

AGENDA
CITY COUNCIL REGULAR MEETING
MONDAY, AUGUST 21, 2017
7:00 PM
502 ELM STREET
SANGER, TEXAS

1. Call Meeting to Order, Invocation, Pledge of Allegiance.
2. Citizens Input: (Citizens are allowed 3 minutes to speak. The City Council is unable to or to discuss any issues brought up during this section).
3. CONSENT AGENDA:
 - a) Approval of Minutes:
 1. City Council Work Session, August 7, 2017
 2. Regular City Council Meeting, August 7, 2017
 - b) Disbursements
4. Consider any Items Removed from Consent Agenda.

REGULAR AGENDA

5. Conduct a Public Hearing Regarding a Request for a Specific Use Permit (SUP) for a Kennel on the Property Located at 304 Acker Street.
6. Consider, Discuss and Possibly Approve Ordinance #08-23-17 - A Request for a Specific Use Permit (SUP) for A Kennel Facility on the Property Located at 304 Acker Street.
7. Consider, Discuss and Possibly Approve the Final Plat of the Selak Addition, One Lot Being 1.00 Acres in the W. Mason Survey A-801, Generally Located North of Belz Road and East of Belz Road.
8. Conduct a Public Hearing on a Proposed Amendment of The Comprehensive Land Use Plan and Future Land Use Map to Change an Approximately 17.89 Acre Site Generally Located South of FM 455, North of McReynolds Road and West of Sable Creek Phases I and II From Industrial to Urban Low Density Residential Use.
9. Conduct a Public Hearing Regarding a Request to Rezone Approximately 48.44 acres of Property Generally Located between FM 455 and McReynolds Road to the West of Sable Creek Phases I and II From Industrial to Urban Low Density Residential Use.

and II From Heavy Industrial District (I-2) and Single-Family Residential District 7 (SF-7) to Planned Development Single-Family Residential District.

10. Consider, Discuss and Possibly Approve the Following Items (A & B) Regarding Property Generally Located South of FM 455, North of McReynolds Road and West of Sable Creek Phases I and II:
 - A) Consider Discuss and Possibly Approve Ordinance #08-24-17 – Amending The Comprehensive Land Use Plan and Future Land Use Map to Change an Approximately 17.89 Acre Site Generally Located South of FM 455, North of McReynolds Road and West of Sable Creek Phases I and II From Industrial Use to Urban Low Density Residential Use.
 - B) Consider, Discuss and Possible Approve Ordinance #08-25-17 – Amending the Official Zoning Map to Rezone Approximately 48.44 Acres of Land Generally Located Between FM 455, and McReynolds Road to the West of Sable Creek Phases I and II From Heavy Industrial District (I-2) and Single-Family Residential District 7 (SF-7) to Planned Development Single-Family Residential District.
11. Consider, Discuss and Approve the Preliminary Plat of the Sable Creek Addition Phase III, Being 17.849 Acres in the R. Bebee Survey, Abstract No. 29, Generally Located South of FM 455, North of McReynolds Road and West of Sable Creek Phases I and II.
12. Consider, Discuss and Approve the Final Plat of the Sable Creek Addition Phase III, Being 17.849 Acres in the R. Bebee Survey, Abstract No. 29, Generally Located South of FM 455, North of McReynolds Road and West of Sable Creek Phases I and II.
13. Conduct a Public Hearing Regarding Proposed Amendments to the Zoning Ordinance Concerning the Maximum Lot Area Requirement for Residential Zoning Districts R-1, R-2, R-3 and R-4.
14. Consider, Discuss and Possibly Approve Ordinance #08-26-17 – Amending The Zoning Ordinance to Modify the Lot Area Regulations for Residential Zoning Districts R-1, R-2, R-3 and R-4.
15. Consider, Discuss and Possibly Approve Ordinance #08-27-17 – Amending Chapter 3 of the Code of Ordinances Article 3.2100 “Exterior Construction of Residential Dwellings”.
16. Consider, Discuss and Possibly Approve Amending Agreement with All American Dogs, d/b/a/ All American Animal Control (AAAC).
17. Conduct a Public Hearing for the Proposed Budget for the City of Sanger for Fiscal Year 2017/18.
18. Conduct the First Public Hearing on a Proposal to Increase Total Tax Revenues from Properties on the Tax Roll in the Preceding Year by 8.49 % with the Proposed Tax Rate of \$0.6791 per \$100 of Assessed Valuation (Total Tax Rate Reduced \$0.0004 From Preceding Year’s Tax Rate of \$0.6795 per \$100).
19. INFORMATION ITEMS
 - a) All American Dogs Report

20. ADJOURN.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted 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, and said notice was posted on the following date and time: August 16, 2017 at 4:00 P. m. and shall remain posted until meeting is adjourned.



Cheryl Price, City Secretary
City of Sanger, Texas



This facility is wheelchair accessible and accessible parking spaces are available. Requests for 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.

CITY OF SANGER, TEXAS

MINUTES: CITY COUNCIL WORK SESSION

August 7, 2017, 6:00 PM

502 Elm Street, Sanger, Texas

COUNCIL MEMBERS PRESENT: Mayor Thomas Muir, Councilman Bill Boutwell, Councilman Lee Allison, Councilman David Clark, Councilman Gary Bilyeu, Councilman Allen Chick

COUNCIL MEMBERS ABSENT: None

The Mayor and All Council Members Were Present Constituting a Quorum.

STAFF MEMBERS PRESENT: Mike Brice City Manager, Cheryl Price City Secretary, Alina Ciocan Director of Economic and Development Services

1. Call Meeting to Order.

The Meeting was called to order at 6:00 pm.

2. Budget Workshop.

City Manager Brice advised that we received our certified totals on the property tax and we did take a little bit of a dip in the end of the year like it always does with the protests. It was expected. 2016 Taxable Value was \$534,000,000 and this years Taxable Value is \$578,000,000; so it is about an 8% increase over last year. The Effective Rate this year is \$0.642543. The Rollback Rate is \$0.679100; the current tax rate is \$0.679500 so staff recommends that we adopt the Rollback Tax Rate of \$0.679100. The difference between the Rollback Tax Rate and the Current Tax Rate is just a few thousand dollars which is not that much of a difference. Some of the highlights are that our taxable value increased by 44 Million, which includes new residential, residential, and about 2 million in Commercial. The debt rate went down because taxable value went up and we haven't added any debt, so the debt rate went from 12.7 to 11.5 which is a good thing. Property Tax Revenue budgeted originally at \$3,141,000 which calculates at to 96.5% of the levy and we usually collect about 98% to 99% of the levy so that is still very conservative from what we budgeted. He noted there have been a few changes that he wanted the Council to be aware of since we went over the budget last. We added \$12,000 for Forensic Testing in the Police Budget. This was put in because of the DPS who said they were going to start charging for it, which after much protest the DPS came back and said that they were not going do it, but, they may eventually and we would like to keep in the budget as a place holder, just in case they change their mind. We put an additional \$25,000 in street maintenance, so we are going from \$150,000 this year to \$200,000 for 2018 and this will be for patching, pot holes and concrete patches. That is not the \$450,000 for Street Construction. We put in \$10,000 for mowing the rights-of-way We were just going to mow about four times a year, but have discovered we have to mow it more than that; and, it helps keep down the trash. We are now mowing every couple of weeks; and then, once a month in the late summer and fall. It helps the look along the highway. We added an additional \$5000 for GIS next year

(Geographical Information Systems) which we have quite a backlog on GIS that we need to get caught up on. GIS is plots and maps everything from where our street signs, lights, and fire hydrants are to creating zoning maps, etc. We hired a guy on contract basis this year and he is doing an outstanding job. He noted on the Agenda tonight we will be setting the tax rate. We have to set the Tax Rate before we do the Public Hearings. We can always change the tax rate between now and October 1, we can go down, but can not go up. The Rate we will be recommending tonight is the \$0.679100 which is the Rollback Rate. We will verbally set that and take a record vote along with Resolution for the Public Hearings on the Tax Rate and Budget. City Manager Brice noted that the key for lowering the taxes is Industrial and Commercial Development which creates a larger tax base and does not require a lot of new services. It was noted to bring development of this type into the City is the reason why we spent the money to put the utilities in along I-35. There was no further discussion on the budget.

3. EXECUTIVE SESSION: CLOSED MEETING

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance With the Texas Government Code:

**Section 551.087 Deliberation Regarding Economic Development
– Economic Development Incentives.**

Council Convened into Closed Executive Session at 6:11 pm.

4. RECONVENE: OPEN MEETING

Council reconvened at 7:08 pm

No Action was taken.

5. Overview of Items on Regular Agenda.

There was no discussion on items on the Regular Agenda.

6. Adjourn.

The Work Session adjourned at 7:08 pm.

CITY OF SANGER, TEXAS

MINUTES: REGULAR CITY COUNCIL MEETING

August 7, 2017, 7:00 p.m.

502 Elm Street, Sanger, Texas

COUNCIL MEMBERS PRESENT: Mayor Thomas Muir, Councilman Bill Boutwell, Councilman Lee Allison, Councilman David Clark, Councilman Gary Bilyeu, Councilmember Allen Chick

COUNCIL MEMBERS ABSENT: None

The Mayor and All Council Members Were Present Constituting a Quorum.

STAFF MEMBERS PRESENT: Mike Brice City Manager, Cheryl Price City Secretary, Alina Ciocan Director of Economic and Development Services

1. Call Meeting to Order, Invocation, Pledge of Allegiance.

The Regular City Council Meeting was called to order by Mayor Muir at 7:09 pm. The Invocation was given by Councilman Chick, and The Pledge of Allegiance was led by Councilman Clark.

2. Citizens Input: (Citizens are allowed 3 minutes to speak. The City Council is unable to respond or to discuss any issues brought up during this section).

James Frank Jones 3087 Belz Road was recognized. He noted that on his property taxes that when he turned 65 his school taxes were frozen. In said that in Denton and a lot of other cities across the country when you turn 65 they freeze the taxes. He asked if there was any reason that the City of Sanger does not freeze the taxes for residents over 65? He noted he thought the city should do something about it and he did not feel it was right. Mayor Muir advised that the City Council can not comment but would take his comments under advisement, but cannot comment on items that are not on the agenda and thanked him for his input.

3. CONSENT AGENDA:

a) Approval of Minutes

(1) City Council Work Session Minutes – July 17, 2017

(2) City Council Meeting July 17, 2017

b) Disbursements

a) Approve A Proclamation in Support of the Leukemia and Lymphoma Society Proclaiming the Month of September 2017 as Blood Cancer Awareness Month in the City of Sanger.

There were a few questions regarding some of the disbursement items. A Motion was made by Councilman Bilyeu to Approve the Consent Agenda as presented. Motion was seconded by Councilman Boutwell. Motion to Approve carried unanimously (5-0).

Consider any Items Removed from Consent Agenda.

No Items were removed from Consent Agenda.

REGULAR AGENDA

4. Consider, Discuss and Possibly Approve Engaging Brooks Watson & Company (Certified Public Accountants) for Audit Services and Authorize City Manager and Mayor to Sign Acknowledgment and Agreement as Submitted.

City Manager Brice noted that we have used this company for the last three years and they have done a good job. This is a three-year contract and they are proposing a 2% increase per year for the next three years. They do an excellent job and are fairly inexpensive compared to some of the other firms we have used. Another advantage is that one of their principals is onsite during the audit so if there are any questions the person making the ultimate decision is in the building, which makes a difference. Councilman Boutwell noted that by law we have to have the audits done and that they are used for various reasons such as credit ratings. City Manager Brice noted that the reports are used by the banks that we do business with, they are used by rating agencies and investors who may be considering buying municipal bonds. Mayor Muir noted that it gives the Citizenry a certain amount of expected credibility with the numbers having an independent firm looking over them.

A Motion was made by Councilman Bilyeu to Approve Engaging Brooks Watson & Company (Certified Public Accountants) for Audit Services and Authorize City Manager and Mayor to Sign Acknowledgment and Agreement as Submitted. Motion was seconded by Councilman Boutwell. Motion carried unanimously (5-0).

5. Consider, Discuss and Possibly Approve Recommendation of Award of Bid to Fryer Construction Company for the Cowling Road Nitrification Improvements in the Amount of \$247,000; And, Subject to Execution of Change Order No. 1 in the Amount of (-\$122,000) Reducing the Contract Price to \$125,000.

City Manager Brice summarized noting that when Fryer bid this we had two methods on the bid (the baffle system and the mixing system) and only one is necessary so we chose the mixing system. We chose to go with the mixing system which reduces the price by \$122,000 and makes the contract price \$125,000. This is something that the City has to do because it is a requirement from TCEQ.

A Motion was made by Councilman Allison to Award of Bid to Fryer Construction Company for the Cowling Road Nitrification Improvements in the Amount of \$247,000; And, Subject to Execution of Change Order No. 1 in the Amount of (-\$122,000) Reducing the Contract Price to \$125,000. Discussion was called by Councilman Clark wanted clarification noting that we were reducing the chloramines and going to straight chlorine. City Manager Brice noted that he is correct and it would get us out of a good portion of the testing; and, if we stayed with chloramines we would have to go back and retrofit all of the rest of our system to do chloramines which we feed at every well, it would be expensive. The Motion was seconded by

Councilman Bilyeu. Motion carried unanimously (5-0).

6. Conduct a Public Hearing Regarding a Replat of the Regal Meadows Addition, Being 7.88 Acres of Land, Generally Located on the East Side of Marion Road Approximately 400 Feet South of Lois Road.

Alina Ciocan Economic and Development Director gave a brief summary. This property is located in the ETJ and the applicants are proposing to create two lots of record into a from a single lot for residential purposes. This item was scheduled for the July Planning and Zoning, but, they did not have a quorum, so it is now before the Council for consideration. It was sent to Denton County for courtesy review and they had some minor considerations which were implemented. It meets our subdivision regulations and staff is recommending approval.

Mayor Muir Opened the Public Hearing 7:25 pm and solicited any persons who wished to speak. There being no one approaching the podium who wished to speak, Mayor Muir closed the Public Hearing at 7:26 pm.

7. Consider, Discuss, and Act on a Replat of the Regal Meadows Addition, Being 7.88 Acres of Land, Generally Located on the East Side of Marion Road Approximately 400 Feet South of Lois Road.

Mayor Muir noted that staff has reviewed the plan it meets our Subdivision Ordinance.

A Motion was made by Councilman Bilyeu to Approve the Replat of the Regal Meadows Addition, Being a 7.88 Acres of Land, Generally Located on the East Side of Marion Road Approximately 400 Feet South of Lois Road. The Motion was seconded by Councilman Boutwell. Discussion was called. Councilman Allison asked why the 180-foot building setback? Director of Economic and Development Services Ciocan advised she had the same question and noted it is in the letter of intent, that the current owner of the property only wants the future home buyers to build in a certain spot on the land. It is in Lake Ray Roberts Zoning and they looked into it and did not have a problem with it. Motion carried unanimously (5-0).

8. Conduct a Public Hearing Regarding the Final Plat of the Sanger Estates, Being 49.51 Acres of Land in the Reuben Bebee Survey, Abstract No. 29, Generally Located on the East Side of Marion Road Approximately 2,500 Feet North of FM 455.

Alina Ciocan Economic and Development Director gave a brief summary. She noted the Council is familiar with this property. The preliminary plat was approved back in February. This is for Sanger Estates Subdivision which is 42 one (1) acre lots. The property is zoned SF-1. Matt Haskin, Engineer with Homeyer Engineering is here to representing the Applicant and can answer any questions.

Mayor Muir Opened the Public Hearing 7:28 pm and solicited any persons who wished to speak. There being no one approaching the podium who wished to speak, Mayor Muir closed the Public Hearing at 7:29 pm.

9. Consider, Discuss, and Act on the Final Plat of the Sanger Estates, Being 49.51 Acres of Land in the Reuben Bebee Survey, Abstract No. 29, Generally Located on the East Side of Marion Road Approximately 2,500 Feet North of FM 455.

Mayor Muir asked if the applicant had any information they wanted to share. Matt Haskin, Engineer with Homeyer Engineering said that he felt it was pretty straight forward.

Councilman Allison noted that Bolivar Water Supply has a dedicated easement and it was under construction now, he asked where the franchise utilities would go? Mr. Haskins advised that they would go within the same general area of the current easements. City Manager Brice noted that they could put the franchise utilities in the city right-of-way because they have franchise agreements with the City. Councilman Boutwell noted concern regarding only one ingress/egress into the subdivision and it was noted that there was an emergency exit Fire Access Easement (F.A.E) between Lots 4 and 5. Sue Allison was recognized from the Audience and asked if anything was going to be done about the drainage there that there was a huge amount of water where the roads are going to be? Mr. Haskins noted that they have not put all of the culverts in yet, when they do, the ponding on the roads will all disappear. Councilman Bilyeu asked if there were any changes from Preliminary to Final Plat? Mr. Haskins stated that the only change is staff asked that they move the 15-foot utility Easement for the Water line that was between lots 19 and 20 and put the complete easement on Lot 20. They were asked by the City to bring up the future waterline from the Parkbrook Subdivision for a Fire Hydrant. The Fire Marshal wanted a Fire Hydrant in the Subdivision. Upon questioning by Councilman Bilyeu it was noted that Bolivar could not supply the fire hydrant. City Manager Brice noted that is why the city wants to put a hydrant in. The developer is putting in the line that connects the hydrant from Parkbrook. The city will not have any utilities in the subdivision. It will also help the City's insurance rating. Councilman Bilyeu noted he was concerned that Bolivar could not supply for fire suppression and that the water rights should be the city's if they can not completely supply the subdivision. It was noted that this was a trade off for Parkbrook and the CCN's were traded. The developer made the agreement that Sanger Estates stay in Bolivar Water CCN and the City of Sanger would get 180 homes in the rest of Sanger Circle and 155 townhomes, and all of Parkbrook added to the City's CCN. It was noted the City's water goes up to where the end of Sanger Circle Phase 6 is going to be. Councilman Bilyeu noted that this is the first time in the 20 years of him being on Boards and Commissions that he has heard of letting a CCN area go and was concerned about getting water around it in the future. It was noted it could be done.

A Motion was made by Councilman Allison to approve the Final Plat of the Sanger Estates, Being 49.51 Acres of Land in the Reuben Bebee Survey, Abstract No. 29, Generally Located on the East Side of Marion Road Approximately 2,500 Feet North of FM 455. Motion was seconded by Councilman Bilyeu. Motion carried unanimously (5-0).

10. Discuss Tax Rate, Take Record Vote on Tax Rate and Schedule Two Public Hearings on Tax Rate and Approve Resolution R#08-06-17 – Establishing Date, Time and Place for Public Hearings on Budget and Tax Rate.

\$0.679100 per \$100. It was noted the Public Hearings would be on Monday, August 21st, 2017 at 7:00 pm and on Tuesday (Monday is a Holiday), September 5th, 2017 at 7:00 pm.

A motion was made by Councilman Bilyeu to Approve and take a Record Vote on the Tax Rate of \$0.679100 and Approve Resolution R#08-06-17 – Establishing Date, Time and Place for the Public Hearings on Budget and Tax Rate. Motion was seconded by Councilman Clark.

Record Vote taken and recorded by City Secretary Price below:

VOTED IN FAVOR	VOTED AGAINST
Councilman Chick Councilman Bilyeu Councilman Clark Councilman Allison Councilman Boutwell	None

The Motion carried unanimously (5-0).
the baffle system and the mixing system

11. Consider, Discuss, and Possibly Approve A New Official Logo For The City of Sanger.

City Manager Brice advised that we have had the logo we use now for quite some time. It is time for a change; to modernize it and make it look a bit more professional. We had a consultant help us with it. She has been actually working on some other work for us and has done the logo for free. This logo is easier to reproduce and is only two color so it is less expensive to print. This will be a standardized logo, except for Parks who recently updated their logo. Below is the new logo as presented.



A Motion was made by Councilman Boutwell to Approve A New Official Logo For The City of Sanger as presented. Motion was seconded by Councilman Allison. Motion to approve carried unanimously (5-0).

12. INFORMATION ITEMS

a) Financial Report for June 2017

No discussion on the Financial Report.

Councilman Allison noted he would like to have staff look up some information on fire pressure and ETJ that Councilman Bilyeu brought up. He noted he once worked for Johnson County Rural Water Supply Corporation. The Neighboring City (Burleson) had a requirement that they (Johnson County) had to provide the fire pressure to meet the city standards, pressures etc. and they were able to enforce it. Johnson County was obligated to up the pressures in that part of the system. Burleson did that thinking they could force Johnson County to sell out. What Johnson County did was work with those developers and required them to put in a booster station for the fire flows and got the flows up. We may want to look into the possibility of requiring the fire flows in our ETJ and therefore that developer would have to work with Bolivar to up their system. Johnson County was even able to charge differential rates to the people that got the fire flow because they had a differential in the level of service. Councilman Bilyeu noted he thought that was a good idea. Mayor Muir noted staff needs to take that under advisement, that it is not an Agenda Item and can not be discussed at this time.

13. ADJOURN

There being no further items Mayor Muir adjourned the meeting at 8:00 p.m.

8/09/2017 8:37 AM
 VENDOR SET:
 BANK: POOL POOLED CASH ACCOUNT

A / P CHECK REGISTER
 (RECONSTRUCTED)

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
1	CITY OF SANGER MUNI I-000201708086836	US REFUND	R	8/09/2017		1,523.40CR	067055	1,523.40
1	DANGELO, LELAND I-000201708086823	US REFUND	R	8/09/2017		58.23CR	067056	58.23
1	DRS CONSULTANTS I-000201708086835	US REFUND	R	8/09/2017		58.37CR	067057	58.37
1	IMPRESSION HOMES I-000201708086828	US REFUND	R	8/09/2017		539.98CR	067058	539.98
1	KODIAK TRENCHING & B I-000201708086831	US REFUND	R	8/09/2017		921.12CR	067059	921.12
1	LGT HOMES TEXAS LLC I-000201708086830	US REFUND	R	8/09/2017		558.37CR	067060	558.37
1	MCLINTOCK HOMES LLC I-000201708086829	US REFUND	R	8/09/2017		36.62CR	067061	36.62
1	REINSCHELD, DOUGLAS I-000201708086834	US REFUND	R	8/09/2017		58.36CR	067062	58.36
1	SADLER BORING, LLC I-000201708086832	US REFUND	R	8/09/2017		954.69CR	067063	954.69
1	SAMUEL CUSTOM HOMES, I-000201708086825	US REFUND	R	8/09/2017		570.93CR	067064	570.93
1	SKINNER, PHYLLIS I-000201708086824	US REFUND	R	8/09/2017		500.00CR	067065	500.00
1	STEGALL, ROY I-000201708086833	US REFUND	R	8/09/2017		40.42CR	067066	40.42
1	ULTRA HOMES I-000201708086826	US REFUND	R	8/09/2017		555.96CR	067067	555.96
1	ULTRA HOMES I-000201708086827	US REFUND	R	8/09/2017		554.56CR	067068	554.56

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	14	0.00	6,931.01	6,931.01
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
REGISTER TOTALS:	14	0.00	6,931.01	6,931.01

TOTAL ERRORS: 0

8/09/2017 8:37 AM
VENDOR SET:
BANK: POOL POOLED CASH ACCOUNT

A / P CHECK REGISTER
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PAGE: 2

VENDOR NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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FUND	PERIOD	-----		AMOUNT			
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=====		=====		=====			
ALL				6,931.01CR			

8/09/2017 8:22 AM
 PACKET: 08985 Regular Payments 8.9.17 cf
 VENDOR SET: 99
 BANK : POOL POOLED CASH ACCOUNT

A / P CHECK REGISTER

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21930	BANK OF NEW YORK MELLON I-252-2029234	2009 CO PAYING AGENT FEE	D	8/07/2017		750.00CR	000000	750.00
07860	ACT PIPE SUPPLY INC I-S100089145.001	FULL CIRCLE CLAMPS	R	8/09/2017		608.94CR	067024	608.94
25940	ALAN PLUMMER ASSOCIATES, INC I-000000040913	SEWER PLANT ENGINEERING	R	8/09/2017		1,270.00CR	067025	1,270.00
02610	ANIXTER INC. I-3569720-03	GLOBE,LAMP,ADAPT, CAP	R	8/09/2017		34.15CR	067026	34.15
22620	ARAMARK UNIFORM SERVICE I-1156975757 I-1156975758 I-1156975759 I-1156975760 I-1156987237	UNIFORMS UNIFORMS UNIFORMS UNIFORMS CITY HALL FLOOR MATS	R R R R R	8/09/2017 8/09/2017 8/09/2017 8/09/2017 8/09/2017		31.22CR 30.28CR 61.14CR 26.73CR 17.54CR	067027 067027 067027 067027 067027	166.91
03170	ASCO I-C74073	NUTS & BOLTS FOR BACKHOE	R	8/09/2017		36.42CR	067028	36.42
01550	ATMOS I-JULY 2017	ATMOS 7/4/17-8/1/17	R	8/09/2017		396.43CR	067029	396.43
30650	BAKER & TAYLOR I-5014634682	52 BOOKS FOR COLLECTION	R	8/09/2017		779.74CR	067030	779.74
23790	TERRY WEST I-000231	REPAIRS TO CITY HALL DOOR	R	8/09/2017		200.00CR	067031	200.00
26350	C & G ELECTRIC, INC I-31519	RESET BREAKER	R	8/09/2017		100.00CR	067032	100.00
08880	COOPER'S COPIES I-207796	OFFICE HOURS CITY HALL	R	8/09/2017	1.14CR	113.22CR	067033	113.22
00800	COSERV ELECTRIC I-6/15/17-7/15/17	ELECTRIC 6/15/17-7/15/17	R	8/09/2017		2,126.80CR	067034	2,126.80
00850	DENTON RECORD-CHRONICLE I-000565275	LGL -PUBLIC HEARING/ITB COWLIN	R	8/09/2017		186.80CR	067035	186.80

8/09/2017 8:22 AM
 PACKET: 08985 Regular Payments 8.9.17 cf
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 BANK : POOL POOLED CASH ACCOUNT

A / P CHECK REGISTER

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	I-1959-383070	DRAIN PAN	R	8/09/2017	0.38CR	18.60CR	067046	
	I-1959-383171	LOCKNUT	R	8/09/2017	1.11CR	54.47CR	067046	
	I-1959-383185	FUEL CAP	R	8/09/2017	0.20CR	9.64CR	067046	
	I-1959-383202	OIL/ATR/CABIN FILTERS	R	8/09/2017	3.91CR	191.40CR	067046	2,079.76
VOID	VOID CHECK		V	8/09/2017			067047	**VOID**
25830	PACHECO KOCH, LLC							
	I-39746	MCREYNOLDS ENGINEERING	R	8/09/2017		820.00CR	067048	
	I-39761	PHASE II STAKING / RESTAK	R	8/09/2017		568.00CR	067048	
	I-39762	WW E PH III I ENGINEERING	R	8/09/2017		560.00CR	067048	
	I-39763	PHASE II STAKING / RESTAK	R	8/09/2017		1,762.50CR	067048	3,710.50
22760	PRICE, CHERYL							
	I-TMCA 8/2/17	TMCA 8/2/17 REGISTRATION MILE	R	8/09/2017		64.76CR	067049	64.76
02450	SOLOMON, CORP.							
	I-294406	PADMOUNT TRANSFORMER	R	8/09/2017		4,100.00CR	067050	4,100.00
29190	STITCHIN' AND MORE	CUSTOM GRAPHICS LLC						
	I-7/25/17	LOGO ON SHIRTS AND DECAL	R	8/09/2017		66.00CR	067051	66.00
02690	TECHLINE, INC.							
	I-1472838-00	GREEN & GRAY TRANSFORMER PAINT	R	8/09/2017		240.00CR	067052	
	I-1474441-00	250' REELS OF CABLE	R	8/09/2017		15,821.82CR	067052	
	I-1474934-00	TRANSFORMER PAD/WIRE	R	8/09/2017		3,220.00CR	067052	19,281.82
27070	NEAL WELCH							
	I-10/2/10/6/17 TML	REIMBURSEMENT	R	8/09/2017		430.00CR	067053	
	I-10/2/17-10/6/17 CO	REIMBURSEMENT	R	8/09/2017		1,146.60CR	067053	1,576.60
24970	WELLSPRING INSURANCE							
	I-1326	WELLSPRING CONSULT AUG 17	R	8/09/2017		2,000.00CR	067054	2,000.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	30	45.04	49,540.60	49,585.64
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	750.00	750.00
VOID CHECKS:	1	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	32	45.04	50,290.60	50,335.64

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

8/09/2017 8:22 AM
 PACKET: 08985 Regular Payments 8.9.17 cf
 VENDOR SET: 99
 BANK : POOL POOLED CASH ACCOUNT

A / P CHECK REGISTER

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
001	8/2017	10,614.92CR
003	8/2017	345.00CR
004	8/2017	820.00CR
008	8/2017	28,529.66CR
180	8/2017	5,820.52CR
840	8/2017	4,160.50CR
ALL		50,290.60CR

8/09/2017 8:22 AM
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 BANK : POOL POOLED CASH ACCOUNT

A / P CHECK REGISTER

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
21930	BANK OF NEW YORK MELLON I-252-2029234	2009 CO PAYING AGENT FEE	D	8/07/2017		750.00CR	000000	750.00
07860	ACT PIPE SUPPLY, INC I-S100089145.001	FULL CIRCLE CLAMPS	R	8/09/2017		608.94CR	067024	608.94
25940	ALAN PLUMMER ASSOCIATES, INC I-000000040913	SEWER PLANT ENGINEERING	R	8/09/2017		1,270.00CR	067025	1,270.00
02610	ANIXTER INC. I-3569720-03	GLOBE,LAMP,ADAPT, CAP	R	8/09/2017		34.15CR	067026	34.15
22620	ARAMARK UNIFORM SERVICE I-1156975757 I-1156975758 I-1156975759 I-1156975760 I-1156987237	UNIFORMS UNIFORMS UNIFORMS UNIFORMS CITY HALL FLOOR MATS	R R R R R	8/09/2017 8/09/2017 8/09/2017 8/09/2017 8/09/2017		31.22CR 30.28CR 61.14CR 26.73CR 17.54CR	067027 067027 067027 067027 067027	166.91
03170	ASCO I-C74073	NUTS & BOLTS FOR BACKHOE	R	8/09/2017		36.42CR	067028	36.42
01550	ATMOS I-JULY 2017	ATMOS 7/4/17-8/1/17	R	8/09/2017		396.43CR	067029	396.43
30650	BAKER & TAYLOR I-5014634682	52 BOOKS FOR COLLECTION	R	8/09/2017		779.74CR	067030	779.74
23790	TERRY WEST I-000231	REPAIRS TO CITY HALL DOOR	R	8/09/2017		200.00CR	067031	200.00
26350	C & G ELECTRIC, INC I-31519	RESET BREAKER	R	8/09/2017		100.00CR	067032	100.00
08880	COOPER'S COPIES I-207796	OFFICE HOURS CITY HALL	R	8/09/2017	1.14CR	113.22CR	067033	113.22
00800	COSERV ELECTRIC I-6/15/17-7/15/17	ELECTRIC 6/15/17-7/15/17	R	8/09/2017		2,126.80CR	067034	2,126.80
00850	DENTON RECORD-CHRONICLE I-000565275	LGL -PUBLIC HEARING/ITB COWLIN	R	8/09/2017		186.80CR	067035	186.80

8/09/2017 8:22 AM
 PACKET: 08985 Regular Payments 8.9.17 cf
 VENDOR SET: 99
 BANK : POOL POOLED CASH ACCOUNT

A / P CHECK REGISTER

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
	I-1959-383070	DRAIN PAN	R	8/09/2017	0.38CR	18.60CR	067046	
	I-1959-383171	LOCKNUT	R	8/09/2017	1.11CR	54.47CR	067046	
	I-1959-383185	FUEL CAP	R	8/09/2017	0.20CR	9.64CR	067046	
	I-1959-383202	OIL/AIR/CABIN FILTERS	R	8/09/2017	3.91CR	191.40CR	067046	2,079.76
VOID	VOID CHECK		V	8/09/2017			067047	**VOID**
25830	PACHECO KOCH, LLC I-39746	MCREYNOLDS ENGINEERING	R	8/09/2017		820.00CR	067048	
	I-39761	PHASE II STAKING / RESTAK	R	8/09/2017		568.00CR	067048	
	I-39762	WW E PH III I ENGINEERING	R	8/09/2017		560.00CR	067048	
	I-39763	PHASE II STAKING / RESTAK	R	8/09/2017		1,762.50CR	067048	3,710.50
22760	PRICE, CHERYL I-TMCA 8/2/17	TMCA 8/2/17 REGISTRATION MILE	R	8/09/2017		64.76CR	067049	64.76
02450	SOLOMON, CORP. I-294406	PADMOUNT TRANSFORMER	R	8/09/2017		4,100.00CR	067050	4,100.00
29190	STITCHIN' AND MORE I-7/25/17	CUSTOM GRAPHICS LLC LOGO ON SHIRTS AND DECAL	R	8/09/2017		66.00CR	067051	66.00
02690	TECHLINE, INC. I-1472838-00 I-1474441-00 I-1474934-00	GREEN & GRAY TRANSFORMER PAINT 250' REELS OF CABLE TRANSFORMER PAD/WIRE	R	8/09/2017		240.00CR	067052	
			R	8/09/2017		15,821.82CR	067052	
			R	8/09/2017		3,220.00CR	067052	19,281.82
27070	NEAL WELCH I-10/2/10/6/17 TML I-10/2/17-10/6/17 CO	REIMBURSEMENT REIMBURSEMENT	R	8/09/2017		430.00CR	067053	
			R	8/09/2017		1,146.60CR	067053	1,576.60
24970	WELLSPRING INSURANCE I-1326	WELLSPRING CONSULT AUG 17	R	8/09/2017		2,000.00CR	067054	2,000.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	30	45.04	49,540.60	49,585.64
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	750.00	750.00
VOID CHECKS:	1	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	32	45.04	50,290.60	50,335.64

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

8/09/2017 8:22 AM
 PACKET: 08985 Regular Payments 8.9.17 cf
 VENDOR SET: 99
 BANK : POOL POOLED CASH ACCOUNT

A / P CHECK REGISTER

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
001	8/2017	10,614.92CR
003	8/2017	345.00CR
004	8/2017	820.00CR
008	8/2017	28,529.66CR
180	8/2017	5,820.52CR
840	8/2017	4,160.50CR
=====		
ALL		50,290.60CR

8/10/2017 2:55 PM
 PACKET: 08987 Regular Payments 8.10.17
 VENDOR SET: 99
 BANK : POOL POOLED CASH ACCOUNT

A / P CHECK REGISTER

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
11690	PITNEY BOWES - RESERVE ACCOUNT I-20170607-1951	POSTAGE RESERVE 6/8/17	D	7/01/2017		300.00CR	000000	300.00

* * T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		0	0.00	0.00	0.00
HANDWRITTEN CHECKS:		0	0.00	0.00	0.00
PRE-WRITE CHECKS:		0	0.00	0.00	0.00
DRAFTS:		1	0.00	300.00	300.00
VOID CHECKS:		0	0.00	0.00-	0.00
NON CHECKS:		0	0.00	0.00	0.00
CORRECTIONS:		0	0.00	0.00	0.00
REGISTER TOTALS:		1	0.00	300.00	300.00

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

8/10/2017 2:55 PM
PACKET: 08987 Regular Payments 8.10.17
VENDOR SET: 99
BANK : POOL POOLED CASH ACCOUNT

A / P CHECK REGISTER

PAGE: 2

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
180	7/2017	300.00CR
ALL		300.00CR

PACKET: 08988 Regular Payments Card Services

VENDOR SET: 99

BANK : POOL POOLED CASH ACCOUNT

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
22300	CARD SERVICE CENTER							
	C-ST88905790COM	DUPLICATE FARONICS CHARGE	R	8/14/2017		70.13	067069	
	I-0005	TML NUTS AND BOLTS REGISTRATIO	R	8/14/2017		150.00CR	067069	
	I-005	ICMA REGISTRATION	R	8/14/2017		665.00CR	067069	
	I-20170711000367	FILING FEE DENTON COUNTY-GILL	R	8/14/2017		54.50CR	067069	
	I-21289406	PLATES, CUPS, BALLONS, NAPKINS	R	8/14/2017		25.98CR	067069	
	I-2185	CAKE & PUNCH ALBERTSONS	R	8/14/2017		46.66CR	067069	
	I-3134663	INDUSTRIAL DUST MOP	R	8/14/2017		12.92CR	067069	
	I-8346	ROLLER MAP/SWIFFER WET JET	R	8/14/2017		31.00CR	067069	
	I-9602610	EVAPORATIVE COOLING TOWELS	R	8/14/2017		209.70CR	067069	
	I-9758	GIFT CARD	R	8/14/2017		100.00CR	067069	
	I-ACTIVE911 7/22/17	SUBSCRIPTION ACTIVE911	R	8/14/2017		11.52CR	067069	
	I-ALBERTSON 7/27/17	DRIED FRUIT ALBERTSON'S	R	8/14/2017		16.44CR	067069	
	I-AMAZON 7285035 7	RESTROOM SIGNS	R	8/14/2017		12.65CR	067069	
	I-AMAZON 1813835	BOOK TRUCK/CART	R	8/14/2017		166.40CR	067069	
	I-AMAZON 3546664	REPLACEMENT FILTER AIR PURIFIE	R	8/14/2017		59.98CR	067069	
	I-AMAZON 5013843	2 IRIS FILE BOXES	R	8/14/2017		43.20CR	067069	
	I-AMAZON 7/26/17	2 FOLDING TABLES-AMAZON	R	8/14/2017		299.98CR	067069	
	I-AMAZON 7285035 7/9	BABY CHANGING STATION	R	8/14/2017		211.67CR	067069	
	I-AMAZON 7593805	LAMINATING, PAPER, FD ICE CREA	R	8/14/2017		54.65CR	067069	
	I-AMAZON7593805	LAMINATING POUCHES	R	8/14/2017		11.27CR	067069	
	I-AMAZON8/1/17 61490	BOOKS	R	8/14/2017		309.30CR	067069	
	I-AMAZON8397052	DVD AND CD CASES	R	8/14/2017		49.18CR	067069	
	I-DISPLAY2GO 6/8/17	PRIZE WHELL, MARKER, SHIPPING	R	8/14/2017		162.80CR	067069	
	I-EVENTBRITE MESE 17	MESE CONFERENCE 9/20-9/22/17	R	8/14/2017		106.49CR	067069	
	I-FB 6/30/17	FB CAMPAIGNS JUNE/JULY	R	8/14/2017		141.48CR	067069	
	I-INTERESTJULY2017	JULY INTEREST CARD	R	8/14/2017		97.90CR	067069	
	I-MAC 7/19/17	MAC TOOLS IMP W/ LIGHT KIT	R	8/14/2017		389.67CR	067069	
	I-TCEQ 7/19/17	BACKFLOW TESTING	R	8/14/2017		111.00CR	067069	
	I-THRS 0006	THRS REGISTRATION JERIANA	R	8/14/2017		125.00CR	067069	
	I-TX MUNCI 6/13/17	LEGISLATIVE UPDATE PUNCHES	R	8/14/2017		100.00CR	067069	
	I-TXDMV257385146	REGISTRATION 11-20, 04-20	R	8/14/2017		32.50CR	067069	
	I-TXMUNCI 6/13/17	LEGISLATIVE UPDATE DODSON	R	8/14/2017		100.00CR	067069	
	I-USPS 11435947-2	POSTAGE -LASER LEVEL MAINT	R	8/14/2017		16.70CR	067069	3,855.41
VOID	VOID CHECK		V	8/14/2017			067070	**VOID**
VOID	VOID CHECK		V	8/14/2017			067071	**VOID**

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
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HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	2	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	3	0.00	3,855.41	3,855.41

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 08988 Regular Payments Card Services

VENDOR SET: 99

BANK : POOL POOLED CASH ACCOUNT

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
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008	8/2017	406.47CR
180	8/2017	1,219.15CR
=====		
ALL		3,855.41CR

AGENDA TYPE <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent	Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App
<input type="checkbox"/> Workshop <input type="checkbox"/> Executive <input checked="" type="checkbox"/> Public Hearing	Reviewed by Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App

Council Meeting Date: August 21, 2017	Submitted By: Alina Ciocan, Director of Economic & Community Development
---	---

City Manager Reviewed/Approval	Initials <i>MB</i>	Date <i>9-16-17</i>
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ACTION REQUESTED: ORDINANCE _____ RESOLUTION # _____ APPROVAL OF BID _____

CHANGE ORDER AGREEMENT AWARD OF CONTRACT _____

CONSENSUS OTHER Public Hearing

AGENDA CAPTION

Conduct a Public Hearing Concerning a Proposed Specific Use Permit (SUP) for a Kennel Facility Property Located at 304 Acker Street.

FINANCIAL SUMMARY

N/A GRANT FUNDS OPERATING EXPENSE REVENUE CIP BUDGETED NON-BUDGETED

BACKGROUND/SUMMARY OF ITEM

The applicant, Dr. Shellie Wallace is requesting a Specific Use Permit (SUP) to establish a kennel facility at 304 Acker Street, Suite 105. She is also the owner of Paws and Claws Veterinary Clinic located at the same complex.

The subject property is zoned Light Industrial (I-1). The adjacent properties surrounding the property are zoned B-2 Business.

STAFF OPTIONS & RECOMMENDATION

List of Supporting Documents/Exhibits Attached:	Prior Action/Review by Council, Boards, Commissions or Other Agencies: On August 14, 2017, the Planning & Zoning Commission conducted a public hearing and recommended APPROVAL. The action of the Commission was unanimous.
---	---

AGENDA TYPE <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent	Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App
<input type="checkbox"/> Workshop <input type="checkbox"/> Executive <input type="checkbox"/> Public Hearing	Reviewed by Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App

Council Meeting Date: August 21, 2017	Submitted By: Alina Ciocan, Director of Economic & Community Development
---	---

City Manager Reviewed/Approval	Initials <i>MB</i>	Date <i>8-16-17</i>
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ACTION REQUESTED: ORDINANCE 08-23-17 RESOLUTION # _____ APPROVAL

CHANGE ORDER AGREEMENT APPROVAL OF BID AWARD OF CONTRACT

CONSENSUS OTHER

AGENDA CAPTION

Consider, Discuss and Possibly Take Action on Ordinance # 08-23-17 – A Request for a Specific Use Permit (SUP) for a Kennel Facility On Property Located at 304 Acker.

FINANCIAL SUMMARY

N/A GRANT FUNDS OPERATING EXPENSE REVENUE CIP BUDGETED NON-BUDGETED

BACKGROUND/SUMMARY OF ITEM

The applicant, Dr. Shellie Wallace is requesting a Specific Use Permit (SUP) to establish a kennel at 304 Acker Street, Suite 105. She is also the owner of the Paws and Claws Veterinary Clinic located at the same complex.

The subject property is zoned Light Industrial (I-1). The adjacent properties surrounding the property are zoned B-2 Business.

STAFF OPTIONS & RECOMMENDATION

Staff finds that the proposed SUP is in conformance with the requirements described in the Ordinance and recommends APPROVAL.

<p>List of Supporting Documents/Exhibits Attached:</p> <ul style="list-style-type: none"> • Proposed Ordinance 08-23-17 • Exhibit A • Location Map • Application • Letter of Intent • Applicant's Exhibits • Response Forms 	<p>Prior Action/Review by Council, Boards, Commissions or Other Agencies:</p> <p>On August 14, 2017, the Planning & Zoning Commission conducted a public hearing and recommended APPROVAL. The action of the Commission was unanimous.</p>
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ORDINANCE # 08-23-17

AN ORDINANCE OF THE CITY OF SANGER, DENON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP TO CREATE A SPECIFIC USE PERMIT FOR A KENNEL FACILITY AT 304 ACKER STREET; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The applicant has requested a Specific Use Permit to establish a kennel facility within a Light Industrial District (I-1);

WHEREAS, The City Council has found that the proposed Specific Use Permit is harmonious with the surrounding land uses and condition; Now Therefore,

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

Section 1. A specific use permit for a kennel facility is hereby granted to the property located at 304 Acker, Ste. 105 (Sanger I-35 Industrial Park Lot 4) as described in Exhibit A.

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

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

Section 4. Any person, firm, or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in an amount not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 21st day of August, 2017.

APPROVED:

ATTEST:

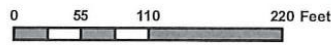
Thomas Muir, Mayor

Cheryl Price, City Secretary



Location Exhibit - Specific Use Permit (SUP)

Ordinance Number: **08-23-17**



-  SUP
-  Parcels

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.

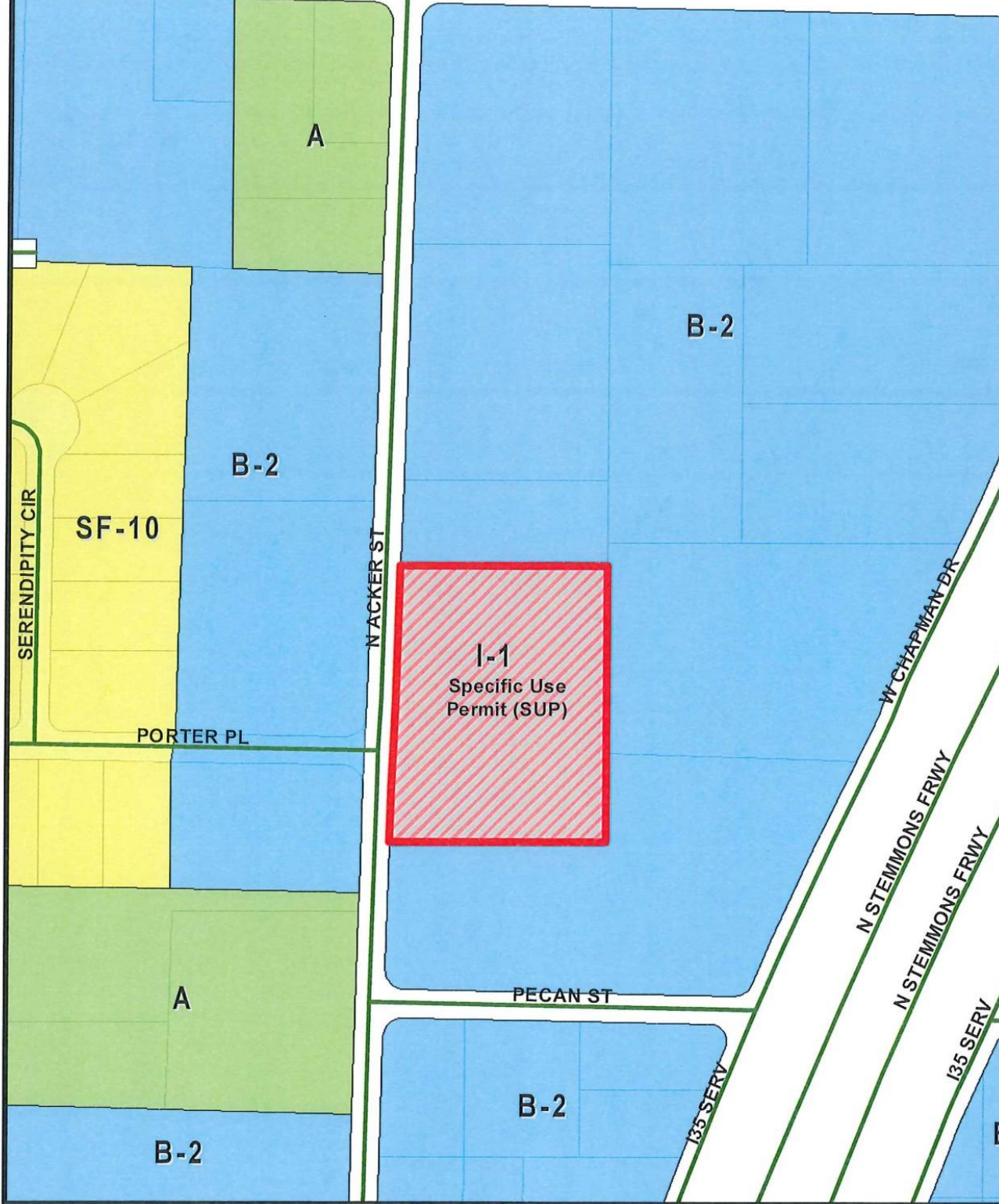
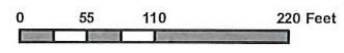


Exhibit A - Specific Use Permit (SUP)
 Ordinance Number: _____



 SUP
 Parcels

DISCLAIMER:
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STAFF REPORT

Meeting Date: August 21, 2017

Case #: 17SANZON-0008

Case Coordinator: Alina Ciocan, Director of Economic & Community Development

Request: A Specific Use Permit (SUP) for a boarding kennel facility on property located at 304 Acker Street.

Applicant: Shellie Wallace DVM, MS

Case Overview

The subject property is zoned I-1 Industrial District. The applicant is requesting a Specific Use Permit to establish a kennel facility to be located at 304 Acker Street, Suite 105. As per the applicant's letter of intent, the interior location of the kennel will be retrofitted to accommodate the proposed use. No exterior finish-outs are proposed at this time.

Surrounding Land Uses

Direction	Land Use	Zoning
North	Commercial	Business District 2 (B-2)
East	Commercial	Business District 2 (B-2)
South	Commercial	Business District 2 (B-2)
West	Commercial	Business District 2 (B-2)

Issues for Consideration

In recommending that a specific use permit for the premises under consideration be granted, the Planning and Zoning Commission shall determine that such uses are harmonious and adaptable to building structures and uses of adjacent property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets

alleys and sidewalks, means of access to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures and compatibility of buildings.

Notification Response Form

Staff mailed fourteen (14) public hearing notices to the owners of properties within 200 feet of the subject property. Two (2) response forms were returned at the time of this report (1 – in favor; 1 – opposed). In addition, staff received several emails from residents in the community in support of the proposed SUP.

Staff Recommendation

Staff finds that the proposed SUP is in conformance with the requirements described in the Zoning Ordinance, and therefore, recommends **APPROVAL**.

Planning & Zoning Commission

The Planning & Zoning Commission recommended approval of the proposed SUP.



ZONING CHANGE/SUP APPLICATION

Zoning Change

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <u>Shellee Wallace DVM</u>	Name: <u>Mark Hergenrother</u>
Company:	Company: <u>Integrity Leasing</u>
Address: <u>302 Acker St.</u>	Address: <u>304 Acker St, Ste 105</u>
City, State, Zip: <u>Sanger TX 76266</u>	City, State, Zip: <u>Sanger, TX 76266</u>
Phone: <u>940 458 2529</u>	Phone: <u>940.458.3066</u>
Fax: <u>940 458 2527</u>	Fax: <u>940.458.3155</u>
Email: <u>201e1822@gmail.com</u>	Email: <u>mark@integrityFAE.com</u>

Submittal Checklist

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

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true and correct 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.):

304 Acker St, Sanger TX (For use of Suite 105), Suite 105 is 3000 square feet and resides in building B of 304 Acker

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

Housing pets overnight

Owner Signature

[Signature]

Date

6/13/17

Applicant Signature

[Signature]

Date

6-14-17

\$250

Office Use

<input checked="" type="checkbox"/>	Fee <u>\$250 6/14/17 MB</u>
	Date

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Shellie Wallace DVM, MS

Diplomate ACT

302 Acker St

Sanger, TX 76266

940-458-2529

June 13, 2013

Planning and Zoning Committee
201 Bolivar
Sanger, TX 76266

Letter of Intent

I intend to open an animal boarding kennel at 304 Acker St, Suite 105, Sanger Texas. The property is currently zoned I-1 industrial. I am requesting a special use permit that would allow me to operate my kennel.

In the last year we have lost 2 of the 3 local boarding facilities. The citizens in the Sanger area have to travel to Krum, Denton or further to find a safe and comfortable facility to house their pets while they are busy during the day or out of town on vacation, or any situation that would call for the need to board their beloved pets. The need for quality pet care will continue as family life becomes busier and the need for boarding kennels will only increase.

The facility will have several special areas in addition to traditional kennels. The area for the cats will have carpet on all the walls with platforms to sit or lie on, along with ropes to climb. There will be an area for the dogs with a couch, chair and TV for the dogs to spend time at the client's request.

Paws and Claws Veterinary Clinic PLLC is located on the same complex. We currently house ill and recuperating animals overnight at this facility.

The opening of this boarding kennel would create employment opportunities for area residents and generate additional business property tax for City of Sanger.

Sincerely,

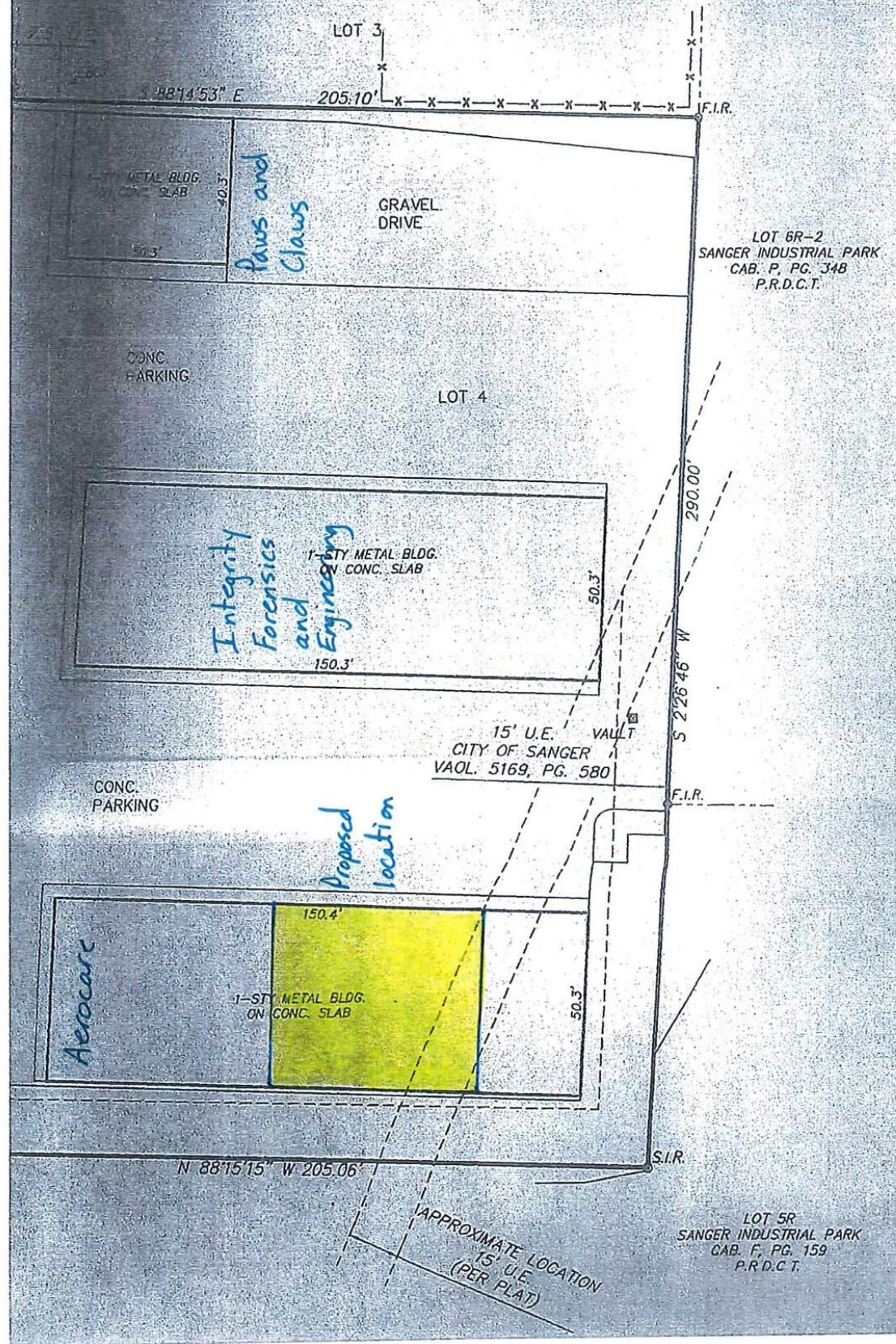


Shellie Wallace DVM

NEIGHBORHOOD LOCATION

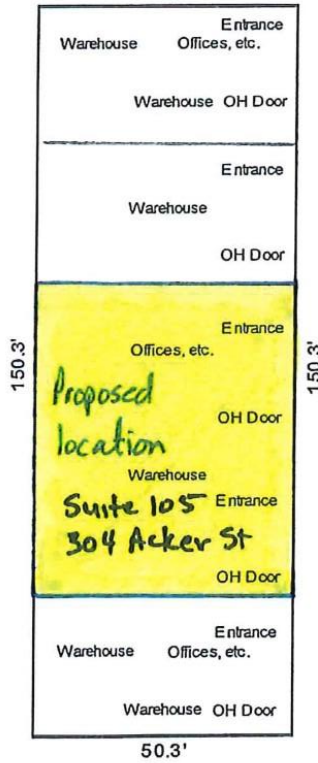






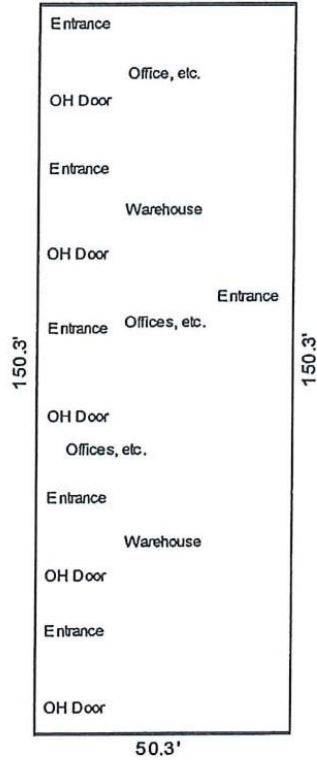
Aerocare

50.3'



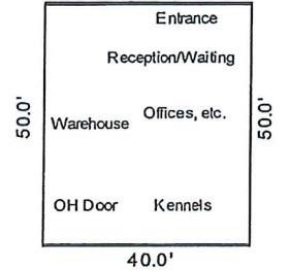
Integrity Forensics and Engineering

50.3'



Paws and Claws

40.0'



Sketch by Apex IV™

Response Form
17SANZON-0008
Specific Use Permit (SUP)

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

Economic & Community Development Department

Attn: Alina Ciocan

P.O. Box 1729

Sanger, TX 76266

You may also email or fax a copy to:

Email: aciocan@sangertexas.org

Fax: (940) 458-4072

Project No: 17SANZON-0008 / Specific Use Permit (SUP)

Please circle one: In favor of request

Opposed to request

Comments:

I have concerns over the potential for noise and odors (animal waste) impacting the neighbors, especially those residing in close proximity. We passed on the opportunity to lease our building for this purpose due to these concerns.

Rhonda Caraway

Printed Name Rhonda Caraway

Mailing Address 3909 Andrew Ave

City, State, Zip Denton, TX 76210

Phone Number 940-387-0055

Email Address rbhcaraway@verizon.net

Physical Address of Property within 200 feet 205 Acker

Specific Use Permit (SUP)

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

Economic & Community Development Department

Attn: Alina Ciocan

P.O. Box 1729

Sanger, TX 76266

You may also email or fax a copy to:

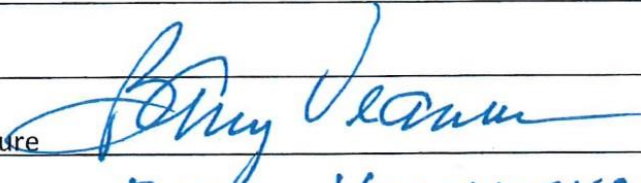
Email: aciocan@sangertexas.org

Fax: (940) 458-4072

Project No: 17SANZON-0008 / Specific Use Permit (SUP)

Please circle one: In favor of request Opposed to request

Comments:

Signature 

Printed Name **BARRY VEANUEVA**

Mailing Address **1404 PECAN ST.**

City, State, Zip **SANGER, TX 76266**

Phone Number **940-391-1379**

Email Address **BARRYV@EMBARQMAIL.COM**

Physical Address of Property within 200 feet **1404 PECAN ST., SANGER, TX**

Alina Ciocan

From: Nancy McAlister <nancymcalister@hotmail.com>
Sent: Thursday, August 10, 2017 11:41 AM
To: Alina Ciocan
Subject: Paws & Claws Pet Boarding facility

Alina-

My family and I want you to know that we enthusiastically and wholeheartedly support Dr. Shellie Wallace's plan to open a pet boarding facility here in Sanger.

Dr. Wallace has skillfully and lovingly cared for our cats, dogs and horses for 6 years. Her work ethic is above reproach. And her staff is the absolute best!

Heretofore, we have had to take our pets to Argyle for quality care while we were vacationing or traveling for work.

We will rest much easier knowing that our pets will be superbly cared for right here in Sanger by the doctor and staff they know and love!

Thank you,
Nancy McAlister

Sent from [Outlook](#)

Alina Ciocan

From: Donna Cost <donnacost@gmail.com>
Sent: Tuesday, August 08, 2017 7:17 PM
To: Alina Ciocan
Subject: Boarding Facility

I am in favor of Dr. Shellie Wallace to open a Boarding Facility for pets in Sanger, Tx. It is much needed here. Dr. Wallace is a wonderful caring knowledgeable veterinarian who would know how to make everyone's pets comfortable.

Thank you,

Donna Cost
511 Oak St
Sanger, Tx 76266

254 760 4693

Sent from my iPhone

Alina Ciocan

From: Peggy McNairy <peggy.mcnairy@yahoo.com>
Sent: Tuesday, August 08, 2017 12:01 PM
To: Alina Ciocan
Subject: Fw: Dr. Wallace Boarding Facility

Hello,

As a resident of Sanger and owner of five (yes 5!) wonderful dogs, I fully support Dr. Wallace opening a boarding facility. I know that the facility will be a wonderful addition to Sanger and look forward to utilizing the services there.

Best regards,

Peggy McNairy
5336 Down Wind Lane
Sanger, Texas 76266

Alina Ciocan

From: CIRCLEPAL@AOL.COM
Sent: Tuesday, August 08, 2017 6:17 PM
To: Alina Ciocan
Subject: Borading Facility

I would very much like to see a nice clean boarding facility. I currently have to take my pets to Pilot Point for boarding. I would also like to know an estimated cost per day
Curtis Lackey

Alina Ciocan

From: Janis Ready <jreadyuk@gmail.com>
Sent: Friday, August 11, 2017 9:29 AM
To: Alina Ciocan
Subject: Pet boarding Facility For Sanger

To the City of Sanger

I would like to take a minute to voice my FULL support for the Boarding Facility proposed by Paws and Claws veterinarian Dr. Sherrrie Wallace. As a pet owner, I am frequently in need of someone to take care of my dog--a professional and trusted source. Having been a client of Dr. Wallace for two years now, I am sure she would provide that setting and the people to maintain it. Her office has always been clean, professionally staffed, and ready and willing to take care of whatever issue my pet owning has presented. I am sure her boarding facility would be no different. I will not be in town to attend the meeting at City Hall to voice my support. Rest assured I would be front row if I was here. I am certainly available to speak to you by phone or further written correspondence if you wish.

Please allow the opening of her proposed facility.

Janis Ready

2511 Goodnight Trail

Sanger Texas

940-597-2975

And Bogey the Chihuahua

Alina Ciocan

From: Jon Padgham <jon@dandlfarmandhome.com>
Sent: Friday, August 11, 2017 10:14 AM
To: Alina Ciocan
Subject: Boarding facility

D&L Farm and Home is on board with Dr Wallace opening a boarding facility in Sanger. We love Paws and Claws and Dr Wallace!

Jon Padgham
Manager

804 N 5th
Sanger

940 458 0111

--
Jon Padgham

Manager

D&L Farm and Home Sanger

804 N. 5th St
Sanger, TX 76266

940 458 0111

Alina Ciocan

From: Stefanee Flanagan <info@tcsbookkeeping.com>
Sent: Friday, August 11, 2017 11:20 AM
To: Alina Ciocan
Subject: boarding facility

I think it would be a great idea for Dr. Wallace to open a boarding facility in Sanger.

Stefanee Flanagan
Stefanee Flanagan
Owner

TCS Bookkeeping, Inc.
Valley View, TX
info@tcsbookkeeping.com
www.tcsbookkeeping.com
(972) 571-5849

Time is Money...We Save You Both!

Alina Ciocan

From: Melissa Sneed <melissasneed@sneedconsultants.com>
Sent: Monday, August 14, 2017 4:05 PM
To: Alina Ciocan
Subject: Paws & Claws/Dr. Shellie Wallace

Dr. Wallace is wanting to open a boarding facility on Acker St. and I am hoping the city will approve this. Sanger desperately needs a facility such as this. Right now, we have to take pets to other cities for boarding. I've taken mine to Keller, Grapevine and Fort Worth for boarding in recent years. It would be wonderful to be able to drop my dog off right here in Sanger, plus she and her staff are so wonderful, I wouldn't worry about my dog while she was being boarded. I know a lot of people that would love being able to board their pets in the city they live in.

Thank you.

Melissa Sneed
DRS CONSULTANTS
1600 Lone Star Road
Sanger, TX 76266
940-458-7070
940-458-7078 fax
www.sneedconsultants.com

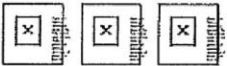
Alina Ciocan

From: Nina Wynn <NWynn@datcu.org>
Sent: Monday, August 14, 2017 1:45 PM
To: Alina Ciocan
Subject: Shellie Wallace Boarding Facility

Please accept this email as support for the requested animal boarding facility proposed by Dr. Shellie Wallace. This is something we are missing in Sanger and requires those of us with pets to take our animals and pay costs in another city. Dr. Wallace is the perfect person to open this type of facility as is evident in her day to day interactions with animals in her veterinarian clinic. She is one of the most caring and ethical professionals I have ever known and we are lucky to have her in Sanger. Please support her in her request to open this facility. I have lived in Sanger for almost 20 years and would love to have a boarding facility here versus having to go elsewhere.

Thank you for your consideration.

Nina Wynn
204 Kathryn Dr.
Sanger, TX
(940)391-4620



CONFIDENTIALITY NOTICE: Information contained in this email and/or attachments to it may be confidential and legally privileged. This information is intended only for the use of the individual to whom this email is addressed. If you are not that person, you are hereby notified that any use, disclosure, printing, or distribution of any of the information contained herein is strictly PROHIBITED. If you have received this email in error, please notify the sender and delete this email and any attachments immediately. DATCU does not ask for account numbers, passwords or Social Security numbers through email. If you receive anything of this nature, please delete it immediately.

Alina Ciocan

Subject: FW: Support of Dr. Wallace

From: kelsi@dmglobalrealty.com [mailto:kelsi@dmglobalrealty.com]
Sent: Friday, August 11, 2017 2:39 PM
To: Alina Ciocan <ACiocan@sangertexas.org>
Subject: Support of Dr. Wallace

I, Kelsi Bannahan, FULLY support Dr. Wallace in Opening a Boarding Facility here in Sanger, TX. I think it is a need that the current and future residences will utilize and appreciate, as well as gaining outside support from other cities in which will only directly benefit the City of Sanger.

Kelsi Bannahan
KB Real Estate Realtor
with DM Global Realty

"As Always, I'm never too busy for your referrals!"

Direct: (940) 391-9852
Fax (940) 458-5274
Email: Kelsi@dmglobalrealty.com
Web Site: [Http://www.dmglobalrealty.com](http://www.dmglobalrealty.com)



304 Acker Street, Suite #104 • Sanger, Texas 76266
www.integrityFAE.com

August 14, 2017

Sanger City Council
502 Elm
P.O. Box 1729
Sanger, TX 76266-1729

Dear Members of the City Council:

I believe Dr. Shelley Wallace's proposed animal boarding facility will greatly benefit our community and I am writing to express my full support.

I have been a business partner for Integrity Leasing since 2011, and during this time, our facility has been next door to Dr. Wallace's "Paw and Claws" veterinarian hospital. We have had neither instances of excessive noise, nor any other issues during our time as neighbors to Dr. Wallace's business. The facility Dr. Wallace currently occupies, as the veterinarian hospital, is kept well maintained and clean, both inside and outside.

In conclusion, being familiar with Dr. Wallace and her commitment to her work and the Sanger community, I believe this facility will be a welcomed and needed addition to Sanger.

Sincerely,

A handwritten signature in black ink that reads "Kelly Colwell". The signature is written in a cursive, slightly slanted style.

Charles (Kelly) Colwell
Integrity Leasing - Sanger

STAFF REPORT

Meeting Date: August 21, 2017

Case #: 17SANZON-0012

Case Coordinator: Alina Ciocan, Director of Economic & Community Development

Request: Consider, Discuss and Act on the Final Plat of the Selak Addition, One Lot Being 2.0 acres in the W. Mason Survey A-801, Generally Located North of Belz Road and East of Metz Road.

Applicant: Anne Selak

Case Overview

The subject property is located outside the city limits in the extraterritorial jurisdiction (ETJ). The applicant has submitted a final plat for a residential lot.

Denton County has requested the following revisions to be made to the plat:

- Correct recording bloc lower right hand corner
- Add state plane coordinates & NAD 83 note at POB
- Add 40' ROW dedication
- Add 16' utility easement where needed
- 30' building line along ROW
- Add certification and dedication note
- Add Improvement Statements

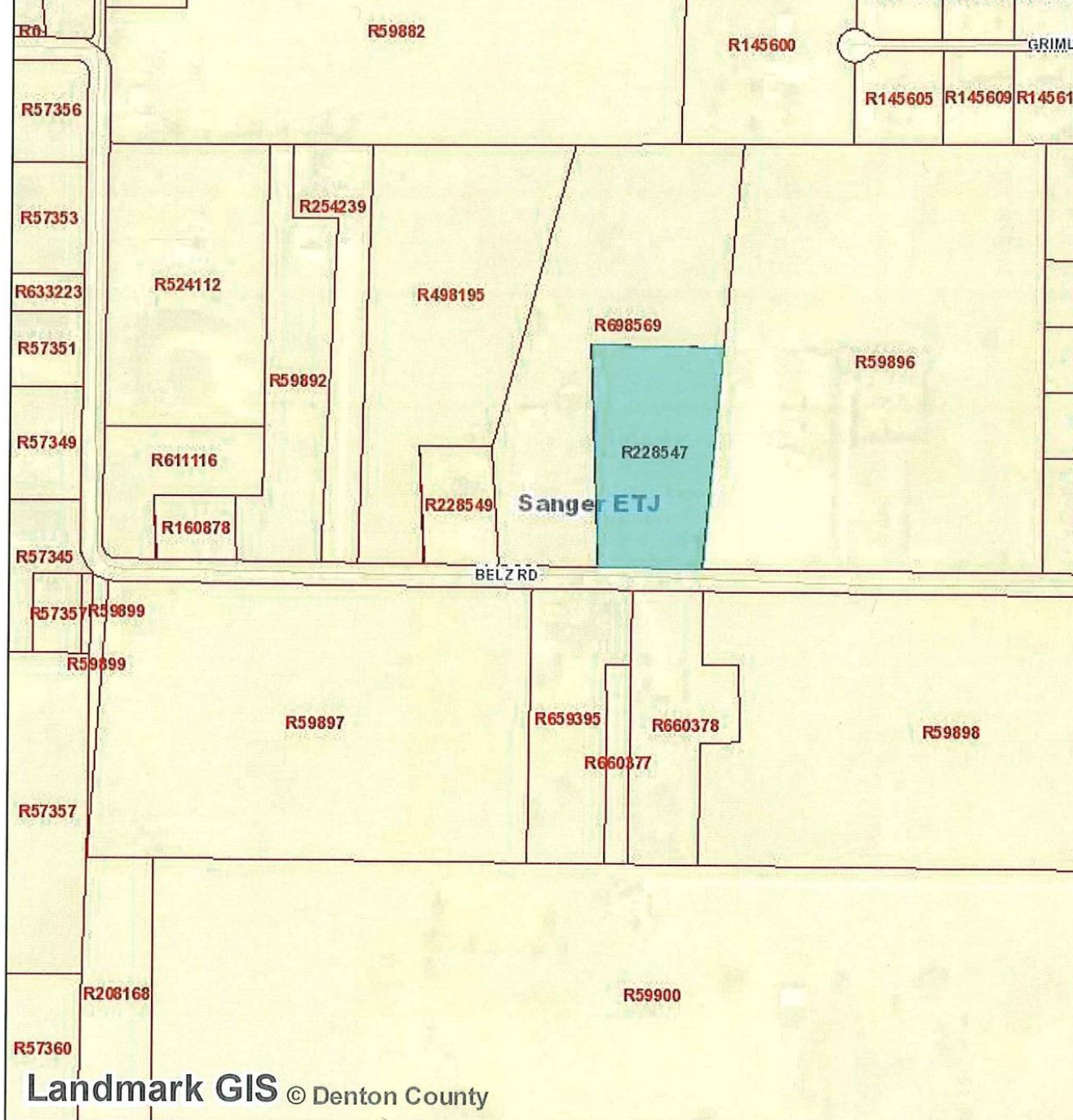
The revisions have been implemented as requested.

Staff Recommendation

Staff has found the plat **to be in compliance** with the Subdivision Ordinance and recommends **APPROVAL**.

Actions for Planning & Zoning Commission

The Planning & Zoning Commission approved the plat at the meeting on August 14, 2017.



Selak Addition - Plat



<http://www.dentoncounty.com>

This product is for informational purposes only and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the completeness or accuracy of any features on this product. Denton County assumes no responsibility in connection with this product. This product may be revised at any time without notification to any user.

SUBDIVISION APPLICATION

BY: MB

<input type="checkbox"/>
<input checked="" type="checkbox"/>

Preliminary Plat
Minor Plat

<input checked="" type="checkbox"/>
<input type="checkbox"/>

Final Plat
Amended Plat

Applicant	Owner (if different from applicant)
Name: Anne Selak	Name: NOEL SADAK
Company:	Company:
Address: 4444 Belle Rd.	Address: 160 CR 33820
City, State, Zip: Sanger, TX 76266	City, State, Zip: PARIS, TX 75460
Phone: 321 276-2851	Phone: 903-491-3731
Fax:	Fax:
Email: anneselak@yahoo.com	Email: NSADAK2000@YAHOO.COM

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: 07/13/17)
<input checked="" type="checkbox"/>	Six (6) Copies of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)

Supporting Materials (list if provided):

Owner Signature: [Signature]
 Applicant Signature: [Signature]

Date: 7/18/17
 Date: 7/18/17

Office Use: Reviewed by Director of Development Services / /

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

**Letter of Intent
Subdivision Application
Submitted on July 18, 2017
By Anne Selak**

- Subdividor's Name and Address:

Noel L. Sadau
2010 E. 5th Street
Plainview, TX 79072
(903)491-3736

- Contact Information of person(s) preparing submitted documents:

Landmark Surveyors
4238 I-35 North
Denton, TX 76207
(940) 382-4016

- Designated Point of Contact for Future Correspondence:

Anne Selak
4444 Belz Road
Sanger, TX 76266
(321) 276-2851

- Intent of Plat Application:

Approval of sale of land from Noel Sadau to Anne Selak

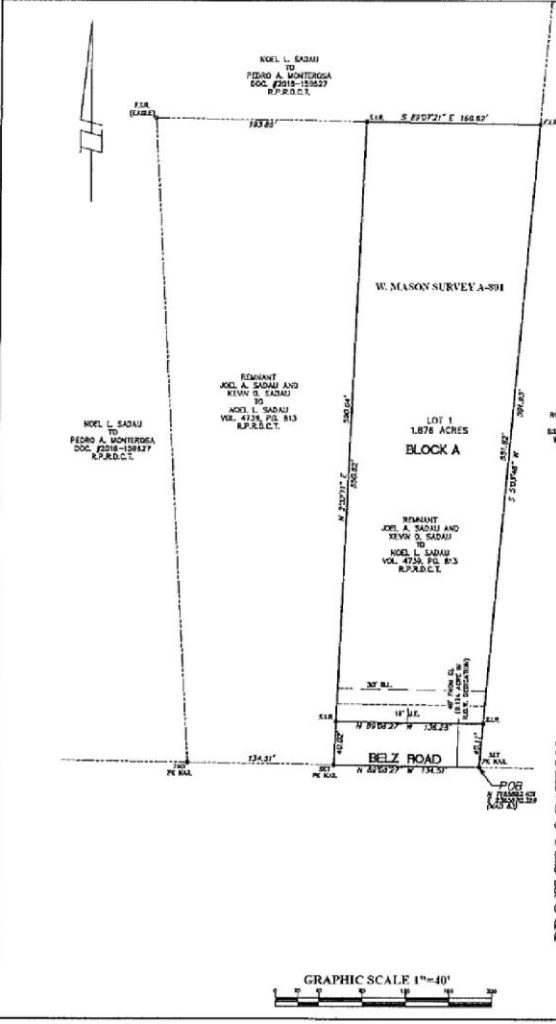
- Description of Location, Amount of Land, Etc.

A0801 WM Mason, TR 83B
Sanger, TX 76266

2 Acres

Intended to possibly build residential dwelling

This Letter of Intent is a formal request that the plat be reviewed and considered by the appropriate approval body by the City of Sanger and Denton County.



NOEL L. SADAU
TO
FEIDO A. MONTENEGRO
DOC. #2018-15927
R.P.S.D.C.T.

REMNANT
NOEL A. SADAU AND
KEVIN D. SADAU
TO
NOEL L. SADAU
VOL. 4736, PG. 813
R.P.S.D.C.T.

LOT 1
1.876 ACRES
BLOCK A

REMNANT
NOEL A. SADAU AND
KEVIN D. SADAU
TO
NOEL L. SADAU
VOL. 4736, PG. 813
R.P.S.D.C.T.

ROBERT PAUL MONSIEGE
TO
BILLY WARD BUTLER AND
KEE RUTH LEE BUTLER
VOL. 1290, PG. 988
R.P.S.D.C.T.

W. MASON SURVEY A-891

BELZ ROAD

GRAPHIC SCALE 1"=40'

VICINITY MAP
SCALE 1"=2000'

NOTES

1. Survey done by hand by Public approved by the DeWitt County Public Department.
2. The completion of paving, grading and drainage improvements under its contract shown on this plat is the responsibility of the individual property owners and does not constitute acceptance of same for maintenance purposes by DeWitt County.
3. All public drainage easements shall be the duty of lot owners, builders, occupants, planners and other interested parties to the location and maintenance of the drainage facility.
4. The plat is a true and correct copy of the original as shown on the field notes, and filing is necessary for the plat to be a true and correct copy of the original.
5. DeWitt County of this plat requires for any drainage easement plat to be filed with the plat in order to be a true and correct copy of the original.
6. The plat is subject to the requirements for any drainage easement plat as set forth in the DeWitt County Code of Ordinances, Chapter 10, Article 10, Section 10-101, and any amendments thereto.
7. The plat is subject to the requirements for any drainage easement plat as set forth in the DeWitt County Code of Ordinances, Chapter 10, Article 10, Section 10-101, and any amendments thereto.
8. A plat is subject to the requirements for any drainage easement plat as set forth in the DeWitt County Code of Ordinances, Chapter 10, Article 10, Section 10-101, and any amendments thereto.
9. The plat is subject to the requirements for any drainage easement plat as set forth in the DeWitt County Code of Ordinances, Chapter 10, Article 10, Section 10-101, and any amendments thereto.

OWNER'S CERTIFICATE AND ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DEWITT

I, **NOEL L. SADAU**, being of the age of _____ years, do hereby certify that I am the owner of the above described premises and that the same are not subject to any lien, mortgage, or other encumbrance, and that the same are not subject to any claim of any person other than myself.

I, **FEIDO A. MONTENEGRO**, being of the age of _____ years, do hereby certify that I am the owner of the above described premises and that the same are not subject to any lien, mortgage, or other encumbrance, and that the same are not subject to any claim of any person other than myself.

WITNESSETH that on this _____ day of _____, 2018, the above named parties, being of legal age and sound mind, executed this instrument for the purposes and consideration herein stated.

NOEL L. SADAU

Notary Public for DeWitt County, Texas

FEIDO A. MONTENEGRO

Notary Public for DeWitt County, Texas

APPROVED AND ACCEPTED

Notary Public for DeWitt County, Texas

DEVELOPER
NOEL L. SADAU
100 W. 30th St.
P.O. Box 10460
Denton, Texas 76207
(817) 276-2257

SURVEYOR
LANDMARK SURVEYORS
4225 E. 33rd St.
Denton, Texas 76207
(817) 382-4014

FINAL PLAT
LOT 1, BLOCK A OF SELLER'S ADDITION
BEING 1.876 ACRES IN THE
W. MASON SURVEY A-891
CITY OF SANGER, DEWITT COUNTY, TEXAS

LANDMARK SURVEYORS, I.L.C.
4225 E. 33rd St.
Denton, Texas 76207
(817) 382-4014
FAX: (817) 382-4014

AGENDA TYPE <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent <input type="checkbox"/> Workshop <input type="checkbox"/> Executive <input checked="" type="checkbox"/> Public Hearing	Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App Reviewed by Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App
Council Meeting Date:	Submitted By:
August 21, 2017	Alina Ciocan, Director of Economic & Community Development
City Manager Reviewed/Approval	Initials <u>MB</u> Date <u>8-16-17</u>
ACTION REQUESTED: <input type="checkbox"/> ORDINANCE _____ <input type="checkbox"/> RESOLUTION # _____ <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input checked="" type="checkbox"/> OTHER <u>Public Hearing</u>	
AGENDA CAPTION	
Conduct a Public Hearing Regarding a Proposed Amendment to the Comprehensive Plan and Future Land Use Map to Change an Approximately 17.89 Acre Tract Generally Located South of FM 455, McReynolds Road and West of Sable Creek Phases I and II From Industrial Use to Urban Low Density Residential Use.	
FINANCIAL SUMMARY	
<input checked="" type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED	
BACKGROUND/SUMMARY OF ITEM	
This is a proposed amendment to the Comprehensive Plan and Future Land Use Map to amend the land use designation for an approximately 17.89 acre site from Industrial to Urban Low Density Residential Use to allow single-family residential development.	
The Urban Low Density Designation refers to single family detached dwelling units, developed at a density of under six units per acre. A companion request to amend the zoning on this property is included on this agenda.	
STAFF OPTIONS & RECOMMENDATION	
List of Supporting Documents/Exhibits Attached:	Prior Action/Review by Council, Boards, Commissions or Other Agencies: The Planning & Zoning Commission reviewed and recommended approval.

AGENDA TYPE <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent	Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App
<input type="checkbox"/> Workshop <input type="checkbox"/> Executive <input checked="" type="checkbox"/> Public Hearing	Reviewed by Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App

Council Meeting Date: August 21, 2017	Submitted By: Alina Ciocan, Director of Economic & Community Development
---	---

City Manager Reviewed/Approval Initials *MB* Date *8-15-17*

ACTION REQUESTED: ORDINANCE _____ RESOLUTION # _____ APPROVAL OF BID _____ CHANGE ORDER AGREEMENT AWARD OF CONTRACT CONSENSUS OTHER Public Hearing

AGENDA CAPTION

Conduct a Public Hearing Regarding a Request to Rezone Approximately 48.44 Acres of Land Located Between FM 455 and McReynolds Road to the West of Sable Creek Phases I and II From Industrial District (I-2) and Single-Family Residential District 7 (SF-7) to Planned Development Single Family Residential District.

FINANCIAL SUMMARY

N/A GRANT FUNDS OPERATING EXPENSE REVENUE CIP BUDGETED NON-BUDGETED

BACKGROUND/SUMMARY OF ITEM

The applicant is requesting to rezone approximately 48.44 acres from Heavy Industrial District Single-Family Residential District 7 (SF-7) to Planned Development Single Family Residential for the future phases of the Sable Creek residential subdivision (see attached staff report). Out of acres proposed for rezoning, 17.89 acres are zoned I-2 with the remainder being zoned SF-7.

Companion cases to review an amendment to the Comprehensive Plan and Future Land Use Map as to consider a preliminary plat and final plat for Sable Creek Phase III are also on this agenda.

STAFF OPTIONS & RECOMMENDATION

List of Supporting Documents/Exhibits Attached:	Prior Action/Review by Council, Boards, Commissions or Other Agencies: The Planning & Zoning Commission conducted a public hearing on August 14, 2017 and recommended approval of the rezoning with added stipulations as detailed in the staff report.
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ORDINANCE # 08-24-17

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE COMPREHENSIVE LAND USE PLAN AND THE FUTURE LAND USE MAP BY CHANGING THE USE FROM INDUSTRIAL TO URBAN LOW DENSITY RESIDENTIAL ON A CERTAIN APPROXIMATELY 17.89-ACRE TRACT OF LAND LOCATED SOUTH OF FM 455, NORTH OF MCREYNOLDS RD. AND TO THE WEST OF SABLE CREEK PHASES I AND II; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission reviewed and studied an amendment to the Comprehensive Land Use Plan; and

WHEREAS, the City Council conducted a public hearing on August 21, 2017, at which all persons were given an opportunity to present testimony; and

WHEREAS, the amendment is in accordance with the goals, objectives and policies of the Comprehensive Land Use Plan adopted by the City of Sanger; and

WHEREAS, the City Council has concluded that the amendment to the Plan is in the best interest of the City and is for the purpose of protecting the health, safety and general welfare of the City and its citizens; Now Therefore,

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

Section 1. That the Comprehensive Land Use Plan and Future Land Use Map are hereby amended for only that approximately 17.89-acre tract as described in the attached Exhibit A, and generally located between south of FM 455 and north of McReynolds Rd. to the west of Sable Creek Blvd Phases I and II by changing the use of said tract from Industrial to Urban Low Density Residential.

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

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

Section 4. Any person, firm, or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in an amount not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such offense shall continue

shall be deemed to constitute a separate offense.

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

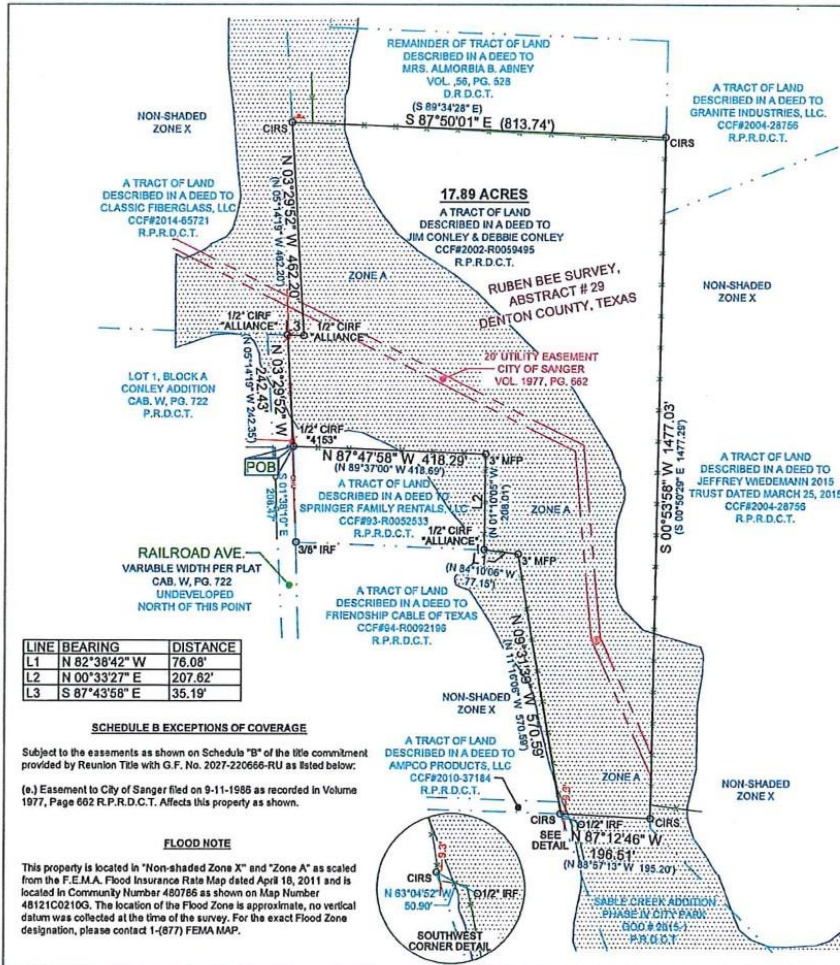
DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 21 day of August, 2017.

APPROVED:

ATTEST:

Thomas Muir, Mayor

Cheryl Price, City Secretary



LINE	BEARING	DISTANCE
L1	N 82°38'42\" W	76.08'
L2	N 00°33'27\" E	207.62'
L3	S 87°43'58\" E	35.19'

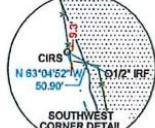
SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Reunion Title with G.F. No. 2027-220666-RU as listed below:

- (a) Easement to City of Sanger filed on 9-11-1985 as recorded in Volume 1977, Page 602 R.P.R.D.C.T. Affects this property as shown.

FLOOD NOTE

This property is located in "Non-shaded Zone X" and "Zone A" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480766 as shown on Map Number 48121C021003. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.



LEGAL DESCRIPTION

A tract of land situated in the RUBEN BEBEE SURVEY, ABSTRACT NUMBER 29, located in the Town of Sanger, Denton County Texas, being that tract of land described in a deed to Jim Conley and Debbie Conley, and recorded as Instrument Number 2002-R0059495, Real Property Records Denton County Texas.

The exterior boundary of said tract of land is described as follows:

BEGINNING at a capped 1/2" iron rod found stamped "4153" found on the East light-of-way of Railroad Ave. at the Northwest corner of a tract of land described in the deed to Springer Family Rentals, LLC recorded under County, Clerk's File Number 93-R0052533 of the said Real Property Records

THENCE North 03°29'52" West with the West line of the said Conley a distance of 242.43 feet to a capped 1/2" iron rod found stamped "ALLIANCE" found for a corner on the South line of a tract of land described in the deed to Classic Fiberglass, LLC recorded under County Clerk's File Number 2014-65721 of the said Real Property Records;

THENCE South 87°43'58" East with the common line between the Conley tract and the Classic Fiberglass tract a distance of 35.19 feet to the Southeast corner thereof;

THENCE North 87°50'01" West with the West line of the said Classic Fiberglass tract a distance of 462.20 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set (hereinafter referred to as CIRS) FOR THE Northwest corner of the tract described herein;

THENCE South 87°50'01" East with the North line of the said Conley tract a distance of 813.74 feet to a CIRS at the Northeast corner thereof on a tract of land described in the deed to Granite Industries, LLC recorded under County Clerk's File Number 2004-28785;

THENCE South 00°53'58" West with the West line of the said Granite Industries tract, Passing the Southwest corner thereof and continuing of the same course with the West line of a tract of land described in the deed to the Jeffrey Wiedemann 2015 Trust Dated March 25, 2015 a distance of 1477.03 feet to a CIRS at the Southeast corner of the said Conley tract at the Northeast corner of the Sable Creek Addition Phase IV City Park as shown by the plat thereof recorded under Document Number 2015-1 of the Plat Records of Denton County, Texas;

THENCE North 87°12'46" West with the North line of the said Sable Creek Addition Phase IV City Park a distance of 196.51 feet to a CIRS on the East line of a tract of land described in the deed to AMPCO Products, LLC recorded under County Clerk's File Number 2010-37184 of the said Real Property Records;

THENCE North 09°31'39" West with the West line of the said Conley tract a distance of 570.59 feet to a 3" metal fence post found at an inner EI corner thereof at the Northeast corner of a tract of land described in the deed to Friendship Cable of Texas recorded under County Clerk's File Number 94-R0092196 of the said Real Property Records;

THENCE North 82°38'42" West with the common line between the Conley and Friendship Cable of Texas tract a distance of 76.08 feet to a 1/2" iron rod stamped "ALLIANCE" found for the Southeast corner of the said Springer Family Rentals tract;

THENCE North 00°33'27" East with the East line of the said Springer Family Rentals tract a distance of 207.62 feet to a 3" metal fence post found at the Northeast corner thereof;

THENCE North 87°47'58" West with the North line of the said Springer Family Rentals tract a distance of 418.29 feet to the POINT OF BEGINNING and there terminating.

This tract of land contains 17.89 acres.

SURVEYOR NOTES

1. This survey is certified to Reunion Title, Sable Creek Partners, LTD., Jim Conley & Debbie Conley and is only valid for GF # 2027-220666-RU
2. There are no visible encroachments or overlapping of improvements except as shown on this survey.
3. The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
4. This map is a true and correct representation of the exterior boundary of the lands surveyed and mapped to the best of my knowledge and belief.
5. This document represents an accurate on the ground survey of a tract of land on Railroad Ave. in the Town of Sanger, Denton County, Texas, on April 28, 2017

STAFF REPORT

Meeting Date: August 21, 2017

Case #: 17SANZON-0017

Case Coordinator: Alina Ciocan, Director of Economic & Community Development

Request: Review of Proposed Amendment to the Comprehensive Plan and Future Land Use Map to Change an Approximately 17.89 Acre Site From Industrial Use to Urban Low Density Residential Use. The Site is Generally Located South of FM 455, North of McReynolds Road and West of Sabal Creek Phases I and II.

Case Overview

This is a request for an amendment to the Comprehensive Plan and Future Land Use Map to amend the land use designation for an approximately 17.89 acre site from Industrial to Urban Low Density Residential to allow single-family residential development.

The Urban Low Density Designation refers to single family detached dwelling units, developed at a density of under six units per acre.

Elements to Consider

A companion request to amend the zoning on this property is on this agenda.

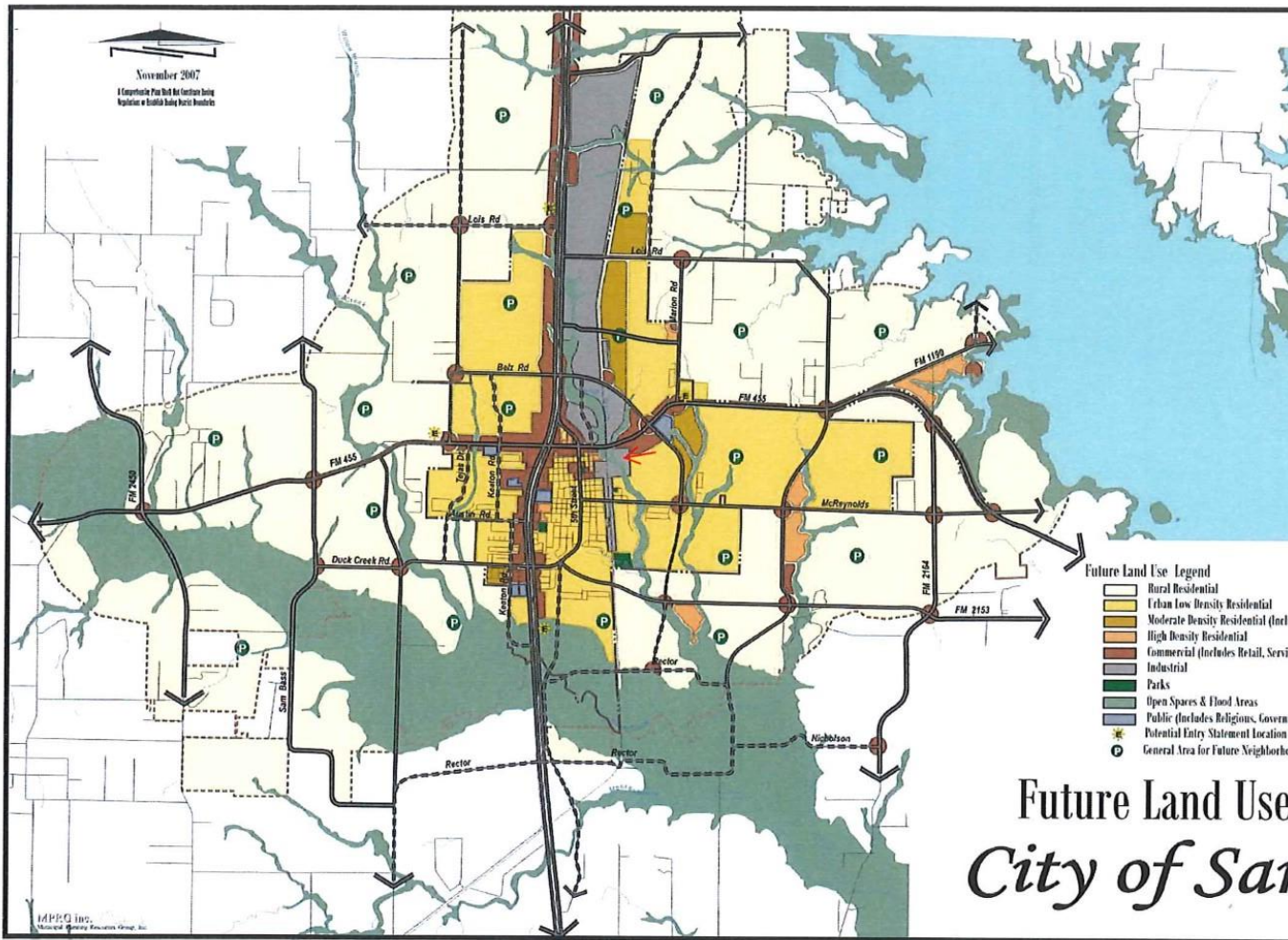
Conclusion

The proposed change to the Future Land Use Map appears appropriate and consistent with the proposed zoning with the accompanying Item 11 (Zoning Request – Future Phases of the Sabal Creek Development).

Planning & Zoning Commission

The Planning & Zoning Commission reviewed the proposed amendment and recommended approval.

November 2007
 A Comprehensive Plan that has not been fully
 adopted or is still in the public hearing process



- Future Land Use Legend**
- Rural Residential
 - Urban Low Density Residential
 - Moderate Density Residential (incl
 - High Density Residential
 - Commercial (Includes Retail, Servi
 - Industrial
 - Parks
 - Open Spaces & Flood Areas
 - Public (Includes Religious, Govern
 - Potential Entry Statement Location
 - General Area for Future Neighborh

Future Land Use City of San Antonio

ADPCO Inc.
 Municipal Planning Resources Group, Inc.

AGENDA TYPE <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent <input type="checkbox"/> Workshop <input type="checkbox"/> Executive <input type="checkbox"/> Public Hearing	Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable
	Reviewed by Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable
Council Meeting Date: August 21, 2017	Submitted By: Alina Ciocan, Director of Economic & Community Development

City Manager Reviewed/Approval Initials *MB* Date *8-15-17*

ACTION REQUESTED: ORDINANCE 08-25-17 RESOLUTION # _____ APPROVAL OF BID AWARD OF CONTRACT
 CHANGE ORDER AGREEMENT APPROVAL OF BID AWARD OF CONTRACT
 CONSENSUS OTHER

AGENDA CAPTION

Consider, Discuss and Act on Ordinance #08-25-17 – Amending the Official Zoning Map to Rezone Approximately 48.44 Acres of Land Generally Located Between FM 455 and McReynolds Road West of Sable Creek Phases I and II From Heavy Industrial District (I-2) and Single-Family Residential District 7 (SF-7) to Planned Development Single-Family Residential District.

FINANCIAL SUMMARY

N/A GRANT FUNDS OPERATING EXPENSE REVENUE CIP BUDGETED NON-BUDGETED

BACKGROUND/SUMMARY OF ITEM

The applicant is requesting to rezone approximately 48.44 acres from Heavy Industrial District to Single-Family Residential District 7 (SF-7) to Planned Development Single-Family Residential District for the future phases of the Sable Creek residential subdivision (see attached staff report). Out of the 48.44 acres proposed for rezoning, 17.89 acres are zoned I-2 with the remainder being zoned SF-7.

Companion cases to review an amendment to the Comprehensive Plan and Future Land Use Map as to consider a preliminary plat and final plat for Sable Creek Phase III are also on this agenda.

STAFF OPTIONS & RECOMMENDATION

See attached staff report.

<p>List of Supporting Documents/Exhibits Attached:</p> <ul style="list-style-type: none"> • Ordinance & Exhibit A • Staff Report • Location Map • Zoning Exhibit • Staff's Exhibit • Future Land Use Map • Application • Letter of Intent • Applicant's Exhibits • Response Form 	<p>Prior Action/Review by Council, Boards, Commissions or Other Agencies:</p> <p>The Planning & Zoning Commission conducted a public hearing on August 14, 2017 and recommended approval of the rezoning with added stipulations as detailed in the staff report.</p>
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ORDINANCE # 08-25-17

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION FROM HEAVY INDUSTRIAL DISTRICT (I-2) AND SINGLE-FAMILY RESIDENTIAL DISTRICT 7 (SF-7) TO PLANNED DEVELOPMENT SINGLE-FAMILY RESIDENTIAL DISTRICT ON A CERTAIN APPROXIMATELY 48.44-ACRE TRACT OF LAND LOCATED BETWEEN FM 455 AND MCREYNOLDS RD. TO THE WEST OF SABLE CREEK BLVD, SANDPIPER LN. HERON DR. AND PLEASANT VALLEY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, all Requests for Changes in Zoning Classifications were duly filed with the City of Sanger, Texas, concerning the hereinafter described properties;

WHEREAS, due notice of hearings were made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Sanger, Texas, duly covered and conducted public hearings for the purpose of assessing zoning classification changes on the hereinafter described properties located in the City of Sanger, Texas;

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

Section 1. That a certain approximately 48.44-acre site as described in the attached Exhibit A, and generally located between FM 455 and McReynolds Rd. to the west of Sable Creek Blvd, Sandpiper Ln. Heron Dr. and Pleasant Valley is subject to this ordinance.

Section 2. The zoning classification on the herein above described property is hereby changed from Heavy Industrial District (I-2) and Single-Family Residential District 7 (SF-7) to Planned Development Single-Family Residential District.

Section 3. The Planned Development Single-Family Residential District shall have the following permitted uses and regulations:

1. General Purpose and Description:

The district is intended to accommodate single-family residential development with the requirements as outlined below.

2. Use Regulations:

Single-family dwelling (detached).

3. Area Regulations:

A. Size of Yards:

Minimum Front Yard – Twenty feet (20'), except block E lots 37 – 48, which shall have a

minimum front yard of twenty-five feet (25').

Minimum Side Yard – Six feet (6'); Fifteen feet (15') on corner adjacent to side street; Twenty (20') feet for a side-entry garage.

Minimum Rear Yard – Twenty feet (20')

B. Size of Lots:

Minimum Lot Area – Six thousand five hundred (6,500) square feet

Minimum Lot Width – Sixty feet (60') at the building line

Minimum Lot Depth – One hundred and ten feet (110')

C. Minimum Dwelling Size:

- **40% of houses – minimum dwelling size: 1,550 square feet**
- **40% of houses – minimum dwelling size: 1,750 square feet**
- **20% of houses – minimum dwelling size: 2,000 square feet**

These percentages must be met in each phase of the development that is governed by this Planned Development. The allocation of the lots will be done by the developer at final platting before recordation with Denton County. No building permits shall be issued until the lot allocation for the entire phase has been submitted to City staff by the developer. Lots may be re-allocated administratively and on a case-by-case basis by City staff at the request of the developer and/or builder as long as the above percentages are met and the developer and/or builder owns the lots proposed for re-allocation.

D. Maximum Lot Coverage: Fifty percent (50%) by the main building; Sixty-five percent (65%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.

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

4. Other Regulations:

- Same house elevation must be separated by three (3) lots
- Front elevations must include one of the following decorative feature:
 - Posts – cedar or painted, full posts or brick base column
 - Stone – stone detail with brick
 - Gables – must include a decorative accent
 - Garage door panels shall have decorative features (window inserts and/or accent hardware).
- If cluster boxes are required by the USPS, they will include a decorative top

5. Common Areas: Shall be owned and maintained by the Homeowner's Association (HOA)

including any amenities and entryway features.

6. **Detention and/or Retention Structures:** If required, shall be owned and maintained by the HOA.
7. **Landscaping:** Shall be in compliance with the landscaping regulations as defined in Chapter 14, Article 14.100, Section 48.
8. **Street/Alley Lighting:** Shall be installed and maintained by the HOA including monthly electrical charges.
9. Any other development standards not included in this Planned Development shall be in conformance with Single-Family Residential District 7.

Section 4. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

Section 6. Any person, firm, or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in an amount not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 21 day of August, 2017.

APPROVED:

ATTEST:

Thomas Muir, Mayor

Cheryl Price, City Secretary

SABLE CREEK PLANNED DEVELOPMENT LEGAL DESCRIPTION

BEGINNING AT THE 1/2 INCH IRON PIN FOUND AT THE NORTHERN MOST NORTHWEST CORNER OF THE 30.2670 ACRE TRACT DESCRIBED IN A DEED TO SABLE CREEK PARTNERS, LTD., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2017-44303, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, WHICH IS SITUATED ON THE R. BEBEE SURVEY, ABSTRACT NUMBER 29, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON SOUTHERN MOST SOUTHWEST CORNER OF A CALLED 30.804 ACRE TRACT DESCRIBED IN A DEED TO GRANITE INDUSTRIES, LLC., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2004-28756, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE EAST LINE OF A CALLED 17.893 ACRE TRACT DESCRIBED IN A DEED TO SABLE CREEK PARTNERS, LTD., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2017-55475, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE, N 69° 07' 08.0" E FOR A DISTANCE OF 511.5300 FEET TO THE BEGINNING OF CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 17' 01.5", HAVING A RADIUS OF 2196.3983 FEET, AND WHOSE LONG CHORD BEARS N 67° 58' 37.2" E FOR A DISTANCE OF 87.5400 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 23° 09' 53.0" E FOR A DISTANCE OF 165.0000 FEET TO THE BEGINNING OF NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 53' 25.6", HAVING

RADIUS OF 2361.5200 FEET, AND WHOSE LONG CHORD BEARS S 67° 16' 49.0" W FOR A DISTANCE OF 36.7000 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 22° 16' 28.0" E FOR A DISTANCE OF 115.0000 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 00° 32' 16.5", HAVING A RADIUS OF 2476.5200 FEET, AND WHOSE LONG CHORD BEARS S 67° 59' 40.0" W FOR A DISTANCE OF 23.2500 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 14' 37.7", HAVING A RADIUS OF 639.9998 FEET, AND WHOSE LONG CHORD BEARS S 40° 32' 05.0" E FOR A DISTANCE OF 290.5900 FEET.

THENCE, S 53° 39' 23.8" E FOR A DISTANCE OF 32.4700 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 23° 29' 04.1", HAVING A RADIUS OF 825.0000 FEET, AND WHOSE LONG CHORD BEARS S 13° 03' 52.0" W FOR A DISTANCE OF 335.7900 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 02° 14' 12.0" W FOR A DISTANCE OF 289.5200 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 44° 29' 29.9", HAVING A RADIUS OF 370.0000 FEET, AND WHOSE LONG CHORD BEARS S 22° 19' 56.0" W FOR A DISTANCE OF 280.1500 FEET.

THENCE, S 44° 34' 40.0" W FOR A DISTANCE OF 168.2700 FEET TO A POINT ON A LINE.

THENCE, S 45° 25' 20.0" E FOR A DISTANCE OF 20.5000 FEET TO A POINT ON A LINE.

THENCE, S 44° 34' 40.0" W FOR A DISTANCE OF 115.0000 FEET TO A POINT ON A LINE.

THENCE, S 45° 25' 20.0" E FOR A DISTANCE OF 628.1200 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 23.2", HAVING A RADIUS OF 250.0000 FEET, AND WHOSE LONG CHORD BEARS S 21° 31' 40.0" E FOR A DISTANCE OF 202.5300 FEET.

THENCE, S 02° 22' 00.0" W FOR A DISTANCE OF 72.4400 FEET TO A POINT ON A LINE.

THENCE, S 09° 22' 33.0" W FOR A DISTANCE OF 61.4600 FEET TO A POINT ON A LINE.

THENCE, S 02° 22' 00.0" W FOR A DISTANCE OF 7.3800 FEET TO A POINT ON A LINE.

THENCE, N 87° 37' 30.0" W FOR A DISTANCE OF 131.9300 FEET TO A POINT ON A LINE.

THENCE, N 45° 25' 20.0" W FOR A DISTANCE OF 1190.1300 FEET TO A POINT ON A LINE.

THENCE, N 00° 56' 32.0" E FOR A DISTANCE OF 13.8259 FEET TO A POINT ON A LINE.

THENCE, N 87° 12' 46.0" W FOR A DISTANCE OF 196.5100 FEET TO A POINT ON A LINE.

THENCE, N 09° 31' 39.0" W FOR A DISTANCE OF 570.5900 FEET TO A POINT ON A LINE.

THENCE, N 82° 38' 42" W FOR A DISTANCE OF 76.08 FEET TO A POINT ON A LINE.

THENCE, N 00° 33' 27.0" E FOR A DISTANCE OF 207.6200 FEET TO A POINT ON A LINE.

THENCE, N 87° 47' 58.0" W FOR A DISTANCE OF 418.2900 FEET TO A POINT ON A LINE.

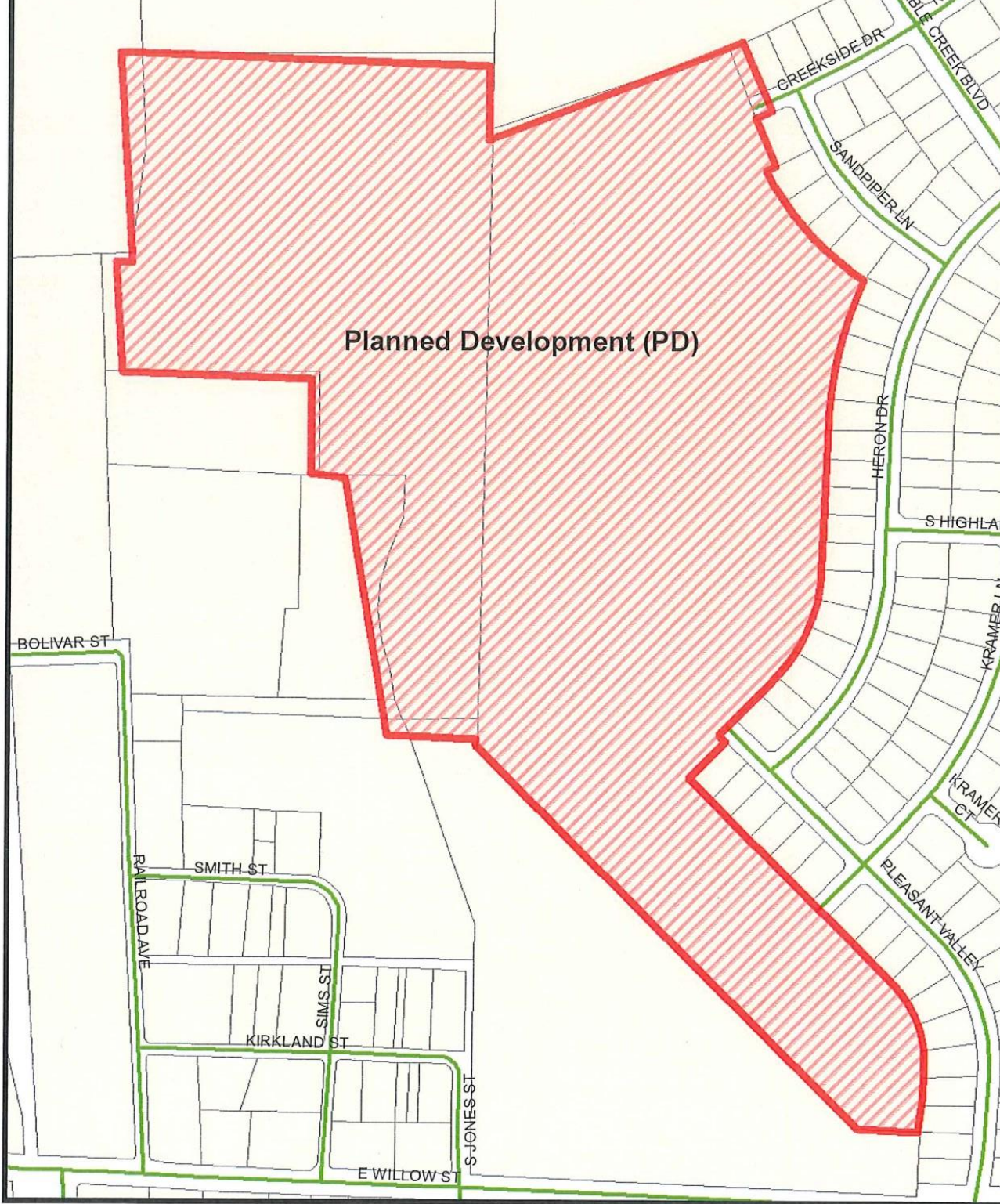
THENCE, N 03° 29' 52.0" W FOR A DISTANCE OF 242.4300 FEET TO A POINT ON A LINE.

THENCE, S 87° 43' 58.0" E FOR A DISTANCE OF 35.1900 FEET TO A POINT ON A LINE.

THENCE, N 03° 29' 52.0" W FOR A DISTANCE OF 462.2000 FEET TO A POINT ON A LINE.

THENCE, S 87° 50' 01.0" E FOR A DISTANCE OF 813.7400 FEET TO A POINT ON A LINE.

THENCE S 00° 33' 52.6" W A DISTANCE OF 164.1800 FEET TO THE POINT OF BEGINNING.



Planned Development (PD)



Location Exhibit - Sable Creek
Planned Development (PD)

0 100 200 400 Feet



-  Sable Creek
-  Parcels

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.

STAFF REPORT

Meeting Date: August 21, 2017

Case #: 17SANZON-0014

Case Coordinator: Alina Ciocan, Director of Economic & Community Development

Request: Rezone 48.44± acres from Heavy Industrial District (I-2) and Single-Family Residential District 7 (SF-7) to Planned Development Single-Family Residential District. The subject property is generally located between FM 455 and McReynolds Road to the west of Sable Creek Phases I and II.

Applicant: Allison Engineering Group
Sable Creek Partners, Ltd. (Owner)

Case Overview

The applicant is requesting to rezone approximately 48.44 acres from Heavy Industrial District (I-2) and Single-Family Residential District 7 (SF-7) to Planned Development Single Family Residential District for the future phases of the Sable Creek residential subdivision (see attached zoning exhibit). Out of the 48.44 acres proposed for rezoning, 17.89 acres are zoned I-2 with the remainder being zoned SF-7.

The subject property is generally located between FM 455 and McReynolds Road to the west of Sable Creek Phases I and II. Companion cases to review an amendment to the Comprehensive Plan and Future Land Use Map as well as to consider a preliminary plat and final plat for Sable Creek Phase III are also on this agenda.

Surrounding Land Uses

Direction	Land Use	Zoning
North	Residential Vacant	Heavy Industrial District (I-2) Business District (B-2)
East	Residential	Single-Family Residential District 7 (SF-7) Planned Development
South	Residential	Single Family District 7 (SF-7)
West	Vacant	Heavy Industrial District (I-2)

Elements to Consider

Phase I of Sable Creek is zoned Single-Family Residential District 7 (SF-7). Phase II of Sable Creek is zoned Single-Family Residential District 7 (SF-7) and Planned Development (PD), which only applies to certain lots within that phase. The attached exhibit details the development criteria in SF-7, the existing PD in Phase II and the proposed PD for future phases.

The applicant's request for a Planned Development includes the following stipulations:

- Minimum Side Yard: Six (6) feet; eleven (11) feet on corner adjacent to side street (20 feet for a side entry garage)
- Minimum Front Yard: Twenty (20) feet (exception 12 lots on the north side of Creekside)
- Minimum Rear Yard: Twenty (20) feet
- Minimum Lot Area: Six thousand five hundred (6,500) square feet
- Minimum Lot Width: Sixty (60) feet at the building line
- Minimum Lot Depth: One hundred and ten (110) feet
- Minimum Dwelling Size: One thousand five hundred (1,500) square feet with an overall average of 1,800 square feet at buildout of Phases III and IV. A community table would be maintained by the Homeowner's Association.
- Maximum Lot Coverage: 50% by main building and 65% of total coverage
- Other Community Aesthetic Regulations:
 - Same house elevation must be separated by 3 lots
 - Front elevations must include one of the following decorative feature:
 - Posts – cedar or painted, full posts or brick base column
 - Stone – stone detail with brick
 - Gables – must include a decorative accent
 - If cluster boxes are required by the USPS, they will include a decorative top

Staff Analysis

Staff reviewed the development proposal and is recommending the following stipulations:

- **Increase Minimum Dwelling Size**

The applicant is requesting reduced setbacks in order to accommodate larger houses. Currently, the houses built in Sable Creek range from approximately 1,500 square feet to 2,000+ square feet and are built under the existing setbacks.

The applicant is proposing a minimum dwelling size of 1,500 square feet with an overall buildout of 1,800 square feet. A community table would be maintained by the Homeowner's Association to ensure the overall average. Staff is of the opinion that it is impossible to enforce the overall average as suggested by the applicant.

Staff is proposing the following stipulation:

- A. Increase the minimum dwelling size to 1,800 square feet; **or**
- B. Apply a tiered system:
 - o 30% of houses – minimum dwelling size: 1,600 square feet
 - o 40% of houses – minimum dwelling size: 1,800 square feet
 - o 30% of houses – minimum dwelling size: 2,000 square feet

The allocation of the lots will be done by the developer at final platting before recordation with Denton County.

- **Setbacks**

The applicant is proposing the side yard on corner adjacent to the side street to be reduced from 20 feet to 11 feet. Staff is proposing a 15-foot setback on corner adjacent to the side street.

- **Other Regulations**

- o Staff is proposing that garage door panels have decorative features (window inserts and/or accent hardware).
- o Enclosed parking area of at least 400 square feet.
- o If required, any detention/retention structures shall be owned and maintained by the Homeowner's Association (HOA).
- o Common areas shall be owned and maintained by the HOA including any amenities and entryway features.
- o Street lighting shall be installed and maintained by the HOA including monthly electrical charges.
- o Any other development standards not included in this PD will be in conformance with SF-7.

Staff Recommendation

The Future Land Use Plan (FLUP) designates part of the proposed tract for rezoning (17.89 acres – I-2) as Industrial. The remainder of the area is designated as Urban Low Density Residential. While the FLUP does not specifically require a zoning designation for a certain property, it establishes a general relationship for land uses throughout the City. A companion case to review an amendment to the Comprehensive Plan and FLUP to designate the subject tract as Moderate Density Residential is on this agenda for consideration.

Staff finds that the proposed rezoning **is in conformance** with general land use principles and the Comprehensive Land Use Plan (contingent upon amending the Future Land Use Map).

Staff recommends **APPROVAL** of the rezoning request with the stipulations presented by staff above.

Planning & Zoning Commission

The Planning & Zoning Commission made a recommendation to **APPROVE** the proposed Planned Development as follows:

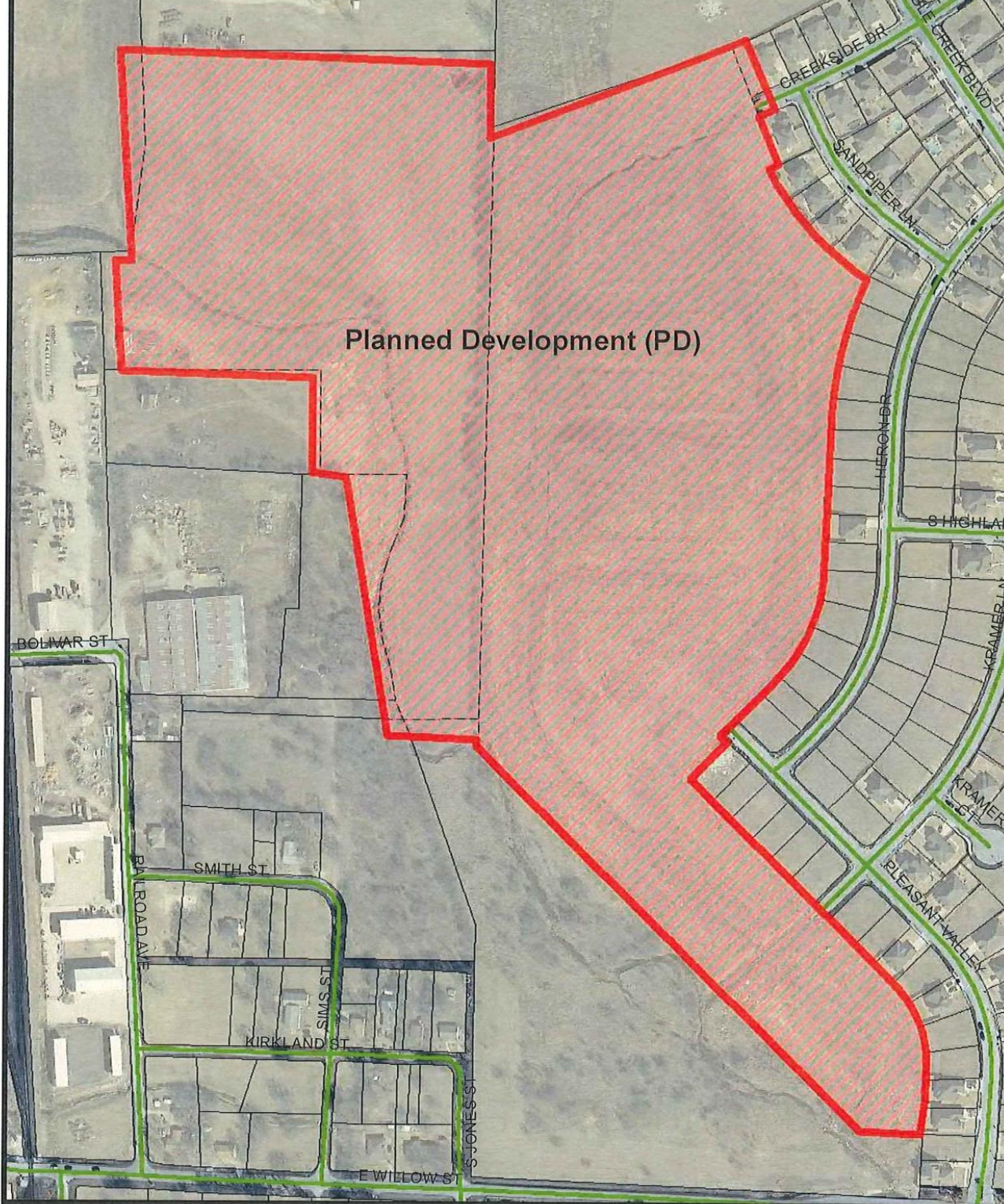
- Minimum Side Yard: Six (6) feet; **fifteen (15) feet** on corner adjacent to side street (20 feet for a side entry garage)
- Minimum Front Yard: Twenty (20) feet (exception 12 lots on the north side of Creekside)
- Minimum Rear Yard: Twenty (20) feet
- Minimum Lot Area: Six thousand five hundred (6,500) square feet
- Minimum Lot Width: Sixty (60) feet at the building line
- Minimum Lot Depth: One hundred and ten (110) feet
- Minimum Dwelling Size:
 - **40% of houses – minimum dwelling size: 1,550 square feet**
 - **40% of houses – minimum dwelling size: 1,750 square feet**
 - **20% of houses – minimum dwelling size: 2,000 square feet**
- Maximum Lot Coverage: 50% by main building and 65% of total coverage
- Other Community Aesthetic Regulations:
 - Same house elevation must be separated by 3 lots
 - Front elevations must include one of the following decorative feature:
 - Posts – cedar or painted, full posts or brick base column
 - Stone – stone detail with brick
 - Gables – must include a decorative accent
 - **Garage door panels shall have decorative features (window inserts and/or accent hardware).**
 - If cluster boxes are required by the USPS, they will include a decorative top
 - Enclosed parking area of at least 400 square feet.
 - If required, any detention/retention structures shall be owned and maintained by the Homeowner’s Association (HOA).
 - Common areas shall be owned and maintained by the HOA including any amenities and entryway features.
 - Street lighting shall be installed and maintained by the HOA including monthly electrical charges.

- Any other development standards not included in this PD will be in conformance with SF-7.

The motion to approve the proposed Planned Development passed 5 – 2.

Notification Response Form

Staff mailed seventy-seven (77) public hearing notices to the owners of properties within 200 feet of the subject property. One (1) response form opposing the request was returned at the time of this report.



Planned Development (PD)

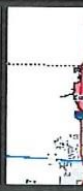


Location Exhibit - Sable Creek
Planned Development (PD)



-  Sable Creek
-  Parcels

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.



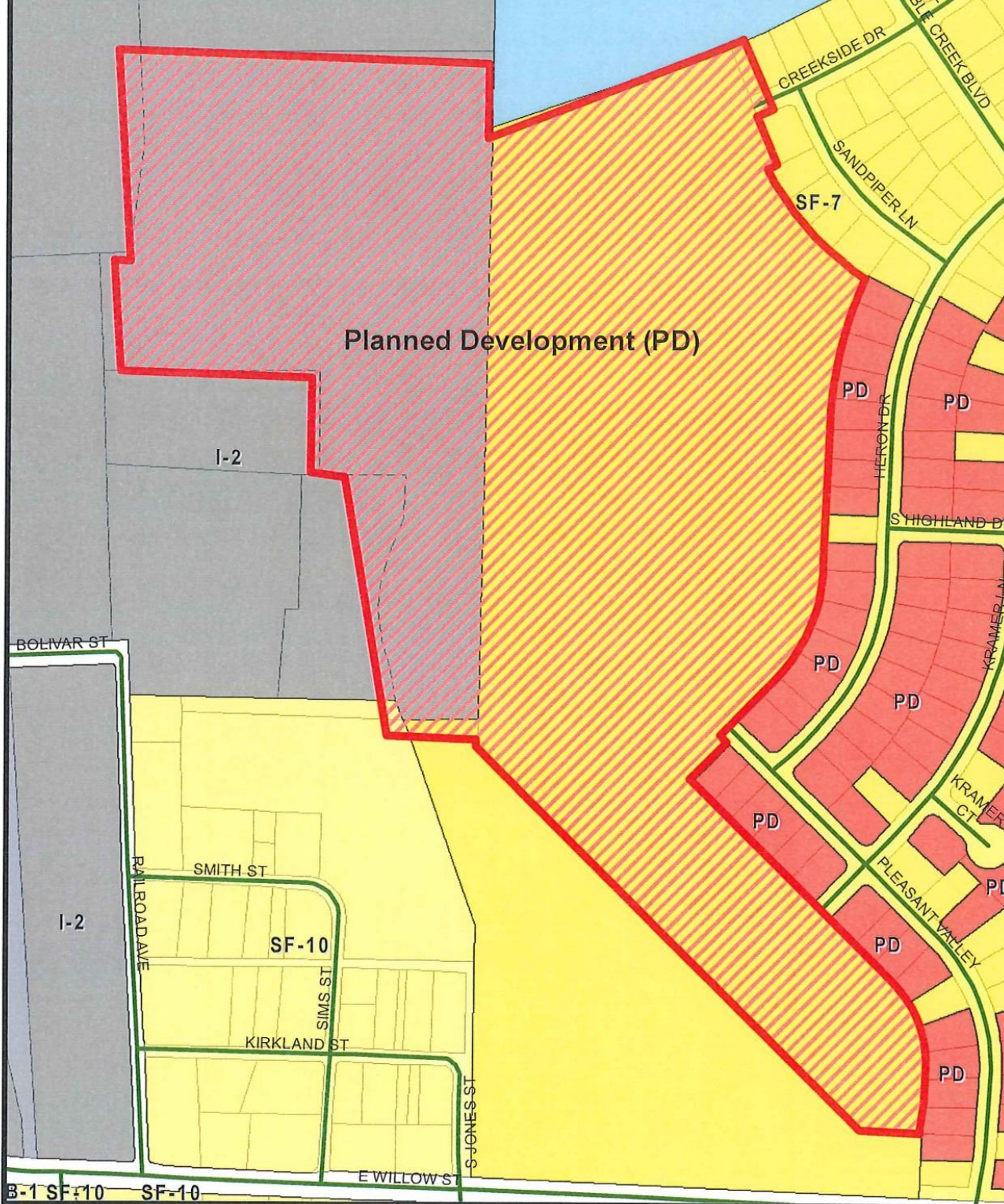
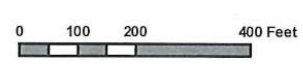
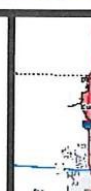


Exhibit A - Sable Creek Rezoning
Planned Development (PD)



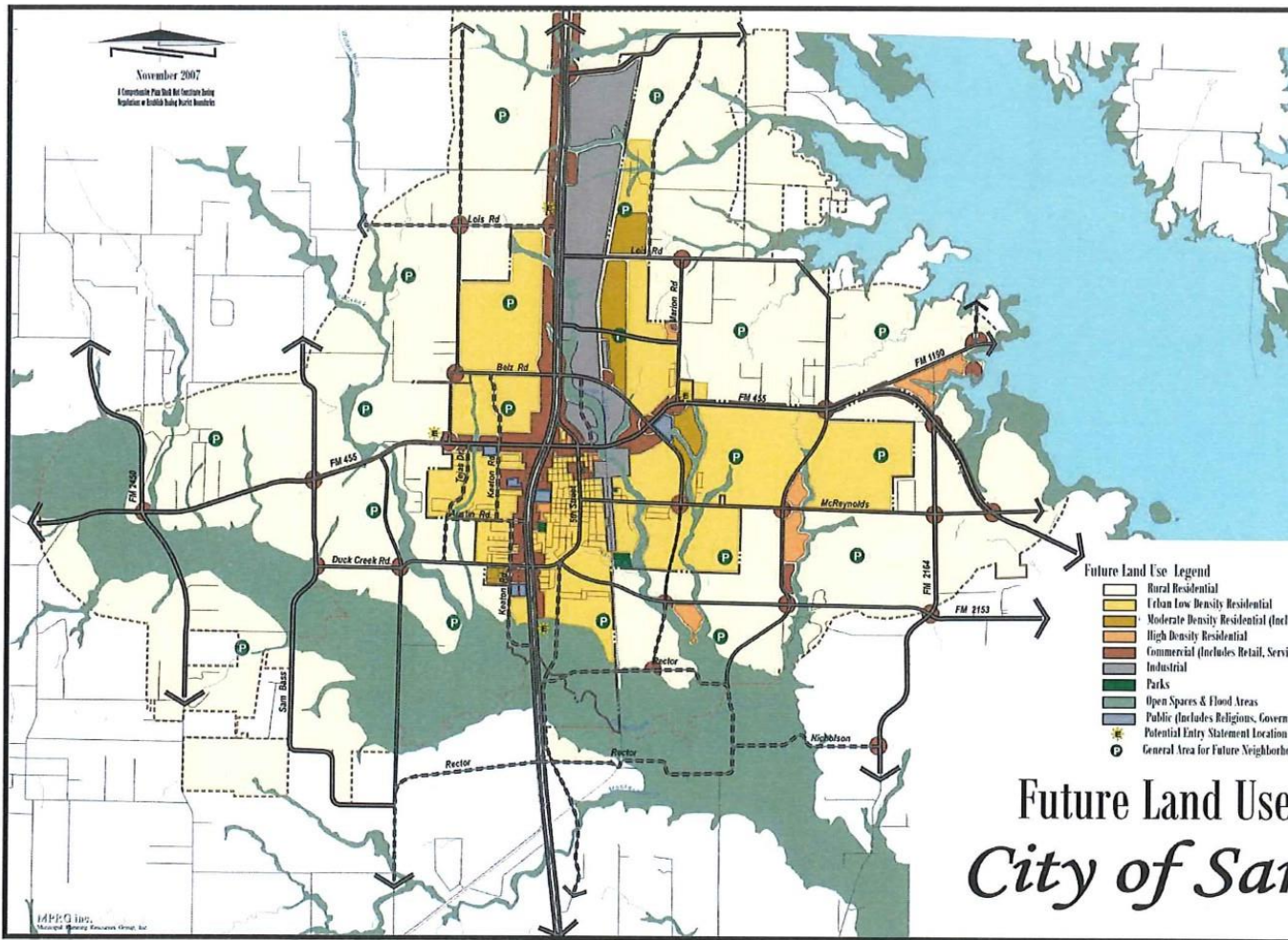
- Sable Creek
- Parcels

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SABLE CREEK DEVELOPMENT				
Development Standards	Single-Family Residential District 7 (SF-7) Phase I, Part of Phase II & Future Phases	Planned Development (PD) Part of Phase II	Proposed Planned Development Phases III and IV	Staff Recommendation
Minimum Front Yard	Twenty-five feet (25')	Twenty-five feet (25')	Twenty feet (20') * exception 12 lots along Creekside - twenty-five feet (25')	
Minimum Side Yard	Eight feet (8'); Twenty feet (20') on corner adjacent to street	Eight feet (8'); Seventeen feet (17') on corner adjacent to street	Six feet (6'); Eleven feet (11') on corner adjacent to street; 20 feet (20') for a side entry garage	Fifteen feet (15') on corner
Minimum Rear Yard	Twenty-five feet (25')	Twenty feet (20')	Twenty feet (20')	
Minimum Lot Area	Seven thousand (7,000) square feet	Seven thousand (7,000) square feet	Six thousand five hundred (6,500) square feet	
Minimum Lot Width	Sixty-five (65')	Sixty-five (65')	Sixty feet (60') at building line	
Minimum Lot Depth	One hundred feet (100')	One hundred feet (100')	One hundred ten (110') feet	
Minimum Dwelling Size	Twelve hundred (1,200) square feet	Fifteen hundred (1,500) square feet	Fifteen hundred (1,500) square feet with an overall average of 1,800 SF at buildout of Phases III and IV)	Eighteen hundred (1,800) tiered system
Maximum Lot Coverage	40% by main building; 60% by main building, accessory building, driveways, parking	40% by main building; 60% by main building, accessory building, driveways, parking	50% by main building; 65% by main building, accessory building, driveways, parking	
Parking Regulations	Not less than 2-off street parking	Not less than 2-off street parking	Not referenced	Enclosed parking area of 100 square feet
Other Regulations	N/A	N/A	Same house elevation separated by 3 lots	
			Front elevations must include one of the following decorative features: Posts - cedar or painted, full posts or with brick base column; Stone - stone detail with brick; Gables - must include a decorative accent (brackets or decorative vent/louver); if cluster boxes are required by USPS, they will include a decorative top	All garage door panels shall include decorative features such as panels and accent hardware. Or decorative features such as panels and accent hardware. Or addressing maintenance and retention on street lights.

November 2007
 A Comprehensive Plan Does Not Constitute Binding
 Legislation or Establish Future Property Boundaries



- Future Land Use Legend**
- Rural Residential
 - Urban Low Density Residential
 - Moderate Density Residential (incl
 - High Density Residential
 - Commercial (Includes Retail, Servi
 - Industrial
 - Parks
 - Open Spaces & Flood Areas
 - Public (Includes Religious, Govern
 - Potential Entry Statement Location
 - General Area for Future Neighborh

Future Land Use City of San Antonio

MAPCO Inc.
 Municipal Mapping Resources Group, Inc.

ZONING CHANGE/SUP APPLICATION

Zoning Change

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: John K. Huggins	Name: Michael Todd
Company: Allison Engineering Group	Company: Sable Creek Partners, Ltd.
Address: 2415 N. Elm Street	Address: PO Box 969
City, State, Zip Denton, TX, 76201	City, State, Zip Sanger, TX, 76266
Phone: 940-380-9453	Phone: 310-962-3931
Fax: 940-380-9431	Fax:
Email: john.huggins@ae-grp.com	Email: mike@justlanddevelopment.com

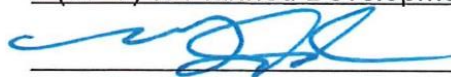
Submittal Checklist

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

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

Describe the subject property (address, location, size, etc.):
Approximately 48.44 acre tract of land located between FM 455 and McReynolds Rd. to the West of Sable Creek Blvd., Sandpiper Ln., Heron Dr., and Pleasant Valley.

Describe the proposed zoning change or Specific Use Permit (SUP):
Changing the zoning classification from Heavy Industrial District (I-2) and Single-Family Residential District (SF-7) to Planned Development Single Family Residential District (PD-SF)


 Owner Signature

7/19/2017
 Date


 Applicant Signature

7/19/2017
 Date

Office Use	
Fee	
Date	

Zoning Change Application Letter of Intent

July 19, 2017

City of Sanger Planning Department
City of Sanger Public Work Administration and Development Services Building
201 Bolivar Street
Sanger, TX 76266

Developer:

Sable Creek Partners, Ltd.
PO Box 696
Sanger, TX, 76266
310-362-3931
Contact: Mike Todd

Future Correspondence Contact:

Allison Engineering Group
2415 N. Elm St.
Denton, TX 76201
940-380-9453

Project Description

The property is an approximately 48.44 acre tract of land located between FM 455 and McReynolds Rd. to the west of Sable Creek phases I and II. The application is to change the zoning classification from Heavy Industrial District (I-2) and Single-Family Residential District 7 (SF-7) to Planned Development Single Family Residential District (PD-SF).

This submittal is for review and approval by the City of Sanger.

Respectfully Submitted,
Allison Engineering Group



John K. Huggins, P.E., CFM
Project Manager

Sable Creek Phase 3

Phases 1 and 2 of Sable Creek were based upon a preliminary plat of the entire development (all phases). The plats presented had lot sizes smaller than what is allowed in the zoning for Sable Creek (SF7-G). During discussion as recorded in the minutes it was determined that the preliminary plat would be approved with the understanding that the final plats would conform to the zoning conditions. For some reason not know to us, the plats for phases 1 and 2 were inadvertently prepared in accordance with the approved preliminary plat document. Upon in initial review with the city it was determined that a preliminary plat was approved and that another was not needed. However, during review of the final plat and checking into the detailed background of the project it was discovered that phases 1 and 2 were erroneously approved and that phase 3 should conform to the zoning requirements. Because phases 1 and 2 are successful, because everyone is pleased with the development thus far and in an effort to carry that success forward, we have elected to propose a PD that continues and hopefully even improves upon the character and nature of the Sable Creek Development.

Conditions are presented in the PD to that end including raising the minimum building square footage from 1,200 to a minimum of 1,500 and an average of 1,800 at final build out of Phases 3 and 4 of the community, and by reducing the side yard setbacks to 6 feet to encourage larger homes, etc.

The increase in the minimum house size is consistent with the recent City Council policy related to future housing goals in Sanger. Additionally this PD will increase the minimum house size in an area for which the City Council analysis deemed as already zoned for smaller houses. Essentially we are raising the sizes in an area already zoned as opposed to seeking larger houses in future annexations and rezoning. In anticipation of Phases 3 and 4, grading plans were approved by the city and soils from Phase 2 were transferred to Phase 3 in accordance with the existing site plan which is largely the plan being submitted. The plan submitted is absolutely consistent with Phases 1 and 2. The only reason it is being submitted in the current fashion is due to comments made in a city council meeting held in 2004 over 12 years ago. The city accepted the preliminary plat at that time, and said it would address a few corrections at the final plat. The expense of engineering and moving the dirt has already been incurred of over \$180,000. It is largely graded and can be seen as such on Google Maps. The property is currently zoned SF-7G and allows for 1,200 square foot homes.

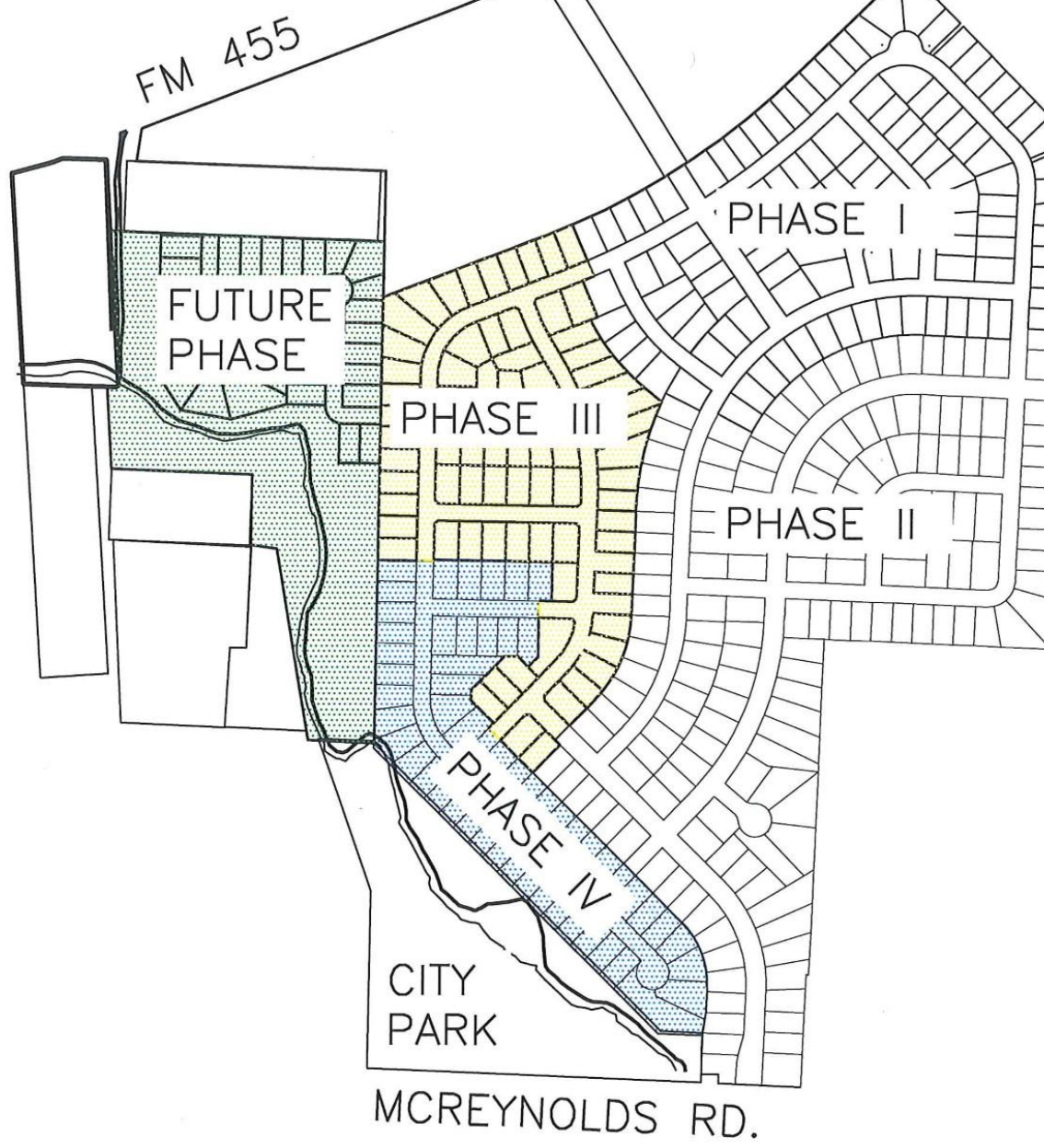
We are presenting the PD to accommodate a range of floor plans that will improve the community and be a continuation of Phases I and II consistent with the architecture and vocabulary already successfully established in Sable Creek.

The requested PD includes the following:

- Minimum Side Yard of 6' and 11' on corners adjacent to side streets (20 feet for a side entry garage)
- Minimum Front of 20'. (Note: the 12 north most lots on the north side of Creekside Drive which will be 25')
- Minimum Rear Yard of 20'
- Minimum Lot Area of 6,500
- Minimum Lot Width of 60' at the building line
- Minimum Lot Depth of 110'
- Minimum Dwelling Size –1,500 sf per lot with an overall average of 1,800 sf at buildout of Phases 3 and 4 of the community. A community table would be maintained by the HOA.
- Maximum Lot Coverage of 50% of building and 65% of total coverage

- Other Community Aesthetic Regulations
 - Same house elevation must be separated by 3 lots.
 - Front elevations must include one of the following decorative feature:
 - Posts – cedar or painted, full posts or with brick base column.
 - Stone – Stone detail with brick
 - Gables – Must include a decorative accent (brackets or decorative vent/louver), or use of board and batten or shaker style
 - If Cluster boxes are required by the USPS, then the cluster boxes will include a decorative top.





SABLE CREEK
SANGER TEXAS
PD EXHIBIT KEY MAP

FUTURE
PHASE

0
SCA

PHASE

PHASE III

RANGER
CREEK

PHASE

PHASE IV

SABLE CREEK
SANGER TEXAS
PHASE III PD EXHIBIT



Planning Communities - Designing the Sys

FUTURE
PHASE

0
SCA

PHASE IV

PHASE II

RANGER CREEK

CITY PARK

MCREYNOLDS RD.

SABLE CREEK
SANGER TEXAS
PHASE IV PD EXHIBIT





SABLE CREEK
SANGER TEXAS
FUTURE PHASE PD EXHIBIT

Response Form

17SANZON-0014

Rezoning – Planned Development

Sable Creek

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

Economic & Community Development Department

Attn: Alina Ciocan

P.O. Box 1729

Sanger, TX 76266

You may also email or fax a copy to:

Email: aciocan@sangertexas.org

Fax: (940) 458-4072

Project No: 17SANZON-0014 / Rezoning (PD) – Sable Creek

Please circle one: In favor of request

Opposed to request

Comments:

The reduced setbacks would compromise the values and decrease the open green space as well as place homes very close together

Signature *Billie J. Pennington*

Printed Name *Billie J. Pennington*

Mailing Address *200 E Chapman Dr.*

City, State, Zip *Sanger, Texas 76266*

Phone Number *940-458-3604*

Email Address *NA*

Physical Address of Property within 200 feet

AGENDA TYPE <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent <input type="checkbox"/> Workshop <input type="checkbox"/> Executive <input type="checkbox"/> Public Hearing		Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App
		Reviewed by Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App
Council Meeting Date: August 21, 2017		Submitted By: Alina Ciocan, Director of Economic & Community Development
City Manager Reviewed/Approval <u>Initials</u> <i>MB</i> <u>Date</u> <i>8-16-17</i>		
ACTION REQUESTED: <input type="checkbox"/> ORDINANCE _____ <input type="checkbox"/> RESOLUTION # _____ <input checked="" type="checkbox"/> APPROVAL <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input type="checkbox"/> OTHER		
AGENDA CAPTION		
Consider, Discuss and Act on the Preliminary Plat of the Sable Creek Addition Phase III, Being 72 Acres in R. Beebee Survey, Abstract No. 29, Generally Located South of FM 455, North of McPherson Road and West of Sable Creek Phases I and II.		
FINANCIAL SUMMARY		
<input checked="" type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED		
BACKGROUND/SUMMARY OF ITEM		
The applicant is proposing to plat the Sable Creek Addition Phase III and create 72 lots. This is a companion item on this agenda to rezone the property from Heavy Industrial District (I-2) and Family District 7 (SF-7) to Plan Development Single-Family Residential District.		
STAFF OPTIONS & RECOMMENDATION		
Staff has found the plat to be in conformance with the Subdivision Ordinance contingent upon approval of the proposed rezoning request related to the subject property.		
List of Supporting Documents/Exhibits Attached: <ul style="list-style-type: none"> • Staff Report • Application • Letter of Intent • Preliminary Plat 	Prior Action/Review by Council, Boards, Commissions or Other Agencies: The Planning & Zoning Commission approved the plat on August 14, 2017.	

STAFF REPORT

Meeting Date: August 21, 2017

Case #: 17SANZON-0015

Case Coordinator: Alina Ciocan, Director of Economic & Community Development

Request: Consider, Discuss and Act on the Preliminary Plat of the Sable Creek Addition Phase III, Being 17.849 Acres in R. Beebee Survey, Abstract No. 29, Generally Located South of FM 455, North of McReynolds Road and West of Sable Creek Phases I and II.

Applicant: Allison Engineering Group
Sable Creek Partners, Ltd. (Owner)

Case Overview

The applicant is proposing to plat the Sable Creek Addition Phase III and create 72 lots. There is also a companion item on this agenda to rezone the property from Heavy Industrial District (I-2) and Single-Family District 7 (SF-7) to Plan Development Single Family Residential District (Item # 10) on the agenda.

Staff Recommendation

Staff has found the plat to be in compliance with the requirements of the Subdivision Ordinance contingent upon approval of the proposed rezoning request related to the subject property.

Planning & Zoning Commission

The Planning & Zoning Commission approved the plat as presented.

Attachments

- Application
- Letter of Intent
- Preliminary Plat

SUBDIVISION APPLICATION

X	Preliminary Plat
	Minor Plat



	Final Plat
	Amended Plat

Applicant	Owner (if different from applicant)
Name: John K. Huggins	Name: Michael Todd
Company: Allison Engineering Group	Company: Sable Creek Partners, Ltd.
Address: 2415 N. Elm Street	Address: PO Box 969
City, State, Zip Denton, TX, 76201	City, State, Zip Sanger, TX, 76266
Phone: 940-380-9453	Phone: 310-962-3931
Fax: 940-380-9431	Fax:
Email: john.huggins@ae-grp.com	Email: mike@justlanddevelopment.com

Submittal Checklist

X	Pre-Application Conference (Date: <u>12 / 13 / 2016</u>)
X	Six (6) Copies of Plat (24"x36", folded to 1/4 size)
X	Letter of Intent
X	Application Fee (Check Payable to City of Sanger)
X	Application Form (Signed by Owner)

Supporting Materials (list if provided):


 Owner Signature _____

 Applicant Signature _____

Date 7/19/2017
 Date 7/19/2017

Office Use: Reviewed by Director of Development Services / /

	Complete (Check # <u> </u>)
	Incomplete (Returned to Applicant <u> </u> / <u> </u> / <u> </u>)

Preliminary Plat Application Letter of Intent

July 19, 2017

City of Sanger Planning Department
City of Sanger Public Work Administration and Development Services Building
201 Bolivar Street
Sanger, TX 76266

Developer:

Sable Creek Partners, Ltd.
PO Box 696
Sanger, TX, 76266
310-362-3931
Contact: Mike Todd

Future Correspondence Contact:

Allison Engineering Group
2415 N. Elm St.
Denton, TX 76201
940-380-9453

Project Description

The development of 18.385 acres in the Sable Creek subdivision is located south of F 455, north of McReynolds Road and west of Sanger High School. The development consists of construction of 72 lots for the building of single-family residences in the Sable Creek subdivision. The development will include service water, sanitary sewer and stormwater infrastructure.

This submittal is for review and approval by the City of Sanger.

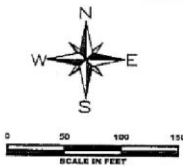
Respectfully Submitted,
Allison Engineering Group



John K. Huggins, P.E., CFM
Project Manager



VICINITY MAP
SCALE 1"=2000'



- NOTES:**
1. 1/2 INCH IRON PIN SET AT ALL INTERIOR LOT CORNERS WITH YELLOW PLASTIC CAP STAMPED METROPLEX SURVEY.
 2. BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL, TEXAS ZONE.
 3. BY GRAPHIC PLACING ONLY, THIS PROPERTY IS WITHIN ZONE 10C, AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY PANEL NUMBER 48-210210 D, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.
 4. 71 LOTS FOR RESIDENTIAL USE.

PRELIMINARY FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
NOT TO BE RELIED UPON AS A FINAL SURVEY.

Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date

SITE TABLE

L4 102°10'12"E 45.09'

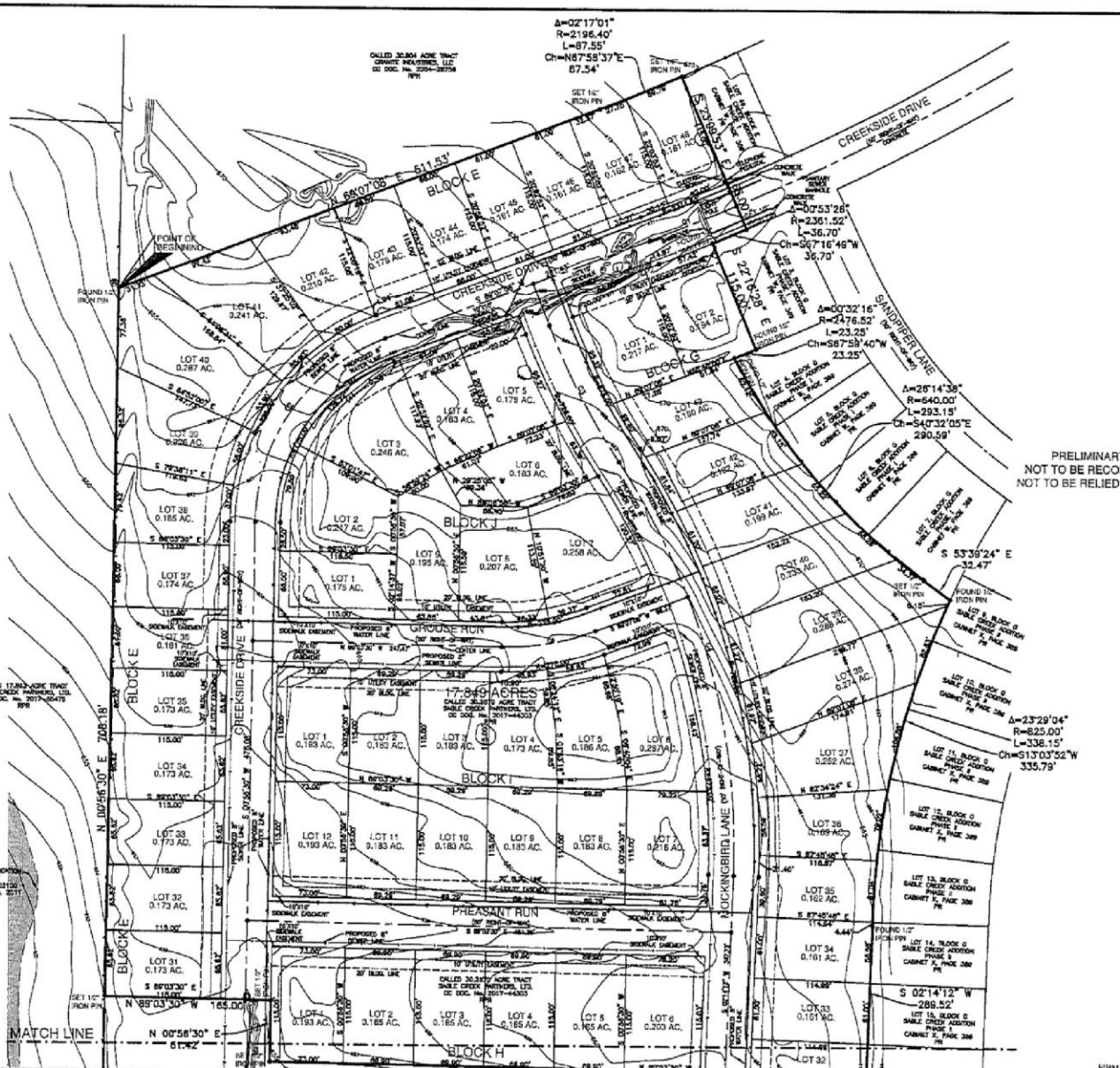
CHUTE TABLE

- C1 Bearing: 212°26'32"
Dist: 177.98'
Chord: 93.13'
Area: 2507.84 sq ft
51.12'
- C2 Bearing: 289.06°
Dist: 487.52'
Length: 237.98'
Area: 23270.49 sq ft
122.59'
- C3 Bearing: 224.39°
Dist: 127.32'
Length: 173.19'
Area: 6077.09 sq ft
122.59'
- C4 Bearing: 206.06°
Dist: 307.24'
Length: 188.43'
Area: 21170.38 sq ft
122.59'
- C5 Bearing: 225.05°
Dist: 427.93'
Length: 197.96'
Area: 22724.26 sq ft
122.59'
- C6 Bearing: 184.12°
Dist: 117.92'
Length: 99.22'
Area: 5807.91 sq ft
145.25'

LEGEND

- BY = 1/4" IRON PIN
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TEXAS STATE PLANE COORDINATES
NORTH CENTRAL ZONE
A N 9,183,288.4
E 2,073,048.3
COORDINATES FOR MAPPING PURPOSES



PRELIMINARY FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
NOT TO BE RELIED UPON AS A FINAL SURVEY.

PRELIMINARY PLAT
OF
LOTS 1 & 2, BLOCK D,
LOTS 31 THROUGH 48, BLOCK E,
LOTS 3 THROUGH 8, BLOCK F,
LOTS 1 & 2, BLOCK G,
LOTS 29 THROUGH 43, BLOCK G,
LOTS 1 THROUGH 7, BLOCK H,
LOTS 1 THROUGH 9, BLOCK J
SABLE CREEK
ADDITION, PHASE III
BEING 17.849 ACRES IN
R. BEBEE SURVEY,
ABSTRACT No. 29
CITY OF SANGER
DENTON COUNTY, TEXAS

1/23/13	REVISED UTILITY EASEMENTS	BY: JRH	DATE: 05/25/17
1/15/13	REVISED BEARINGS	BY: BGS	DATE: 05/25/17
1/14/13	REVISED BEARINGS, LOTS 8 & LEGAL	BY: BGS	DATE: 05/25/17
1/23/13	ADDED STREET MARKS AND BEARINGS FOR LEGAL	BY: BGS	DATE: 05/25/17
DATE	REVISIONS	BY:	DATE:

SCALE 1"=50'
DATE 05/25/17
Metroplex
Surveying, Inc.
201 W. MEADOW, DENTON, TEXAS 76201
PH: 817-382-0525 FAX: 817-382-0526

OWNER: SABLE CREEK PARTNERS, LTD P.O. BOX 808 SANGER, TX 76868 PH: 817-344-3472	SUBDIVISION: SABLE CREEK ADD. 16, BEBEE ST. DENTON, TX 76201 PH: 817-382-0525 FAX: 817-382-0526	ENGINEER: LEE ALLEN ADD. 16, BEBEE ST. 103 DENTON, TX 76201 PH: 817-382-0525 FAX: 817-382-0526
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FORM NO. 1002-000

REVISION	1
DATE	05/25/17
JOB NO.	37765

AGENDA TYPE <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent <input type="checkbox"/> Workshop <input type="checkbox"/> Executive <input type="checkbox"/> Public Hearing			Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App
			Reviewed by Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App
Council Meeting Date: August 21, 2017		Submitted By: Alina Ciocan, Director of Economic & Community Development	
City Manager Reviewed/Approval		Initials <i>MB</i>	Date <i>8-16-17</i>
ACTION REQUESTED: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION # <input checked="" type="checkbox"/> APPROVAL <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input type="checkbox"/> CONSENSUS <input type="checkbox"/> OTHER			
AGENDA CAPTION			
Consider, Discuss and Act on the Final Plat of the Sable Creek Addition Phase III, Being 17.8 acres in R. Beebe Survey, Abstract No. 29, Generally Located South of FM 455, North of McReynolds and West of Sable Creek Phases I and II.			
FINANCIAL SUMMARY			
<input checked="" type="checkbox"/> N/A <input type="checkbox"/> GRANT FUNDS <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP <input type="checkbox"/> BUDGETED <input type="checkbox"/> NON-BUDGETED			
BACKGROUND/SUMMARY OF ITEM			
The applicant is proposing to plat the Sable Creek Addition Phase III and create 72 lots. This is a companion item on this agenda to rezone the property from Heavy Industrial District (I-2) and Family District 7 (SF-7) to Plan Development Single-Family Residential District.			
STAFF OPTIONS & RECOMMENDATION			
Staff has found the plat to be in conformance with the Subdivision Ordinance contingent upon approval of the proposed rezoning request related to the subject property.			
List of Supporting Documents/Exhibits Attached:		Prior Action/Review by Council, Boards, Commissions or Other Agencies:	
<ul style="list-style-type: none"> • Staff Report • Application • Letter of Intent • Preliminary Plat 		The Planning & Zoning Commission approved the plat on August 14, 2017.	

STAFF REPORT

Meeting Date: August 21, 2017

Case #: 17SANZON-0016

Case Coordinator: Alina Ciocan, Director of Economic & Community Development

Request: Consider, Discuss and Act on the Final Plat of the Sable Creek Addition Phase III, Being 17.849 Acres in R. Beebee Survey, Abstract No. 2, Generally Located South of FM 455, North of McReynolds Road and West of Sable Creek Phases I and II.

Applicant: Allison Engineering Group
Sable Creek Partners, Ltd. (Owner)

Case Overview

The applicant is proposing to plat the Sable Creek Addition Phase III and create 72 lots. There is a companion item on this agenda to rezone the property from Heavy Industrial District (I-2) and Single-Family District 7 (SF-7) to Plan Development Single-Family Residential District on this agenda.

Staff Recommendation

Staff has found the plat to be in compliance with the requirements of the Subdivision Ordinance contingent upon approval of the proposed rezoning request related to the subject property.

Actions for Planning & Zoning Commission

The Planning & Zoning Commission approved this plat as presented.

Attachments

- Application
- Letter of Intent
- Final Plat

SUBDIVISION APPLICATION

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

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

Applicant	Owner (if different from applicant)
Name: John K. Huggins	Name: Michael Todd
Company: Allison Engineering Group	Company: Sable Creek Partners, Ltd.
Address: 2415 N. Elm Street	Address: PO Box 969
City, State, Zip Denton, TX, 76201	City, State, Zip Sanger, TX, 76266
Phone: 940-380-9453	Phone: 310-962-3931
Fax: 940-380-9431	Fax:
Email: john.huggins@ae-grp.com	Email: mike@justlanddevelopment.com

Submittal Checklist

X	Pre-Application Conference (Date: <u>12 / 13 / 2016</u>)
X	Six (6) Copies of Plat (24"x36", folded to 1/4 size)
X	Letter of Intent
X	Application Fee (Check Payable to City of Sanger)
X	Application Form (Signed by Owner)

Supporting Materials (list if provided):


 Owner Signature _____

 Applicant Signature _____

7/19/2017
 Date
7/19/2017
 Date

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

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

Final Plat Application Letter of Intent

July 19, 2017

City of Sanger Planning Department
City of Sanger Public Work Administration and Development Services Building
201 Bolivar Street
Sanger, TX 76266

Developer:

Sable Creek Partners, Ltd.
PO Box 696
Sanger, TX, 76266
310-362-3931
Contact: Mike Todd

Future Correspondence Contact:

Allison Engineering Group
2415 N. Elm St.
Denton, TX 76201
940-380-9453

Project Description

The development of 18.385 acres in the Sable Creek subdivision is located south of F 455, north of McReynolds Road and west of Sanger High School. The development consists of construction of 72 lots for the building of single-family residences in the Sable Creek subdivision. The development will include service water, sanitary sewer and stormwater infrastructure.

This submittal is for review and approval by the City of Sanger.

Respectfully Submitted,
Allison Engineering Group



John K. Huggins, P.E., CFM
Project Manager

STAFF REPORT

Meeting Date: August 21, 2017

Case #: 17SANZON-0016

Case Coordinator: Alina Ciocan, Director of Economic & Community Development

Request: Consider, Discuss and Act on the Final Plat of the Sable Creek Addition Phase III, Being 17.849 Acres in R. Beebee Survey, Abstract No. 2, Generally Located South of FM 455, North of McReynolds Road and West of Sable Creek Phases I and II.

Applicant: Allison Engineering Group
Sable Creek Partners, Ltd. (Owner)

Case Overview

The applicant is proposing to plat the Sable Creek Addition Phase III and create 72 lots. There is a companion item on this agenda to rezone the property from Heavy Industrial District (I-2) and Single-Family District 7 (SF-7) to Plan Development Single-Family Residential District on this agenda.

Staff Recommendation

Staff has found the plat to be in compliance with the requirements of the Subdivision Ordinance contingent upon approval of the proposed rezoning request related to the subject property.

Actions for Planning & Zoning Commission

The Planning & Zoning Commission approved this plat as presented.

Attachments

- Application
- Letter of Intent
- Final Plat

SUBDIVISION APPLICATION

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

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

Applicant	Owner (if different from applicant)
Name: John K. Huggins	Name: Michael Todd
Company: Allison Engineering Group	Company: Sable Creek Partners, Ltd.
Address: 2415 N. Elm Street	Address: PO Box 969
City, State, Zip Denton, TX, 76201	City, State, Zip Sanger, TX, 76266
Phone: 940-380-9453	Phone: 310-962-3931
Fax: 940-380-9431	Fax:
Email: john.huggins@ae-grp.com	Email: mike@justlanddevelopment.com

Submittal Checklist

X	Pre-Application Conference (Date: <u>12 / 13 / 2016</u>)
X	Six (6) Copies of Plat (24"x36", folded to 1/4 size)
X	Letter of Intent
X	Application Fee (Check Payable to City of Sanger)
X	Application Form (Signed by Owner)

Supporting Materials (list if provided):

	<u>7/19/2017</u> Date
Owner Signature	
	<u>7/19/2017</u> Date
Applicant Signature	

Office Use: Reviewed by Director of Development Services / /

	Complete (Check # <u> </u>)
	Incomplete (Returned to Applicant <u> </u> / <u> </u> / <u> </u>)

Final Plat Application Letter of Intent

July 19, 2017

City of Sanger Planning Department
City of Sanger Public Work Administration and Development Services Building
201 Bolivar Street
Sanger, TX 76266

Developer:

Sable Creek Partners, Ltd.
PO Box 696
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Allison Engineering Group
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Project Description

The development of 18.385 acres in the Sable Creek subdivision is located south of FM 455, north of McReynolds Road and west of Sanger High School. The development consists of construction of 72 lots for the building of single-family residences in the Sable Creek subdivision. The development will include service water, sanitary sewer and stormwater infrastructure.

This submittal is for review and approval by the City of Sanger.

Respectfully Submitted,
Allison Engineering Group



John K. Huggins, P.E., CFM
Project Manager

AGENDA TYPE <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent	Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not A
<input type="checkbox"/> Workshop <input type="checkbox"/> Executive <input checked="" type="checkbox"/> Public Hearing	Reviewed by Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not A

Council Meeting Date: August 21, 2017	Submitted By: Alina Ciocan, Director of Economic & Community Development
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City Manager Reviewed/Approval	Initials <i>MB</i>	Date <i>8-16-17</i>
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ACTION REQUESTED: ORDINANCE RESOLUTION # APPROVAL OF BID AWARD OF CONTRACT CHANGE ORDER AGREEMENT CONSENSUS OTHER Public Hearing

AGENDA CAPTION

Conduct a Public Hearing Regarding Proposed Amendments to the Zoning Ordinance Concerning Maximum Lot Area Requirement for Residential Zoning Districts R-1, R-2, R-3 and R-4.

FINANCIAL SUMMARY

N/A GRANT FUNDS OPERATING EXPENSE REVENUE CIP BUDGETED NON-BUDGETED

BACKGROUND/SUMMARY OF ITEM

On July 18, 2016, the City Council amended the Zoning Ordinance to create new residential districts (R-1, R-2, R-3 and R-4) that would permit larger homes to be constructed on smaller lots.

The ordinance established both minimum lot area requirements districts as well as maximum lot area requirements for each of the above mentioned. The maximum lot area requirement for all R districts is twelve thousand (12,000) square feet and fifteen thousand (15,000) square feet for cul-de-sac and corner lots.

Staff is proposing an amendment to the Zoning Ordinance that would eliminate the maximum lot area requirement to allow for more flexibility in designing and developing projects in the R districts.

STAFF OPTIONS & RECOMMENDATION

List of Supporting Documents/Exhibits Attached:	Prior Action/Review by Council, Boards, Commissions or Other Agencies: The Planning & Zoning Commission conducted a public hearing on August 14, 2017 and recommended approval of the proposed amendments.
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AGENDA TYPE <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent	Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App
<input type="checkbox"/> Workshop <input type="checkbox"/> Executive <input type="checkbox"/> Public Hearing	Reviewed by Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not App

Council Meeting Date: August 21, 2017	Submitted By: Alina Ciocan, Director of Economic & Community Development
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City Manager Reviewed/Approval	Initials <i>MP</i>	Date <i>8-16-17</i>
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ACTION REQUESTED: ORDINANCE 08-26-17 RESOLUTION # _____ APPROVAL OF BID AWARD OF CONTRACT CHANGE ORDER AGREEMENT CONSENSUS OTHER _____

AGENDA CAPTION

Consider, Discuss and Possibly Approve Ordinance #08-26-17 – Amending the Zoning Ordinance to Amend Lot Area Regulations For Residential Zoning Districts R-1, R-2, R-3 and R-4.

FINANCIAL SUMMARY

N/A GRANT FUNDS OPERATING EXPENSE REVENUE CIP BUDGETED NON-BUDGETED

BACKGROUND/SUMMARY OF ITEM

On July 18, 2016, the City Council amended the Zoning Ordinance to create new residential districts (R-1, R-2, R-3 and R-4) that would permit larger homes to be constructed on smaller lots.

The ordinance established both minimum lot area requirements districts as well as maximum lot area requirements for each of the above mentioned. The maximum lot area requirement for all R districts is twelve thousand (12,000) square feet and fifteen thousand (15,000) square feet for cul-de-sac and dead-end lots.

Staff is proposing an amendment to the Zoning Ordinance that would eliminate the maximum lot area requirement to allow for more flexibility in designing and developing projects in the R districts.

STAFF OPTIONS & RECOMMENDATION

Staff recommends that City Council approve Ordinance # 08-26-17.

List of Supporting Documents/Exhibits Attached: <ul style="list-style-type: none"> • Ordinance # 08-26-17 • Staff Report 	Prior Action/Review by Council, Boards, Commissions or Other Agencies: The Planning & Zoning Commission conducted a public hearing on August 14, 2017 and recommended approval of the proposed amendments.
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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS AMENDING THE ZONING ORDINANCE TO MODIFY THE LOT AREA REGULATIONS WITHIN THE R-1 RESIDENTIAL DISTRICT - 1, R-2 RESIDENTIAL DISTRICT - 2, R-3 RESIDENTIAL DISTRICT - 3 AND R-4 RESIDENTIAL DISTRICT - 4 BY ELIMINATING THE MAXIMUM LOT AREA REQUIREMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That Chapter 14 “Planning and Zoning”, Article 14.100, Exhibit A, Section 54 “R-1” Residential District - 1, Section 55 “R-2” Residential District - 2, Section 56 “R-3” Residential District - 3 and Section 57 “R-4” Residential District - 4 are hereby amended to eliminate the maximum lot area regulation and shall read as follows:

**SECTION 53
“R-1” RESIDENTIAL DISTRICT - 1**

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

53.1 Permitted Uses:

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

53.2 Area Regulations:

A. Size of Yards:

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

B. Size of Lots:

1. Minimum Lot Area - Six thousand (6,500) [sic] square feet
2. Minimum Lot Width - Fifty feet (50')

3. Minimum Lot Depth - One hundred feet (100')

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

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

SECTION 54 **“R-2” RESIDENTIAL DISTRICT – 2**

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

54.1 Permitted Uses:

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

54.2 Area Regulations:

A. Size of Yards:

1. Minimum Front Yard - Twenty feet (20')
2. Minimum Side Yard - Six feet (6'); Ten feet (10') on corner adjacent to side street
3. Minimum Rear Yard - Fifteen feet (15')

B. Size of Lots:

1. Minimum Lot Area - Six thousand (6,000) square feet
2. Minimum Lot Width - Fifty feet (50')
3. Minimum Lot Depth - One hundred feet (100')

C. Minimum Dwelling Size: Two thousand four hundred (2,400) square feet

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

SECTION 55 **“R-3” RESIDENTIAL DISTRICT - 3**

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

55.1 Permitted Uses:

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

55.2 Area Regulations:

A. Size of Yards:

1. Minimum Front Yard - Twenty feet (20')
2. Minimum Side Yard - Six feet (6'); Ten feet (10') on corner adjacent to side street
3. Minimum Rear Yard - Fifteen feet (15')

B. Size of Lots:

1. Minimum Lot Area - Five thousand five hundred (5,500) square feet
2. Minimum Lot Width - Fifty feet (50')
3. Minimum Lot Depth - Ninety feet (90')

C. Minimum Dwelling Size: Two thousand eight hundred (2,800) square feet

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

**SECTION 56
"R-4" RESIDENTIAL DISTRICT - 4**

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

56.1 Permitted Uses:

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

56.2 Area Regulations:

A. Size of Yards:

1. Minimum Front Yard - Twenty feet (20')
2. Minimum Side Yard - Six feet (6'); Ten feet (10') on corner adjacent to side street
3. Minimum Rear Yard - Ten feet (10')

B. Size of Lots:

1. Minimum Lot Area - Five thousand (5,000) square feet
2. Minimum Lot Width - Forty-four feet (44')
3. Minimum Lot Depth - Eighty feet (80')

C. Minimum Dwelling Size: Three thousand (3,000) square feet

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

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

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

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

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

DULY PASSED, APPROVED AND ADOPTED, this the 21st day of August, 2017, by the City Council of the City of Sanger, Denton County, Texas.

ATTEST:

APPROVED:

Cheryl Price, City Secretary

Thomas E. Muir, Mayor

STAFF REPORT

Meeting Date: August 21, 2017

Case #: 17SANZON-0018

Case Coordinator: Alina Ciocan, Director of Economic & Community Development

Request: Consider, Discuss and Act on Proposed Amendments to the Zoning Ordinance Concerning the Maximum Lot Area Requirement for Residential Zoning Districts R-1, R-2, R-3 and R-4

Applicant: Not Applicable

Case Overview

On July 18, 2016, the City Council amended the Zoning Ordinance to create new residential districts (R-1, R-2, R-3 and R-4) that would permit larger homes to be constructed on smaller lot

The ordinance established both minimum lot area requirements districts as well as maximum lot area requirements for each of the above mentioned. The maximum lot area requirement for all districts is twelve thousand (12,000) square feet and fifteen thousand (15,000) square feet for cul-de-sac and corner lots.

Staff is proposing an amendment to the Zoning Ordinance that would eliminate the maximum lot area requirement to allow for more flexibility in designing and developing projects in the districts.

Currently, there is only one development in the City that is zoned R-1. The property owner has been notified of the proposed changes.

Staff Recommendation

Staff recommends approval of the proposed amendment to the Zoning Ordinance.

Planning & Zoning Commission

The Planning & Zoning Commission approved the proposed amendment at the meeting on August 14, 2017.

AGENDA TYPE <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special <input type="checkbox"/> Consent	Reviewed by Finance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not A
<input type="checkbox"/> Workshop <input type="checkbox"/> Executive <input type="checkbox"/> Public Hearing	Reviewed by Legal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not A

Council Meeting Date: August 21, 2017	Submitted By: Alina Ciocan, Director of Economic & Cor Development
---	---

City Manager Reviewed/Approval Initials *MB* Date *8-16-17*

ACTION REQUESTED: ORDINANCE 08-27-17 RESOLUTION # _____ APPRO
 CHANGE ORDER AGREEMENT APPROVAL OF BID AWARD OF CONTRA
 CONSENSUS OTHER _____

AGENDA CAPTION

Consider, Discuss and Possibly Approve Ordinance #08-27-17 – Amending Chapter 3 of the Code of O Article 3.2100 “Exterior Construction of Residential Dwellings”.

FINANCIAL SUMMARY

N/A GRANT FUNDS OPERATING EXPENSE REVENUE CIP BUDGETED NON-BUD

BACKGROUND/SUMMARY OF ITEM

The proposed amendment in Article 3.2100 exempts detached garages, shops and storage build 200 feet from meting the exterior construction requirements if located on any single family zoned over one acre.

STAFF OPTIONS & RECOMMENDATION

Staff recommends that City Council approve Ordinance # 08-27-17.

List of Supporting Documents/Exhibits Attached: • Ordinance # 08-27-17	Prior Action/Review by Council, Boards, Commissions or Oth Agencies: None
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ORDINANCE # 08-27-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES, ARTICLE 3.2100 "EXTERIOR CONSTRUCTION OF RESIDENTIAL DWELLINGS", SUBSECTION (E); PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That Chapter 3 of the Code of Ordinances, City of Sanger, Texas, Article 3.2100 "Exterior Construction of Residential Dwellings", Subsection (e) is hereby amended to read as follows:

ARTICLE 3.2100 EXTERIOR CONSTRUCTION OF RESIDENTIAL DWELLINGS

(e) Detached garages, shops and storage buildings over two hundred (200) square feet must have, at a minimum, the same percentage of masonry facade as the first floor of the main structure. Buildings other than the primary residence on A-Agricultural zoned property and any single family zoned property over one acre are exempt from this requirement.

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

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

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

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

DULY PASSED, APPROVED AND ADOPTED, this the 21st day of August, 2017, by the City Council of the City of Sanger, Denton County, Texas.

ATTEST:

APPROVED:

Cheryl Price, City Secretary

Thomas E. Muir, Mayor



All American Dogs

Animal Control : Code Enforcement

12860 Tischler Rd. 🐾 Pilot Point 🐾 TX 🐾 76258 🐾 (972) 382-DOGS

THIS AGREEMENT (hereinafter referred to as the “Agreement”) is made and entered into by Robert Matthews, a private contractor, d/b/a/ All American Animal Control, a division of All American Dogs (hereinafter referred to as “AAAC”) and the City of Sanger, Texas, a municipal corporation (hereinafter referred to as “Sanger” or the “City”).

RECITALS

WHEREAS, Sanger is desirous of providing for residents and businesses a state certified, quarantine level, sheltering facility and

WHEREAS, AAAC is desirous of furnishing full-time sheltering services to Sanger, and

WHEREAS, the parties hereto desire to enter into this Agreement to provide animal sheltering services at the highest level possible to Sanger in accordance with the terms and conditions set forth herein, and

WHEREAS, all payments to be made hereunder shall be made from current revenues available to the paying party, and

WHEREAS, the parties have concluded that this Agreement fairly compensates the performing party for the services being provided hereunder, and is in the best interest of each party.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND CONSIDERATION PROVIDED FOR HEREIN, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY CONFIRMED, THE PARTIES HERETO AGREE TO THE FOLLOWING:

Section 1: All matters stated above in the preamble are found to be true and correct and are incorporated herein by references as if copies in their entirety.

Section 2: Term: This Agreement shall commence on October 1, 2017 and end September 30, 2022. Any extension of the term of this Agreement, including any changes in the terms and conditions, shall require the approval of the governing body of Sanger.

Section 3: Scope of Services

AAAC hereby agrees to provide Sanger the following services, personnel, and facilities:

a. Impoundment and Boarding:

All domestic impounded animals shall be kept for not less than five (5) days by AAAC with exception below. Cats impounded in humane live traps will be kept for three (3) days. Cats that, in the opinion of AAAC, are feral (non-domestic) will be, per state law, spayed or neutered, provided a rabies vaccination, and returned to the Sanger Animal Control Officer. After this period of time, domestic animals shall be released to a humane organization, placed for adoption, or humanely destroyed at the discretion of AAAC. No record shall be kept by the City as to the disposition of an animal after release is made to the facility.

Except as described in Section 4 of this agreement, all costs for care and treatment of animals surrendered to AAAC by Sanger will be the responsibility of AAAC.

Impounded animals in which the owner has contacted AAAC, fees have been paid or arrangements made for payment, and the deficiency that allowed the animal to escape have been resolved, AAAC will be available to facilitate the return of the animal during normal business hours. The owner can also make arrangements for pick up at AAAC Sheltering Facilities during non-normal business hours at the discretion of AAAC.

Any animal, whether licensed or unlicensed, which in the professional judgment of AAAC and its employees, is in great pain and suffering due to injury from which the animal probably will not recover, and/or is posing an imminent danger to human beings or to other animals, may be destroyed by an AAAC representative in a humane manner.

Any animal which, in the professional opinion of AAAC, appears to be rabid, or is showing the clinical signs of rabies AAAC will provide humane euthanasia so that the animal may be submitted to the Texas Department of Health for proper rabies testing. Impounded feral cats that show signs of illness or contagious disease will be humanely euthanized.

Proof of residency (state issued I.D.) within the city limits of Sanger will be required for any animals "dropped off" at the City of Sanger. Exceptions will be authorization by the Chief of Police or multiple non-related witnesses seeing the animal within the city limits. A fee will be collected for non-residents wishing to drop off animals.

b. Reporting: AAAC will supply a monthly report to the City of Sanger. The report shall summarize all animal impounds received during the previous month and in the event of Service Calls shall summarize those events. AAAC will make a presentation to the Council summarizing their operations for the previous six months.

- c. Information Line: AAAC currently operates on a 24 hour basis and maintains that after hours calls are returned immediately or the next business morning based on our professional opinion of priority. We shall provide callers with helpful information as to their pet related needs. Any resident from the City of Sanger may take advantage of this 24 hour service so that AAAC may better assist their individual needs.
- d. Schedule of Fees: These fees shall be charged to the residents of Sanger. The City is not responsible for these fees:

Animal Impoundment Fee: \$75.00 each impoundment
Boarding Fee: \$10.00 per day or portion thereof

Non-resident "Drop Off": \$250.00 per animal

Section 4: City of Sanger's Obligations: Sanger agrees to perform the following:

Sanger will attempt to contact the Owner of any stray animal picked up prior to transporting animal to AAAC.

Pay an all-inclusive monthly fee of \$4,080 for sheltering services of animals captured or picked up by Sanger's ACO and delivered to AAAC. This fee for the duration of the contract (60 months). In addition and due upon execution of contract, Sanger will provide \$21,500 to AAAC for modification of existing kennels to accommodate Sanger's animal population.

This contract includes the impoundment/sheltering of 260 domestic animals per contract year (prorated in year one). Animals in excess of that will incur a \$160 charge per animal payable within 30 days of receipt of invoice. Feral (non-domestic) cats will not be considered part of the impoundment/sheltering number. Feral cats returned to the city will incur a \$100 charge per cat. Feral cats euthanized due to illness upon entry will incur no additional charge.

All inclusive fees do not include the following situations:

Quarantine fees as required by Texas Department of Health when an owner is not known or available;

Specimen shipment fees on applicable animals;

Medical & Veterinary fees as needed other than euthanasia or procedures and treatments necessary for adoption.

Business Hour Service Call: \$75.00 per call

After Hours Service Call: \$125.00 per call

Any fees not covered under the all inclusive contract must have prior approval by the Chief of Police.

Section 5: Revenues Retained: City shall retain all fines, forfeitures, etc. that may be generated by performing ordinance enforcement duties within the City's boundary.

Section 6: Termination:

- a. This Agreement may be terminated at any time, by either party, giving ninety (90) days written notice to the other party to the addresses proved herein. In the event of such termination by either party, AAAC will be compensated for all services performed to termination date, which will be the date one (1) month after the date of the notice of termination, together with any payments then due and as authorized by this Agreement.
 - i. In the event AAAC executes the termination of this agreement within the first 12 months, AAAC will reimburse the City the monies used for modification pro-rata.
 - ii. In addition, throughout the entire duration of this agreement, the two (2) "cat condos" that are being provided to AAAC by the City will be returned in the condition in which they were provided, normal wear & tear taken into account.
- b. If the City fails to make payment to AAAC within fifteen (15) days after the date of billing for any invoiced amounts, AAAC will suspend services to Sanger and identify a date on which the services will be suspended and will notify the City Manager by telephone and in writing of the date services will be suspended.
- c. Failure of AAAC to furnish any services under this Agreement, the City shall have the right to make appropriate reduction in any fee paid (as determined by mutual agreement of the parties) or terminate this Agreement by giving proper notice.

Section 7: Notice and Payments: All written notices, payments, or refunds shall be sent to the following addresses:

All American Dogs
12860 Tischler Rd.
Pilot Point, TX 76258

City of Sanger
Attn: City Manager
P.O. Box 1729
Sanger, TX 76266

Section 8: Dispute Resolution: In order to ensure an effective relationship between the parties and to provide the best possible services, it is mutually agreed that all questions arising under this Agreement shall be handled and resolved between

the cities representative and the Owner of AAAC. The parties reserve their respective rights to legal remedies allowed by law.

- Section 9: Venue: Venue for any legal dispute arising pursuant to this Agreement shall be in Denton County, Texas.
- Section 10: Performance: Both parties mutually agree that AAAC is an independent contractor, and shall have exclusive control of performance hereunder, and that employees of AAAC in no way are to be considered employees of the City.
- Section 11: Indemnification: AAAC agrees to hold harmless, save and indemnify the City and its Officers for any an all claims for damages, personal injury and/or death that may be asserted against Sanger arising from AAAC negligence or its performance hereunder, save and except intentional acts of gross negligence by Sanger. The foregoing notwithstanding, the parties hereto reserve the right to all available legal defenses and all protections and limitations of liability provided by the Texas Tort Claims Act and the Texas Constitution relative to these parties. The provisions of this indemnification are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.
- Section 12: Insurance: AAAC agrees to procure and maintain, at a minimum, \$1,000,000 liability insurance policy providing coverage against any and all claims for personal injury or property damage arising out of acts, errors, or omissions of AAAC, its officers, employees, or agents under or pursuant to this Agreement. The City shall be named as a certificate holder and shall be notified if this policy is cancelled for any reason.
- Section 13: Employment Verification: All AAAC Owners, employees, and volunteers have undergone a comprehensive criminal background check provided by a legitimate company (Lexis-Nexis) and records will be made available to the governing body at their request. In addition, a driving background will be performed for employees whose responsibilities reasonably require them to use company vehicles in the performance of Animal Control Services.

IN WITNESS WHEREOF, we have hereunto set out hands this the ____ day of _____, 2017 in the duplicate originals.

All American Animal Control

City of Sanger

By: Robert M. Matthews, Jr.

By: Mayor

Attest:

Attest:

By: Witness

By: City Secretary



ITEM 17

*P.O. Box 1729 * 502 Elm Street, Sanger, TX 76266 * 940-458-7930*

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Sanger City Council will conduct a **Public Hearing** on **Monday, August 21, 2017** at **7:00p.m** in the City Hall Council Chambers located at 502 Elm Street, Sanger, Texas.

The purpose of the Public Hearing is to hear citizens opinion in favor of or in opposition of the City of Sanger's proposed 2017-2018 fiscal year budget.

This budget will raise more revenue from property taxes than last year's budget by an amount of \$307,572, which is an 8.49% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$96,474.

The City Council of the City of Sanger will also conduct one of two Public Hearings on the proposed tax rate of \$0.6791/\$100 assessed valuation. (Total tax rate reduced \$.0004). The first Public Hearing will be held on **Monday, August 21, 2017** at 7:00 p.m. in the Council Chambers at City Hall, 502 Elm Street. The second Public Hearing will be held on **September 5, 2017**, same place and time.

Budget Calendar FY 2017-2018

Monday	3/27/17	Announce Budget Schedule at Staff Meeting
Mon-Fri	4/3-7/17	Gray & Berman meet with Departments
Mon-Fri	4/17-21/17	Gray & Berman meet prepare preliminary budget
Thursday	4/27/17	Brice, Gray & Berman meet to discuss revenues
Friday	5/5/17	Submit preliminary budget to Brice for review
	5/5-19/17	Brice review budget
	5/30-6/2/17	Budget Team meet with departments
Wednesday	6/14/17	Preliminary Budget Completed
Monday	6/19/17	Budget Workshop
Monday	7/3/17	Budget Workshop
Monday	7/24/17	Budget Workshop (if needed)
Monday	7/24/17	Chief Appraiser Certifies Tax Roll
Thursday	7/27/17	Notice of Qtr Page Ad - Appraisal District Property Tax Rates
Friday	7/28/17	Budget must be filed with the City Secretary. The budget needs to be ready for inspection by any taxpayer and posted on the website
Monday	8/7/17	Meeting with City Council to discuss tax rate. If proposed tax rate will raise more revenue than the proceeding year's revenue, take record vote and schedule public hearing
Thursday	8/10/17	Notice of Public Hearing on tax increase, send to paper (1st qtr page notice). Must publish at least 7 days before Public Hearing
Monday	8/21/17	First Public Hearing on Tax Rate and Budget
Thursday	8/24/17	Notice of 2nd Public Hearing if necessary
Tuesday	9/5/17	Second Public Hearing on Tax Rate Schedule and announce meeting to adopt tax rate 3-14 days from this date
Monday	9/18/17	Adopt budget for operating and capital expense. Adopt tax rate

NOTICE OF 2017 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF SANGER

A tax rate of \$0.679100 per \$100 valuation has been proposed by the governing body of CITY OF SANGER. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of CITY OF SANGER proposes to use revenue attributable to the tax rate increase for the purpose of street improvements.

PROPOSED TAX RATE	\$0.679100 per \$100
PRECEDING YEAR'S TAX RATE	\$0.679500 per \$100
EFFECTIVE TAX RATE	\$0.642543 per \$100
ROLLBACK TAX RATE	\$0.679100 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for CITY OF SANGER from the same properties in both the 2016 tax year and the 2017 tax year.

The rollback tax rate is the highest tax rate that CITY OF SANGER may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Michelle French
Denton County Tax Assessor/Collector Tax Assessor-Collector
1505 E McKinney Street Denton, TX 76209
940-349-3500
property.tax@dentoncounty.com
tax.dentoncounty.com

You are urged to attend and express your views at the following public hearings on proposed tax rate:

First Hearing: 08/21/2017 7:00 PM at Sanger City Hall 502 Elm Street Sanger, TX

Second Hearing: 09/05/2017 7:00 PM at Sanger City Hall 502 Elm Street Sanger, TX

INFORMATION ITEMS

2017 July

All American Dogs-Sanger	October	November	December	January	February
(Rolling)	36	32	18	23	24
Impounded					
Dogs	19	4	8	20	7
Cats	2	4	4	5	14
Total Before Disposition	57	40	30	48	45
Adoption-Dog	4	3	0	5	10
Adoption-Cat	3	10	4	3	7
Rescue Pick Up	0	0	0	0	0
Owner Pick Up-Dog	11	5	3	16	2
Owner Pick Up-Cat	0	1	0	0	0
Release to Barn-Cat	4	0	0	0	0
Died	3	1	0	0	0
Euthanized	0	2	0	0	2
Total at Month End	32	18	23	24	24
*7 ferals					
	25	22	7	24	21

March	April	May	June	July	YTD
24	29	24	21	24	
15	7	12	5	10	107
5	7	3	6	10	60
44	43	39	32	44	
5	5	2	2	3	39
1	5	3	3	4	43
1	0	0	0	0	1
5	7	8	1	7	65
1	2	2	0	0	6
0	0	0	0	0	4
1	0	1	0	4	10
1	0	2	2	3	12
29	24	21	24	23	
15	19	18	8	21	