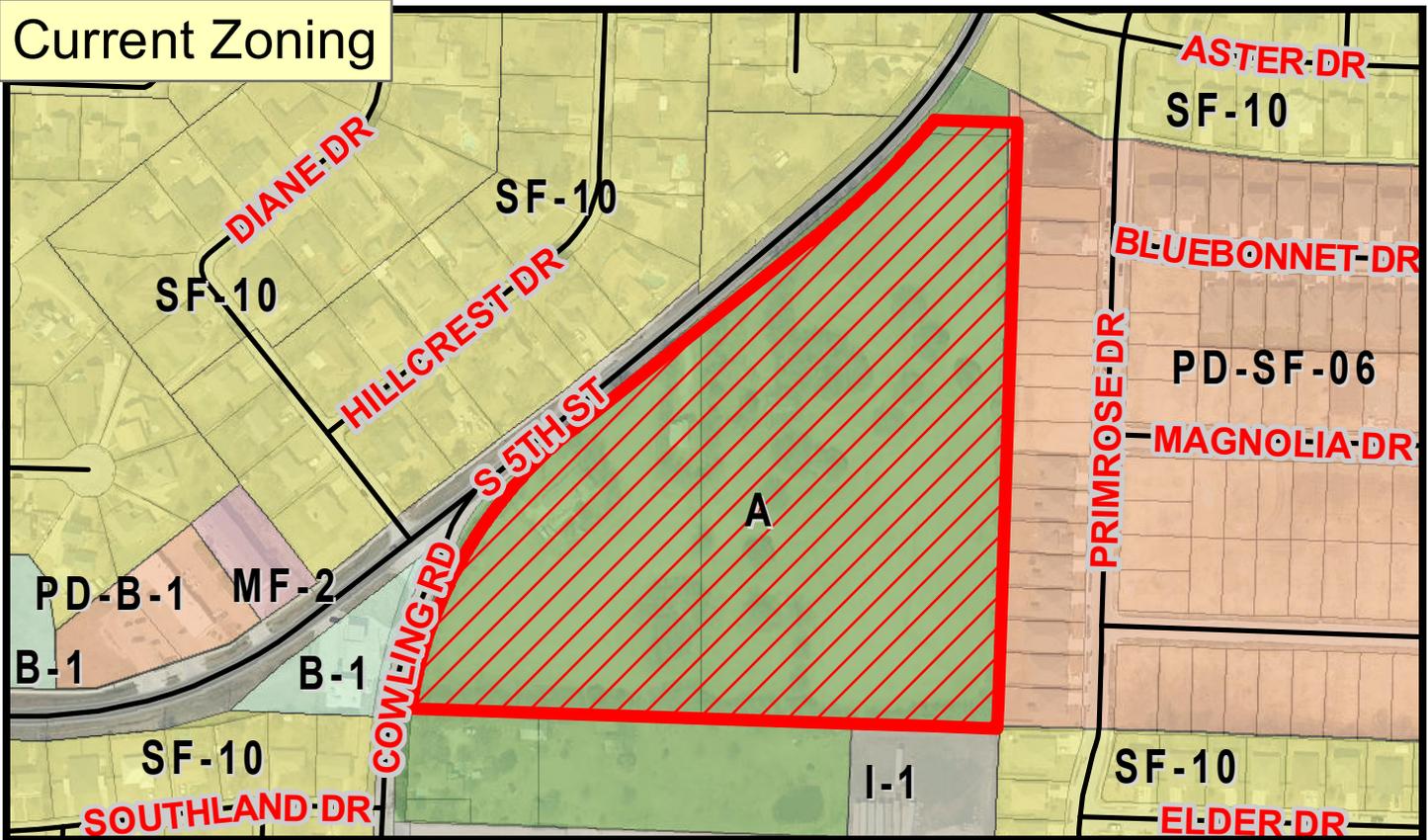
STAFF RECOMMENDATION/ACTION DESIRED:

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

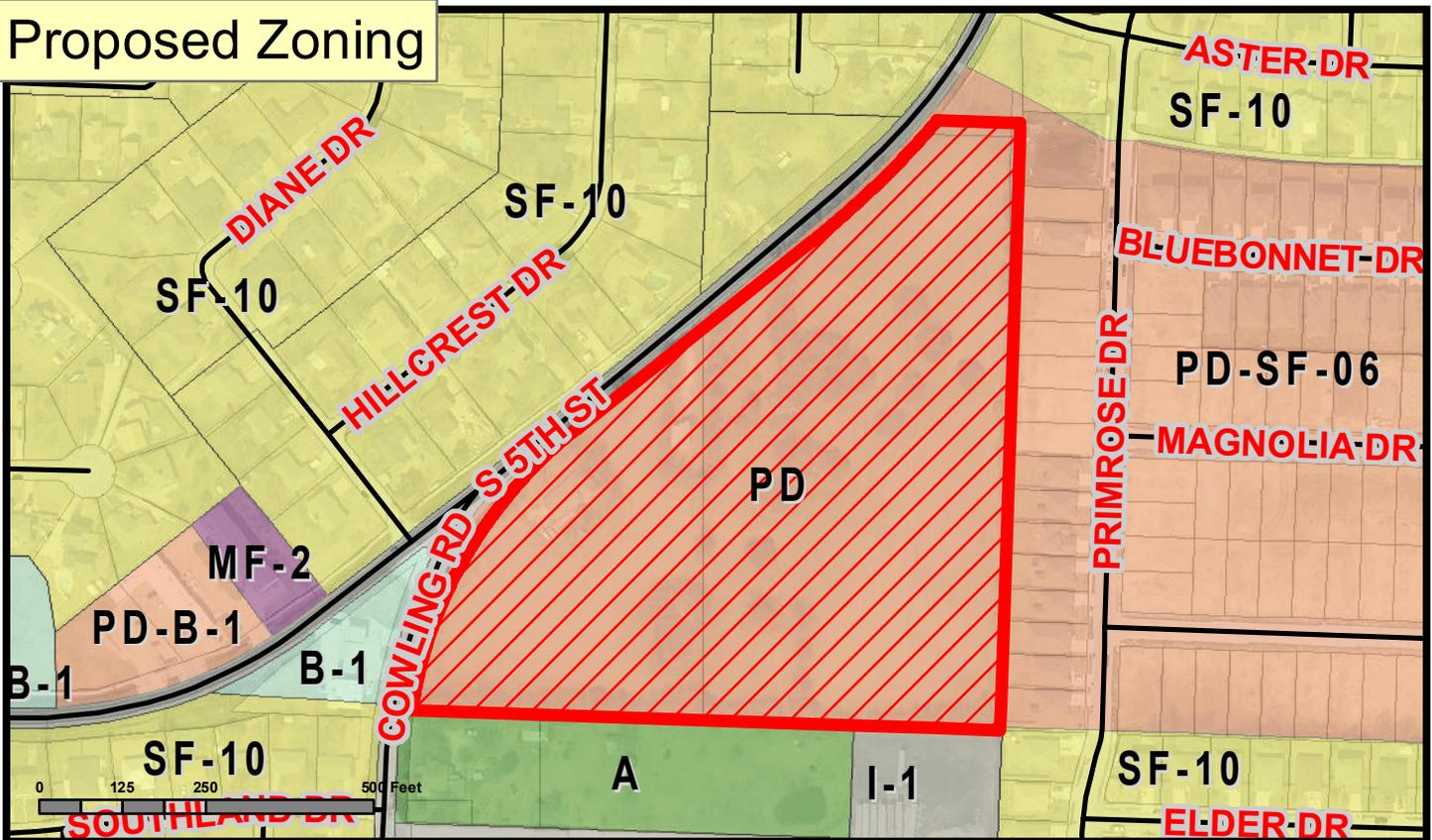
ATTACHMENTS:

Description	Upload Date	Type
Location Map	6/9/2022	Cover Memo
Application	6/9/2022	Cover Memo
Letter of Intent	6/9/2022	Cover Memo
Metes and Bounds Description	6/9/2022	Cover Memo
PD - Planned Development	6/9/2022	Cover Memo
Renderings	6/9/2022	Cover Memo
Site Plan	6/9/2022	Cover Memo
Response Form - Opposed	6/9/2022	Cover Memo

Current Zoning



Proposed Zoning



Location: Sanger Preserve - 801, 803, 805 S. 5th St.
 PD Zoning Change (MF-2; B-2)
 Project: 22SANZON-0035

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

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <i>James and Pamela Holt</i>	Name:
Company: <i>Water Oak LLC</i>	Company:
Address: <i>600 East Southlake Blvd Ste 100</i>	Address:
City, State, Zip: <i>Southlake TX 76092</i>	City, State, Zip:
Phone: <i>817-488-2273</i>	Phone:
Fax: <i>817-488-1953</i>	Fax:
Email: <i>pamkholt@hotmail.com</i>	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.):

601, 603, 605 South 5th Street, Sanger, TX . approximately 12.5 acres

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

We will be changing from Ag1 to B2 and MF2.

[Signature]
 Owner Signature

May 15, 22
 Date

[Signature]
 Applicant Signature

May 15, 22
 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



LETTER OF INTENT

SANGER PRESERVE – ZONING APPLICATION

ADDRESS: 801, 803, 805 SOUTH 5TH STREET, SANGER, TX

MAY 17, 2022

PD-PLANNED DEVELOPMENT MULTI-FAMILY 2 (MF-2) AND BUSINESS 2 (B-2)

This Letter of Intent is presented as required and shall be used to identify all information required by the City for this rezoning request.

This letter includes the following as a part of the rezoning application:

A. Metes and Bounds Description - Attached as part of this application is a metes and bounds description – see attached exhibit (Exhibit “A”).

Included is a description of the overall property as a site plan exhibit (Exhibit "B"), which graphically identifies the property and provides bearings and distances as provided in Exhibit "A".

Also, to provide further detailed information and the purpose of the request to build both B-2 and MF-2, is a project summary (Exhibit “C”). The intent is to provide much needed Retail / Office space, as well as address the dramatic need for new housing in Sanger. Included are renderings which reflect the desire of the developer to add value and provide a desirable property for the City of Sanger.

8. The current zoning for the property is Agriculture, Ag-1.

C. The application requests the following changes to the current zoning. There will be 2 distinct zoning areas as part of a PD (Planned Development). These changes are as follows:

1. Revise the zoning of approximately 3.27 acres to B-2 (Business), with immediate access to and fronting 801, 803, 805 South 5th Street.
2. Revise the zoning of approximately 8.74 acres to MF-2 (Multifamily).
3. Request approval of a Conceptual Plan for both the B-2 and MF-2 project. PD Development Standards will be adhered to.

D. The existing condition of the property within the requested area is undeveloped and vacant. Very few trees are scattered throughout the property.

E. The re-zonings and Conceptual Plan requests, once approved by the City of Sanger,

will allow for the development of the Sanger Preserve development. The zoning allows for 20-units per acre and the PD proposal is equal to or less than this maximum.

The streets and necessary parking requirements for both the B-2 and MF-2 will be per Section 19.4 (Parking Regulations) of the City Ordinance. Access for the B-2 will and site layout will allow for appropriate traffic flow.

F. CONTACT INFORMATION:

Owner: Water Oak LLC
Contact: Pamela K. & James Holt
600 East Southlake Blvd, Ste. 100
Southlake, TX 76092
817.488.2273 / 817.488.1953
E: PamKHolt@hotmail.com

[END]

**DESCRIPTION FOR PROPOSED ZONING CHANGE OF
12.015 ACRES OF LAND**

BEING that certain tract of land situated in the H. Tierwester Survey, Abstract Number 1241, City of Sanger, Denton County, Texas, being all that certain tract of land described by deed to James Holt and Pamela Holt, recorded in Instrument Number 2012-98755, County Records, Denton County, Texas (C.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of herein described tract, being in the east right-of-way line of Cowling Road (60-foot right-of-way), same being the northwest corner of that certain tract of land described by deed to Glen Edwin Giese and wife, Helen Jean Giese, recorded in Volume 2769, Page 367, C.R.D.C.T., same also being the beginning of a curve to the right;

THENCE with said east right-of-way line and said curve to the right, an arc distance of 197.80 feet, through a central angle of $19^{\circ}14'10''$, having a radius of 589.15 feet, the long chord of which bears $N 17^{\circ}44'04''E$, 196.87 feet, to the beginning of a curve to the right;

THENCE with said curve to the right, continuing with said east right-of-way line, an arc distance of 302.53 feet, through a central angle of $24^{\circ}53'54''$, having a radius of 696.19 feet, the long chord of which bears $N 39^{\circ}48'06''E$, 300.16 feet, to the southeast right-of-way line of 5th Street (60 foot right-of-way);

THENCE $N 52^{\circ}15'03''E$, continuing with said southeast right-of-way line, 450.15 feet to the beginning of a curve to the left;

THENCE with said curve to the left, continuing with said southeast right-of-way line, an arc distance of 261.96 feet, through a central angle of $10^{\circ}50'46''$, having a radius of 1383.83 feet, the long chord of which bears $N 46^{\circ}49'32''E$, 261.57 feet, to the northwest corner of herein described tract, same being the southwest corner of that certain tract of land described by deed to Sable Development Corporation, recorded in Instrument Number 1996-20534, C.R.D.C.T.;

THENCE $S 87^{\circ}13'05''E$, with the south line of said Sable Development Corporation tract, 124.31 feet to the northeast corner of herein described tract, same being the southeast corner of said Sable Development Corporation tract, same also being in the west line of Lot CA-1, Block E, Willowood Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Instrument Number 2019-482, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE $S 00^{\circ}49'32''W$, with said west line, 20.49 feet;

THENCE $S 02^{\circ}48'39''W$, continuing with the west line of said Willowood Addition, 890.01 feet to the southeast corner of herein described tract, same being the northeast corner of Lot 1R, Block A, Ashley Waters Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Instrument Number 2019-264, P.R.D.C.T., same also being the northwest corner of Quail Run Phase 3, an addition to the City of Sanger, Denton

County, Texas, according to the plat thereof recorded in Cabinet X, Page 485 (Instrument Number 2007-7604), P.R.D.C.T.;

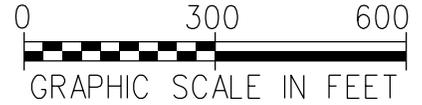
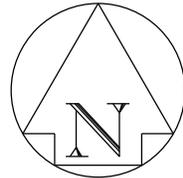
THENCE N 87°12'48"W, 880.06 feet, to the **POINT OF BEGINNING** and containing 523,362 square feet or 12.015 acres of land more or less.

“Integral Parts of this Document”

1. Description – 2 Pages
2. Exhibit

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



H. TIERWESTER SURVEY
ABSTRACT* 1241

SABLE DEVELOPMENT CORPORATION
INST. #1996-20534
C.R.D.C.T.

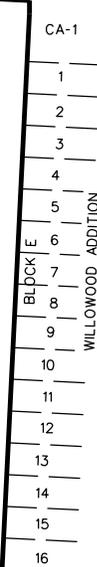
ZONED "SF-10"
(SINGLE FAMILY)

ZONED "A"
(AGRICULTURAL)

"Integral Parts of this Document"
1. Description - 2 Pages
2. Exhibit

ZONED "B-1"
(BUSINESS)

JAMES HOLT and
PAMELA HOLT
Inst.# 2012-98755
C.R.D.C.T.
12.015 Acres



ZONED "SF-10"
(SINGLE FAMILY)

Approx. Survey Line

GLEN EDWIN GIESE, et ux.
VOL. 2769, PG. 367
C.R.D.C.T.

HELEN GIESE
Inst.# 2012-8368
C.R.D.C.T.

QUAIL RUN
PHASE 3
CAB. X, PG. 485
INST. #2007-7604
P.R.D.C.T.

LOT 1R
ASHLEY WATERS ADDITION
INST. #2019-264
P.R.D.C.T.

ZONED "I-1"
(INDUSTRIAL)

Approx. Survey Line
COWLING DRIVE

M. BURLESON SURVEY
ABSTRACT* 71

MCKINNEY & WILLIAMS SURVEY
ABSTRACT* 940

EXHIBIT FOR PROPOSED ZONING OF

12.015 Acres of Land

SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241,
CITY OF SANGER, DENTON COUNTY, TEXAS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB #	JPH21001	DRAWN BY:	DK	CHECKED BY:	TAB	DATE:	01-11-22	PAGE #	3 of 3
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SANGER
PRESERVE





SANGER
PRESERVE



HUMPHREYS & PARTNERS ARCHITECTS



*AN EXPERIENCED TEAM
ASSEMBLED FOR
MULTIFAMILY DEVELOPMENT*

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

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

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

HUMPHREYS & PARTNERS ARCHITECTS
ARCHITECT
MICHAEL SMITH, & MADISON KRUK

PELTON LAND SOLUTIONS
CIVIL ENGINEERING
RICHARD PAYNE & BRAD SICARD



PROJECT OVERVIEW

- ❑ THE SANGER PRESERVE | S. FIFTH AND COWLING, SANGER, TEXAS
- ❑ 166-UNITS MULTIFAMILY, WALK-UP COMMUNITY, TOTALING +/- 164K SF AND 3,000-3,3500 SF CLUBHOUSE, DESIGNED WITH RESIDENT AMENITIES ON APPROX. 12 ACRES. RESIDENTIAL AVG / ACRE: 19
 - SEVEN 2-STORY RESIDENTIAL BLDGS | THREE 3-STORY RESIDENTIAL BLDGS
- ❑ FOUR RETAIL BLDGS FOR A TOTAL OF UP TO 36,000 SF, INCLUDING OUTDOOR GATHERING SPACES
- ❑ RESIDENTS WILL ENJOY AMENITIES EXPECTED IN A NEW MULTIFAMILY COMMUNITY WHICH ARE NOT CURRENTLY AVAILABLE IN THE MARKET, INCLUDING: STAINLESS APPLIANCES, SOLID SURFACE COUNTERTOPS, RESORT STYLE POOL, 9 FT CEILINGS, WOOD-LOOK PLANK FLOORING & ENERGY EFFICIENCIES.

FLOOR PLAN	SF	UNIT MIX	% UNIT MIX
1 BED / 1 BATH	639 - 815	58	35%
2 BED / 2 BATH	925 - 1235	72	43%
3 BED / 2 BATH	1250	36	22%
TOTAL RENTABLE SF	163,893	166	100%
UNIT AVERAGE NET SF	987		
CLUBHOUSE SF (APPROX.)	3,000 – 3,500		
RETAIL SF (APPROX. MAX)	40,000		
PROJECTED AVG RENT PSF	\$1.60-1.70		
PROJECTED AVG RENT PER UNIT	\$1,580-1,685		

*ABOVE ARE ESTIMATES PENDING FINAL DESIGN & APPROVALS



- ❑ SANGER, TX, IS ONLY 15 MINUTES N. OF DENTON, TX
- ❑ THE CITY HAS A POPULATION OF JUST OVER 9,200 AS OF 2021 ESTIMATES, AN INCREASE FROM 7,000 IN 2010 (A 24% INCREASE). DENTON COUNTY HAS A POPULATION OF AN ESTIMATED 944,000. WHICH HAS GROWN BY OVER 41% SINCE 2010. [1]
- ❑ THE PROJECT IS LOCATED JUST 1.2 MILES FROM THE MAJOR I-35 FREEWAY ON I-35 BUSINESS.
- ❑ PROJECT WILL TAP INTO PENT-UP DEMAND FOR MARKET CLASS A APARTMENTS; **LAST MARKET-RATE RENTAL PRODUCT DELIVERED TO THE MARKET WAS IN 2015.**
- ❑ BASED ON CURRENT PROPERTY TAX RATES, THE *ESTIMATED* INCOME TO THE CITY OF SANGER AND SANGER ISD (ASSUMING A \$20M PROPERTY VALUE ON THE RESIDENTIAL PHASE ONLY):
 - ❑ CITY = OVER \$125,000 / YEAR
 - ❑ ISD = OVER \$225,000 / YEAR

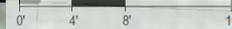
SITE PLAN

+/- 12-ACRE TRACT FOR THE DEVELOPMENT OF APPROXIMATELY 166-RESIDENTIAL UNITS LUXURY LIFESTYLE HOMES

UP TO 36,000 SF OF RETAIL SPACE FRONTING I-35 BUSINESS (S. FIFTH ST)



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



S. FIFTH AND COWLING						2021100
UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY						5/17/22
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1L-BH	1br/1ba	757	7	4%	5,299	35%
A1-BW	1br/1ba	705	18	11%	12,690	
A1U-BH	1br/1ba	859	7	4%	6,013	
A2L-BH	1br/1ba	813	12	7%	9,756	
A2U-BH	1br/1ba	959	14	8%	13,426	43%
B1-BW	2br/2ba	925	18	11%	16,650	
B1L-BH	2br/2ba	1,077	12	7%	12,924	
B1U-BH	2br/2ba	1,084	14	8%	15,176	
B2L-BH	2br/2ba	1,299	14	8%	18,186	
B2U-BH	2br/2ba	1,413	14	8%	19,782	22%
C1-BW	3br/2ba	1,250	36	22%	45,000	
TOTALS			166	100%	174,902	

UNIT AVERAGE NET SF : **1,054**

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

PROJECT DATA

UNIT AVERAGE NET SF : **1,054 S.F.**
 ACREAGE: **12.01 ACRES**
 MULTIFAMILY ACREAGE: **8.74 ACRES**
 RETAIL ACREAGE: **3.27 ACRES**
 DENSITY: **19.0 UNITS/ACRE**
 RETAIL AREA **UP TO 36000 S.F.**

PARKING:
 REQUIRED

PROVIDED

144 RETAIL SPACES @ 1/250 S.F.
316 RESIDENTIAL SPACES @ 1.9 SPACES PER UNIT
460 TOTAL SPACES REQUIRED

12 GARAGE SPACES
40 CARPORTS
427 OPEN SURFACE SPACES
479 TOTAL SPACES PROVIDED

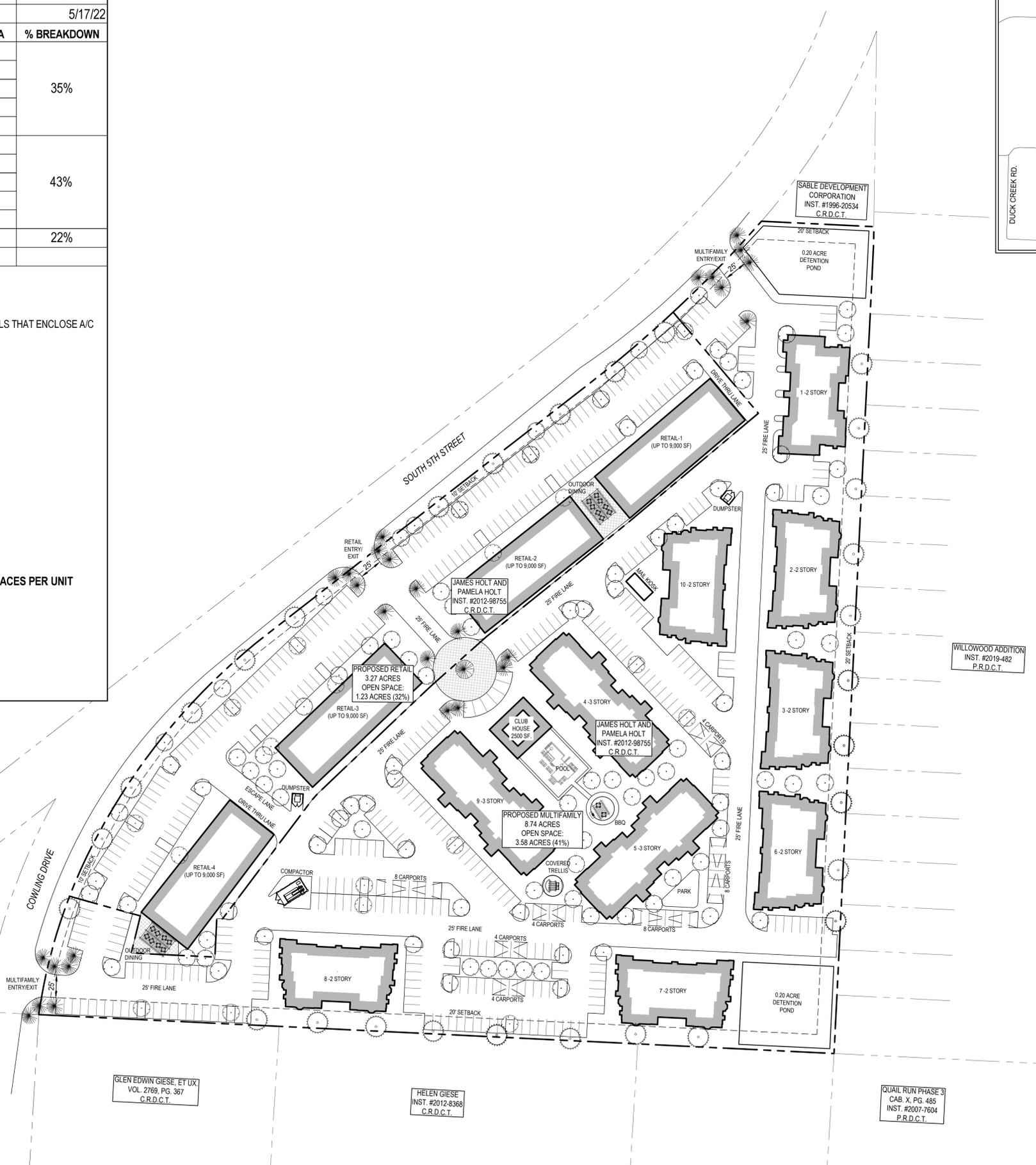


LOCATION MAP

SCALE : N.T.S.



0 60' 120'
SCALE: 1" = 60'



SANGER PRESERVE

ZONING SITE PLAN EXHIBIT

SANGER, DENTON COUNTY, TEXAS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
 9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
 FORT WORTH PHONE: (817) 562-3350

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

Drawing: S:\Projects\2022\2022_SangerPreserve\Main\DWG\SitePlan\SP1001-C SITE
 User: Sanger 5/17/2022 4:47 PM
 Plot Date/Time: 5/17/2022 4:47 PM

ZONING SUBMITTAL



The submittal for a variance includes revising parking requirements to 1.9 spaces per unit.

CURRENT PARKING REQUIRED:	
RETAIL SPACES	144
RESIDENTIAL SPACES	315
TOTAL REQUIRED	459

CURRENT PARKING PROVIDED:	
OPEN SURFACE SPACES	399
RESERVED CARPORT	48
PRIVATE GARAGES	12
TOTAL PROVIDED	459

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

IDEA BOARD - CLUBHOUSE & AMENITIES



IDEA BOARD – PROPERTY EXTERIOR



HERMOSA VILLAGE
LEANDER, TX
HUMPHREYS ARCHITECTS



CREEKSIDE PARK THE RESIDENCES
THE WOODLANDS, TX
HUMPHREYS ARCHITECTS

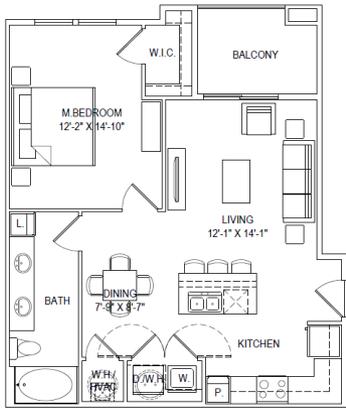


IDEA BOARD – UNIT INTERIORS

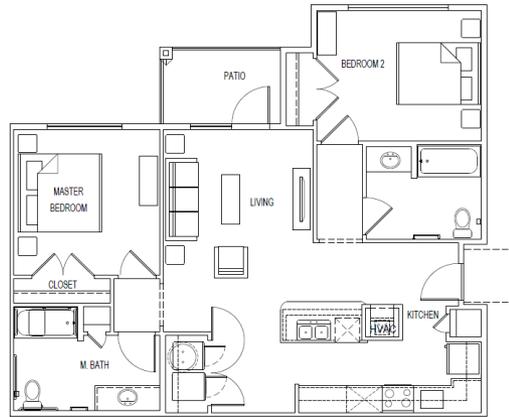


UNIT PLANS

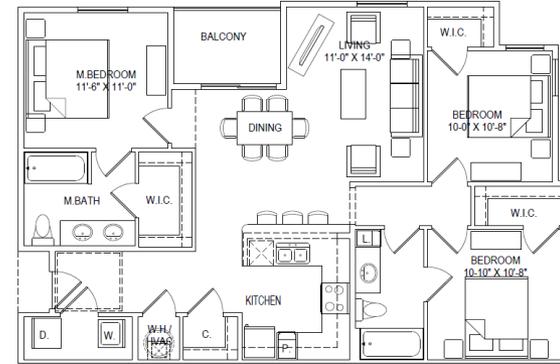
Typical Floor Plans will range from 700 SF to 1300 SF



UNIT A1
HUD NET - 718 SQ. FT.



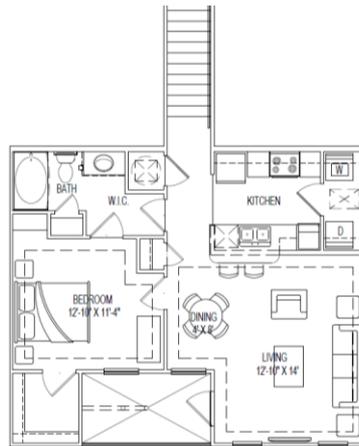
UNIT - B1
NET - 1050 SQ. FT.



UNIT C1
NET - 1190 SQ. FT.



UNIT A1-L
757 NET S.F.



UNIT A1-U
859 NET AC. SF.

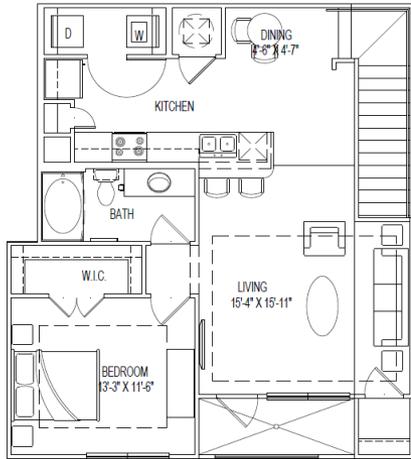


UNIT A2-L
813 S.F.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)
0' 4' 8' 16'

UNIT PLANS

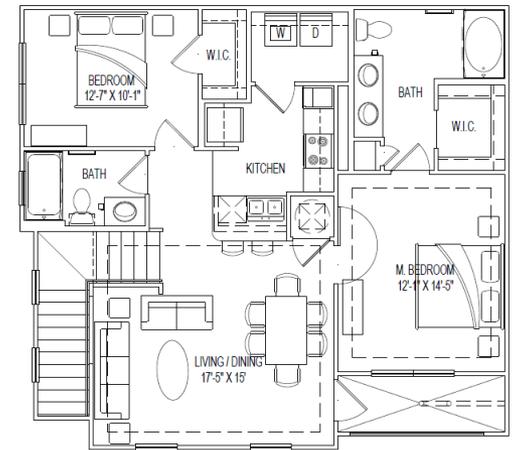
Typical Floor Plans will range from 700 SF to 1300 SF



UNIT A2-U
959 NET AC. SF.



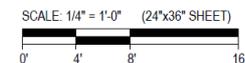
UNIT B1-L
1077 S.F.



UNIT B1-U
1084 NET AC. SF.



UNIT B2-L
1299 NET S.F.



PROPOSED PROPERTY & UNIT AMENITIES

- CLUBHOUSE
- YOGA / EXERCISE ROOM
- RESORT-STYLE POOL WITH TANNING LEDGE
- COFFEE BAR / WiFi CAFÉ
- COMMUNITY BBQ AREAS WITH GRILLS
- BUSINESS CENTER
- WIRED FOR HIGH-SPEED INTERNET
- KITCHEN / SERVING AREA FOR PRIVATE RESIDENT FUNCTIONS IN CLUBHOUSE
- DOG PARK, WITH DOG WASH STATION
- COVERED PARKING AVAILABLE *
- TRASH COMPACTOR (SINGLE LOCATION)
- PACKAGE LOCKERS

- WOOD-LOOK LVT PLANK FLOORING
- TECH PACKAGE: DIGITAL WI-FI CONTROLLED THERMOSTAT, ELECTRONIC LOCKS, USB PORTS
- ENERGY EFFICIENT PACKAGE: DOUBLE-PANE WINDOWS, ENERGY STAR APPLIANCES, LED LIGHTS, LOW VOC PAINT
- WALK-IN CLOSETS
- KITCHEN PANTRIES *
- KITCHEN ISLANDS *
- SOLID SURFACE COUNTERTOPS
- STAINLESS STEEL KITCHEN APPLIANCES
- INCLUDES MICROWAVE
- WASHER / DRYER PROVIDED
- OVERSIZED WALK-IN SHOWERS *
- 2" WOOD LOOK BLINDS
- CEILING FANS
- 9' CEILINGS
- GARAGES / COVERED PARKING *
- PRIVATE 'PUPPY' YARDS*
- VALET TRASH PICK-UP

**Some Unit Amenities available only in select units.*

ENERGY STAR FEATURES

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

- ENERGY STAR-RATED APPLIANCES *
- LOW VOC INTERIOR PAINTS
- ENERGY EFFICIENT DOUBLE-PANE WINDOWS & PATIO/BALCONY DOORS TO MAXIMIZE NATURAL LIGHT.
- INSULATION INCLUDING SPRAY FOAM AROUND LIGHT SWITCH & OUTLET
- DIGITAL WI-FI CONTROLLED THERMOSTAT
- WOOD-LOOK PLANK FLOORING – GREEN RATED
- CABINETS SOURCED FROM WITHIN 250 MILES OF THE PROPERTY
- CEILING FANS
- 2” WOOD LOOK BLINDS
- NATIVE LANDSCAPE & PLANTINGS, WATER-SENSE IRRIGATION SYSTEM WITH SEPARATE METER
- LED / CFL LIGHTING
- INDIVIDUAL ELECTRIC & WATER METERING TO PROMOTE RESIDENT CONSERVATION
- HIGH-EFFICIENCY PLUMBING FIXTURES
- PACKAGE LOCKERS SHOWN TO REDUCE THE PROPERTY CARBON FOOTPRINT

GATED COMMUNITY / PARCEL LOCKERS

RESIDENT SAFETY & SECURE PACKAGE DELIVERY FOR OUR RESIDENTS

WE WANT TO OFFER OUR RESIDENTS A PLACE WHERE THEY FEEL PROTECTED AND WILL OFFER A CONTROLLED ACCESS GATED COMMUNITY.



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



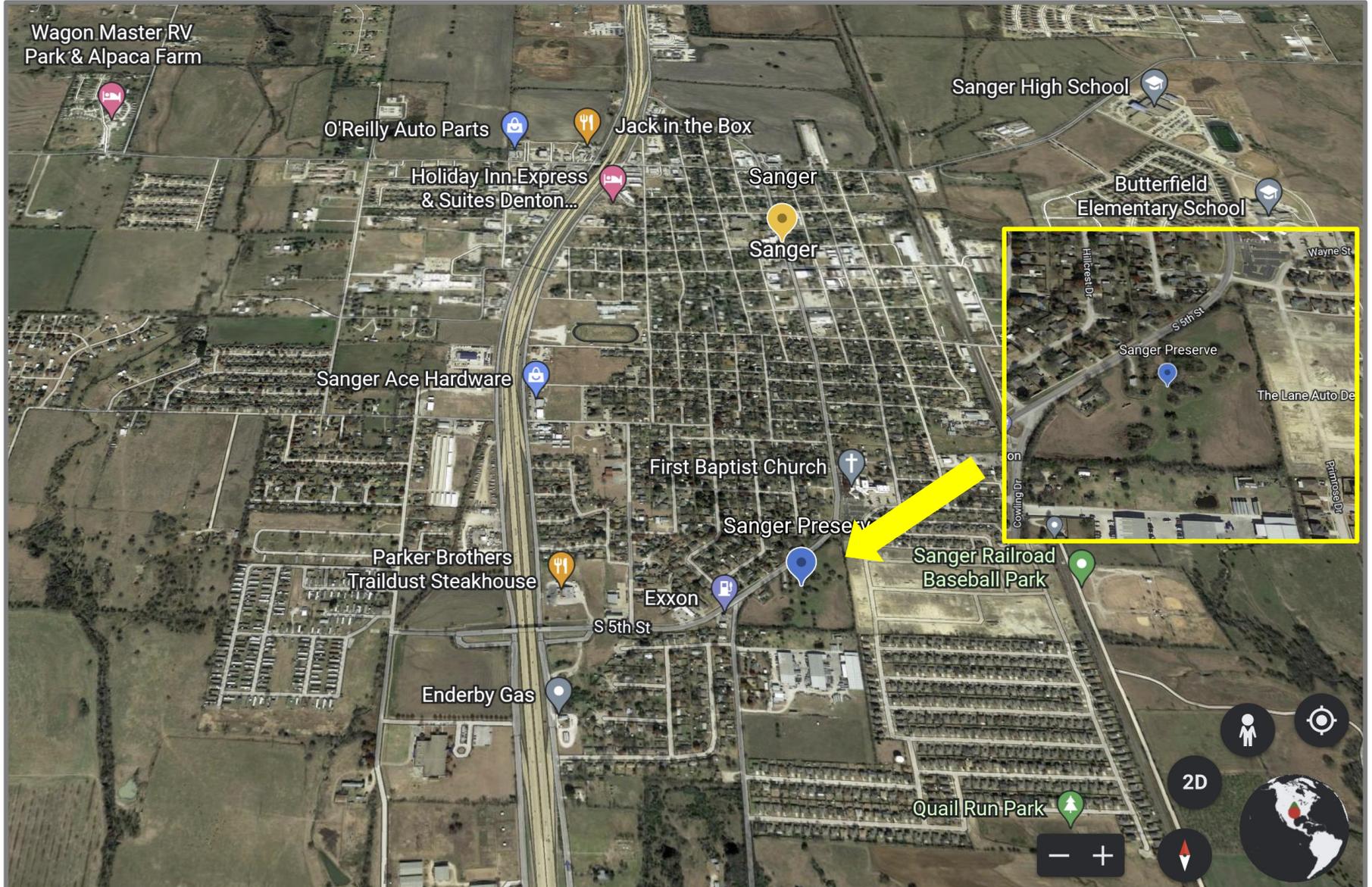
Smartest Lockers.

Our industry-leading technology eliminates your package problems.



- Smart**
Infrared scanner to detect packages in each locker
- Cool**
Refrigerated lockers keep groceries, pharmaceuticals and temperature sensitive items cool
- Convenient**
Multi-sized lockers accept most sized packages and full ADA compliance support any user
- Secure**
Built in 24/7 cloud based video surveillance
- Advanced**
Manage deliveries with the Parcel Pending mobile app
- Customizable**
Choice of color or custom wrap to match any aesthetic or branding
- Fast**
Barcode capture enables rapid package delivery
- Courier Agnostic**
Parcel Pending lockers accept deliveries from all couriers, ensuring 100% deliverability

LOCATION ~ S. FIFTH & COWLING, SANGER, TEXAS



WHY RETAIL & MULTIFAMILY IN SANGER?

RETAIL / COMMERCIAL SPACE

- ❑ I-35 Expansion will impact currently available Retail / Commercial Spaces
- ❑ Per LoopNet, 5 Commercial Spaces Available in Sanger – only 2 are Retail / Office Spaces, most recently constructed Retail / Office space 1996.
- ❑ Population is expected to reach over 10,290. Households are expected to increase to over 2745 by 2024, which is an increase of over 10% since 2019.
- ❑ New home sales within the district have more than tripled within the last decade
- ❑ There are more than 5,500 planned lots in future subdivisions across the district
- ❑ Multiple new housing developments within Sanger ISD are in the planning stage that will provide rapid enrollment growth in the near future
- ❑ The Residents of Sanger will benefit from the addition of new & desirable retail/ office space, offering more amenities closer to home.

MULTIFAMILY - HOUSING SHORTAGES AND RISING INTEREST RATES

- ❑ The average rate for a 30-year fixed-rate mortgage loan reached 5% for the first time in more than a decade in April and has since increased to 5.3% as of May 12, according to Freddie Mac. [This will decrease the number of residents who can afford to purchase homes.]
- ❑ Last May, the \$340,000 median-priced home with the interest rate of 3% would have had a monthly payment of \$1,146. Today, a median-priced home would cost \$630 more, or \$1,776 per month.
- ❑ Bank of America found that 40% of buyers say interest rates being too high is one reason they might be hesitant to buy. With lack of inventory available also contributing to higher housing costs.

(Source: Dallas News, By Mitchell Parton, May 13, 2022)

- ❑ Residents who either cannot afford to purchase a new home or are choosing to sit on the sidelines due to high costs, will need the option of renting.

GROWTH IS HEADED NORTH WITH THE WIDENING OF I-35 FROM DENTON THRU SANGER, REACHING TO FM 3002, VALLEY VIEW, TX

Source:

: Tx-Dot, I-35 Denton County Connections Project

LAST NEW MULTIFAMILY CONSTRUCTED IN 2015 PUTTING PRESSURE ON HOUSING DUE TO POPULATION GROWTH OF 34.27% SINCE 2010.

Source:

www.worldpopulationreview.com
05/15/2022

CURRENTLY, RENTERS MAKE UP AN ESTIMATED 32.3% OF THE SANGER POPULATION, WITH ONLY 3.6% VACANT HOUSING FOR RENT.

Source:

www.bestplaces.net
05/15/2022

DENTON COUNTY'S AVERAGE SALES PRICE FOR HOMES INCREASED 27.8% YEAR-OVER-YEAR AS OF APRIL 2022.

Source:

Maria Guerrero, NBC-DFW
04/21/2022

SANGER NEEDS HOUSING & NEW RETAIL / OFFICE SPACE

THE POPULATION IS GROWING, INCLUDING THE GROUP OF ELDERLY SANGER CITIZENS WHO ARE NO LONGER ABLE TO MAINTAIN THEIR RURAL PROPERTIES. IN ADDITION TO ATTRACTING & KEEPING YOUNG FAMILIES, THE ELDERLY ARE NEEDING SMALLER PLACES TO LIVE INDEPENDENTLY BUT LIVING NEAR THEIR ADULT CHILDREN AND GRANDCHILDREN. THE POPULATION OF DENTON COUNTY AND SANGER ARE GROWING RAPIDLY, WHICH DRIVES AN INCREASING DEMAND FOR MULTIFAMILY.

WITH THE EXPANSION OF I-35 NORTH, SEVERAL OF THE RETAIL CENTERS ARE BEING DEMOLISHED LEAVING THESE TENANTS ABANDONED WITH NO PLACE TO MOVE THEIR BUSINESS. CURRENTLY, THERE ARE VIRTUALLY NO RETAIL SPACES AVAILABLE TO MEET THE DEMAND OF THE GROWTH IN SANGER. THE PROPOSED RETAIL SPACE WILL BRING NEW RESTAURANTS, MEDICAL PROVIDERS, AND OTHER SERVICE INDUSTRIES OFFERING MORE CONVENIENCE FOR THE RESIDENTS OF SANGER.

ALL OF THIS WITH A FRESH LOOK BUT IN KEEPING WITH THE
SMALL TOWN VIBE OF SANGER!

SANGER, TEXAS
AVAILABLE
RETAIL / OFFICE /
COMMERCIAL SPACE

Source: Loopnet.com 05/15/2022



1609 Duck Creek Rd

Sanger, TX

Built in 1984
4,750 SF Space
\$10.61 SF/YR



**902 Utility Rd
Sanger Industrial Park**

Sanger, TX

Built in 2003
2,750 - 26,656 SF Industrial Spaces
\$8.00 SF/YR



103 S Stemmons St

Sanger, TX

Built in 1980
1,920 SF Office Space
\$18.75 SF/YR



SOUTH DENTON PLAZA

Expansive community retail and office center near I-35 and Loop 288



**904 S 5th St
The Cotton Patch**

Sanger, TX

Built in 1996
558 - 2,708 SF Retail Spaces
\$16.00 SF/YR



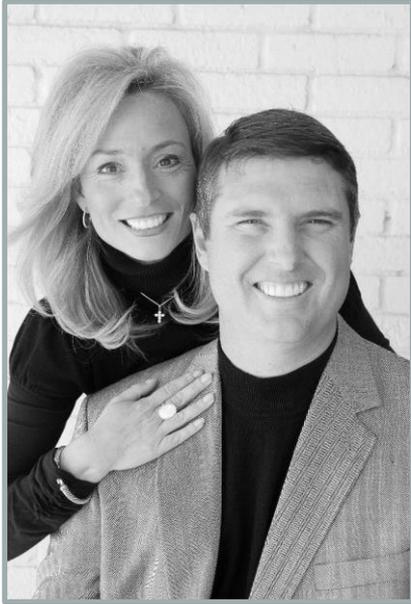
**1014 Austin A & B
Sanger Retail/Office/Warehouse**

Sanger, TX

Built in 1981
2,500 SF Industrial Space
\$7.20 SF/YR

OWNER / DEVELOPER

Pamela & James Holt



Dr. James and Pamela Holt are graduates of Harding University and have been married for over 30 years. James grew up in Canyon, Texas, while Pamela was raised in Valley View and attended Sanger Church of Christ. Because, their ranch is located near Sanger, they regularly attend the Sanger Church of Christ with local friends and family.

With a strong entrepreneurial vision for creating projects which are good for the community, their development experience covers every facet of the development, construction, lease-up, stabilization and management of commercial medical offices, storage facilities, industrial buildings and new modern retail centers. They strive to make an impact on the communities they serve by incorporating insightful planning to generate new jobs, improve infrastructure, and focus on long-term sustainability. Collectively, they have built over 15 commercial developments in the Dallas/Fort Worth area.

Both Pamela and James have a vested interest in Sanger. They are committed to developing a premier project that will further enhance the community feel of Sanger and bless the citizens with a local gathering place. The name “Sanger Preserve” was specifically chosen as it is their goal to protect the small town feel of Sanger.



ARCHITECT ~ HUMPHREYS & PARTNERS ARCHITECTS

A DEVELOPER'S ARCHITECT DRIVEN BY INNOVATION

We're focused on design that elevates the living experience and community fabric while optimizing density, maximizing efficiency, and delivering a lasting NOI. Our passion for innovation is the driving force behind everything that we do and it's how we continue to build our unrivaled leadership in the multifamily industry.

MICHAEL SMITH

Studio Director

As a Studio Director, Michael Smith leads the master planning, concept design and schematic design phases of the project. He is responsible for the architectural site plan layout, unit plan design, building plan layout, and elevation styling. He coordinates with the project manager as the design shifts from schematic design to design development and construction documents. He also coordinates with consultants in the preliminary stages of the technical site plan.

Additionally, Michael is responsible for marketing efforts in a supporting role. He will attend client and city meetings on behalf of HPA, as well as develop business over the phone or in person for new and existing clients.



CAREER HIGHLIGHTS

15 Years Architectural
& Planning Experience

EDUCATION

Texas A&M University

CONTACT

michael@humphreys.com



HERMOSA VILLAGE
LEANDER, TX
HUMPHREYS ARCHITECTS



KEY EXPERIENCE

VITRUVIAN WEST, PH I Addison, TX

Three phase, 5-story wrap totaling 1,187 units. Part of a larger 120 acre mixed-use master plan. Phase 1 under construction.

NORTHPOINT CROSSING College Station, TX

Two phase, 5-story over podium and wrap garage construction, 1,800 bed student housing project with 50,000 sf of mixed-use retail.

CORTONA AT FOREST PARK St. Louis, MO

Two 5-story over two-level podium projects totaling 246 units.

SUMMERLIN DOWNTOWN Summerlin, NV

Two phase 3, 4 and 5-story wrap and e-Urban® masterplan totaling 517 units. Part of the Howard Hughes's Summerlin Downtown master plan totaling over 100 acres.

HEBRON 121 STATION Lewisville, TX

Six phase, 70 acre master planned community totaling over 1800 units and 20,000 sf of retail. 15,000 sf clubhouse plus amenities. Approximately 25 units per acre. The first phase of 234 units was a HUD 221(d)4 financed project. Phase 2 is complete and Phases 3 and 4 are under construction

1100 SOUTH BLVD Charlotte, NC

4-story over two level podium in downtown Charlotte totaling 334 units. TOD design next to an adjacent light rail crossing with public plaza space. Aurora Award winner: Best Multifamily Community, Grand Aurora Award: Best in State

AQUA ON THE LEVEE Newport, KY

7-story Aloft Hotel with 139 keys and 5-story multifamily over podium with 229 total units on the Ohio Riverfront. Located on the border between Kentucky and Ohio with sweep views of downtown Cincinnati.

ARCHITECT ~ HUMPHREYS & PARTNERS ARCHITECTS



Since 1991, Humphreys & Partners Architects has been providing **high quality, innovative planning and design services**. An award-winning firm specializing in multifamily, mixed-use, and hospitality/resort design, HPA has extensive experience in high-rise, mid-rise, student, senior, tax credit, affordable, moderate, and luxury communities.

Headquartered in Dallas, with regional offices in Charlotte, Chicago, Costa Mesa, Houston, Los Angeles, New Orleans, New York, Orlando, and Scottsdale, HPA employs a talented team of professionals with artistic talent, classical training and diverse experience in all aspects of the architectural process.

Our portfolio of projects expands over 44 states and internationally, demonstrating a clear understanding of the **local and regional issues** affecting project success. Humphreys & Partners Architects has provided design services on over 350,000 units to date.

Throughout the years, Humphreys & Partners has been **recognized** by organizations across the country for design excellence. Our honors include Best in American Living, Pillars of the Industry, Aurora, and Gold Nugget, as well as numerous other local and regional awards.

Our **goal** is to provide innovative design solutions for a competitive marketplace. We are committed to producing fresh, creative and distinctive designs that are appropriate to both your requirements as well as the needs of the surrounding community. The focus of our work is to target the balance of function, cost, and aesthetics to produce quality and award-winning architecture.

Your satisfaction is a measure of our success. Integrity, timeliness, excellence in communication, and overall understanding of the development timeline are our highest priority in order to ensure success.

REGISTERED
ARCHITECTS
ON STAFF

80

BD + C MULTIFAMILY
FIRM RANKING

01

2020 AWARDS WON
FOR DESIGN

32

OUR EXPERIENCE

We pride ourselves on efficiency and also achieving an appealing aesthetic that blends within the project's setting. Our professionals keep the following in mind:

- Land costs and pro forma requirements
- Stringent deadlines
- Strong and timely communication

With your goals in mind, we focus on creating new and innovative building forms and layouts that maximize efficiency and help to outperform competing buildings regardless of market conditions. We're a full service firm with offerings such as:

- Land planning to schematic design
- Entitlements
- Construction documents
- Permitting assistance
- Construction administration

We thrive on solving problems. Our team thoroughly seeks out the highest quality locations and markets where the numbers wouldn't normally work. Our special attention to efficient design has helped save our clients a significant amount while increasing their net operating income throughout the life cycle of the building.

PARTNER – PROPERTY MANAGEMENT



CAF MANAGEMENT CURRENTLY OVERSEES **16,000 MULTIFAMILY UNITS / 50 COMMUNITIES** IN TEXAS, OKLAHOMA AND ARIZONA.



☐ **CHRIS FAULKNER** FOUNDED CAF CAPITAL PARTNERS IN 2010, A SEASONED REAL ESTATE EXECUTIVE WITH A WIDE RANGE OF EXPERIENCE, INCLUDING 15-YEARS WITH GE CAPITAL, REAL ESTATE. HIS EXPERIENCE INCLUDES LOAN SECURITIZATION, PORTFOLIO MANAGEMENT, UNDERWRITING, ORINATION AND ASSET MANAGEMENT.



☐ **TRENT WOOD**, PRESIDENT, WORKS ALONGSIDE CHRIS, AND IS A CO-FOUNDER OF CAF MANAGEMENT, PRIOR TO CAF, TRENT SERVED AS PRINCIPAL OF PTC INVESTMENTS PARTICIPATING IN OVER 125 PROPERTY ACQUISITIONS AND WAS RESPONSIBLE FOR THE OVERALL PROFITABLE OPERATIONS OF THE COMPANY. TRENT IS ALSO A VETERAN, SERVING FOR 9 YEARS IN THE U.S.ARMY AND WAS HONORABLE DISCHARGED AT THE RANT OF CAPTAIN.



☐ IN 2014 **BROOKE HENDRY**, EXECUTIVE VICE PRESIDENT, CO-FOUNDED CAF MANAGEMENT, AND WITH OVER 20 YEARS OF MULTIFAMILY EXPERIENCE WHILE WORKING WITH WESTWOOD RESIDENTIAL AND BILLINGSLEY COMPANY, BRINGS INVALUABLE EXPERIENCE TO THE COMPANY. SHE HAS GAINED THE CONFIDENCE OF MANY 3RD PARTY OWNERS; HER KNOWLEDGE IS SOUGHT AFTER IN BOTH UNDERWRITING AND OPERATIONS. SHE CONSISTENTLY SEEKS OUT IMPROVEMENTS TO INCREASE EFFICIENCY AND PERFORMANCE.

CONSULTANT



Marie C. Freeman, Owner EJTJ Ventures and Affiliated Entities Developer for The Overlook Lifestyle Apartment Homes

After 25 years building a broad knowledge base in the real estate industry under the guidance of experts at Trammell Crow Company and the JPI Companies, Marie Freeman launched **EJTJ Ventures**, and subsequently, **Magnum Opus Ventures**, focusing on partnering with Private Equity Groups and private high net-worth individuals who share a desire to take advantage of target markets for Multifamily Investments, both Development and Value-Add Opportunities, with the focus of driving rents and property performance. Prior to launching this new platform, Marie spent 18-years with the JPI Real Estate Companies, a company which has overseen an estimated \$13 billion in real estate transactions over approximately 25-years. Marie served in several capacities with her last position as the SVP & Operating Partner over the EB-5 Capital Raise Program. Through this platform, the JPI Companies partnered with a private equity & immigration firm, located in Beijing, China, and raised \$140 million over 3-years for a number of multifamily real estate projects. Marie also spent 7 years with Trammell Crow Company, one of the world's largest real estate companies, an excellent training ground where a solid foundation was laid and a passion for real estate was planted.

Marie is also Owner & Managing Member of ACGUS Capital ("ACG"), this partnership has grown to a very strong partnership focused on identifying U.S. multifamily partners for investment in Development & Value-Add opportunities designed for Non-U.S. Investors. Marie was raised in the small East Texas town of New Boston, Texas and is a graduate of Harding University, she has been a Dallas area resident her entire professional career.



<u>PROPERTY</u>	<u>UNITS</u>	<u>TPC</u>	<u>STATUS</u>
FRANCISCAN AT BEAR CREEK	264	\$ 34.8M	CO-GP / EQUITY
OVERLOOK PROJECT	200	\$ 32.0M	DEVELOPER / GP
SOLD:			
JEFFERSON PROMENADE	387	\$ 67.9M	PRIVATE EQUITY
CROSS CREEK AT GRAPEVINE	392	\$ 64.0M	CO-GP / EQUITY
LEGACY POINT-ARLINGTON	246	\$ 41.0M	PRIVATE EQUITY
JEFFERSON VANTAGE		\$ 73.3M	PRIVATE EQUITY
JEFFERSON PACIFIC BEACH	174	\$104.0M	PRIVATE EQUITY
VILLAS AT CHASE OAKS	250	\$ 39.0M	CO-GP / EQUITY

ADDITIONAL PROJECTS ARE IN VARIOUS PHASES OF UNDERWRITING.

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









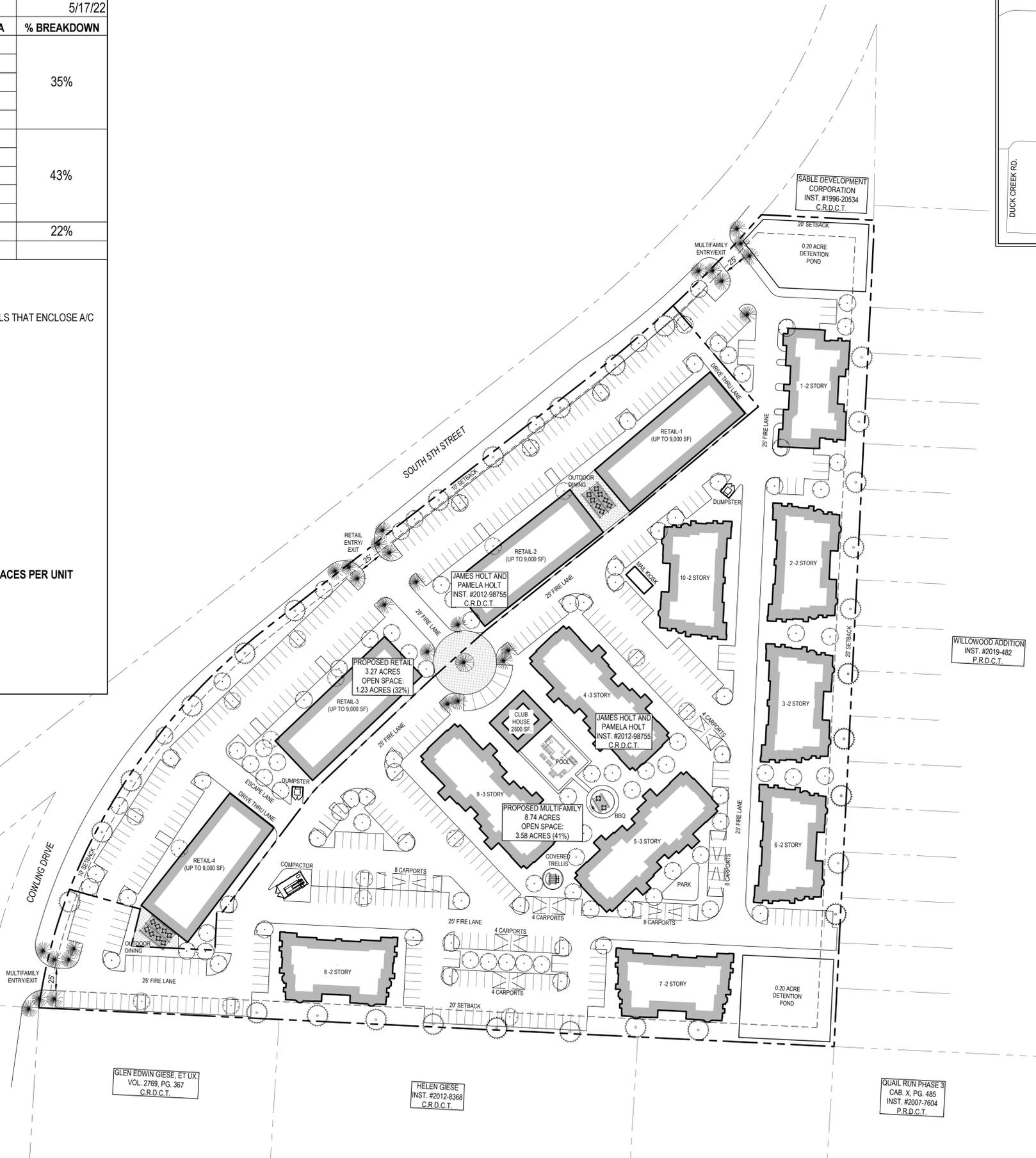
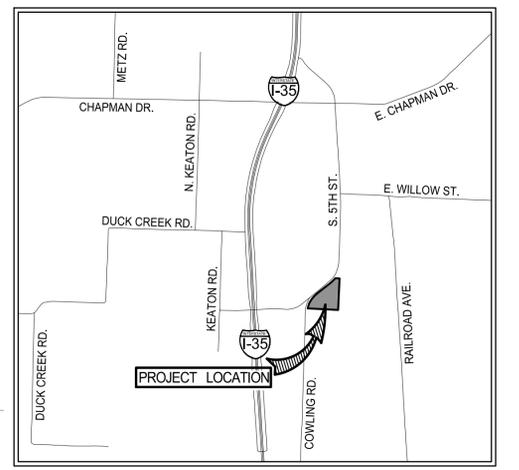
S. FIFTH AND COWLING						2021100
UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY						5/17/22
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1L-BH	1br/1ba	757	7	4%	5,299	35%
A1-BW	1br/1ba	705	18	11%	12,690	
A1U-BH	1br/1ba	859	7	4%	6,013	
A2L-BH	1br/1ba	813	12	7%	9,756	
A2U-BH	1br/1ba	959	14	8%	13,426	43%
B1-BW	2br/2ba	925	18	11%	16,650	
B1L-BH	2br/2ba	1,077	12	7%	12,924	
B1U-BH	2br/2ba	1,084	14	8%	15,176	
B2L-BH	2br/2ba	1,299	14	8%	18,186	
B2U-BH	2br/2ba	1,413	14	8%	19,782	
C1-BW	3br/2ba	1,250	36	22%	45,000	22%
TOTALS			166	100%	174,902	

UNIT AVERAGE NET SF : **1,054**

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

PROJECT DATA

UNIT AVERAGE NET SF :	1,054 S.F.
ACREAGE:	12.01 ACRES
MULTIFAMILY ACREAGE:	8.74 ACRES
RETAIL ACREAGE:	3.27 ACRES
DENSITY:	19.0 UNITS/ACRE
RETAIL AREA	UP TO 36000 S.F.
PARKING:	
REQUIRED	
	144 RETAIL SPACES @ 1/250 S.F.
	316 RESIDENTIAL SPACES @ 1.9 SPACES PER UNIT
	460 TOTAL SPACES REQUIRED
PROVIDED	
	12 GARAGE SPACES
	40 CARPORTS
	427 OPEN SURFACE SPACES
	479 TOTAL SPACES PROVIDED



SANGER PRESERVE

ZONING SITE PLAN EXHIBIT

SANGER, DENTON COUNTY, TEXAS

PELOTON
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

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

Drawing: S:\Projects\2022\2022_SangerPreserve\Main\DWG\ZoningSitePlan\ZoningSitePlan_C100.dwg
 User: Sanger 5/17/2022 4:47 PM
 Plot Date/Time: 5/17/2022 4:47 PM

ZONING SUBMITTAL

Response Form

22SANZON-0035

Zoning Change from Agricultural to Planned Development

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

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email or fax a copy to:

Email: rhammonds@sangertexas.org

Fax: (940) 458-4072

Project No: 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

Please circle one: In favor of request

Opposed to request

Comments:

We recently bought a house right behind this area and were attracted to this location for the fact that there was nothing behind us and it's quiet. Do not want loud noises, construction, and eventual stores basically in my backyard!

Signature

Printed Name

Dawn Murdock

Mailing Address

924 Primrose Dr.

City, State, Zip

Sanger, TX 76266

Phone Number

409. 688- 4261

Email Address

dawnroebuck@gmail.com

Physical Address of Property within 200 feet

924 Primrose Dr. Sanger 76266