

CITY OF SANGER, TEXAS

ORDINANCE 01-02-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE ZONING MAP FOR APPROXIMATELY 202.69 ACRES OF LAND DESCRIBED AS A0029A R. BEEBE, TR 107, OLD DCAD SHT 3, TR 10; FROM (A) AGRICULTURAL TO (PD 01-02-25) PLANNED DEVELOPMENT 01-02-25; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

WHEREAS, the Planning and Zoning Commission on December 17, 2024, duly covered and conducted a public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

WHEREAS, all requests for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

WHEREAS, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

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

SECTION 1. That an amendment to the Zoning Map from (A) Agricultural to (PD 01-02-25) Planned Development 01-02-25 is hereby granted for the property generally located south of Lois Road and approximately 1,219 feet west of Marion Road, described in EXHIBIT A-C.

SECTION 2. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

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

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

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 6th day of January, 2025.

ATTEST:

Kelly Edwards, City Secretary

APPROVED:

Thomas E. Muir, Mayor

APPROVED TO FORM:

Hugh Coleman, City Attorney

Exhibit A

Planned Development (PD) Requirements Lois Road Estates Master Planned Community – Sanger, TX November 21, 2024

Lois Road Estates Overview

The purpose of this PD is to create specific standards that will guide the development of a distinct community that includes an elevated quality of life. Lois Road Estates will create a livable and unique community that promotes open space, outdoor living, and pedestrian mobility. Together these elements will provide future residents with a complete community that offers ample recreational opportunities.

Lois Road Estates will improve the quality of living for our residents and the community while providing attainable housing in an ever-expanding market. Lois Road Estates meets the standards of the City of Sanger's Zoning Code Section 16 - SF-8 Single Family Residential District in every capacity and retains Lois Road Estates proposed minimum lot width of 50'.

The proposed 50' lot width creates the opportunity to provide attainable housing for diverse buyers while still providing a minimum 1,000 square foot dwelling size. These elements combined with extensive open space and associated amenities will create a complete community that promotes an elevated quality of life for future residents.

Open Space Dedications:

Current City Standards: 1 acre per 50 units = 16.8 acres of open space required.

Lois Road Estates: Providing 27.7 acres of open space, 164% of the required amount of open space based on the number of lots shown.

Total Units: 784

60'x120' Lots (217 Units/25.8%)

PD Requirements

Minimum lot area	7,200 SF
Maximum building floor plate	3,300 SF
Minimum estate unit size	2,000 SF

All other lot regulations meet the City of Sanger's single-family SF-8 residential zoning category.

50'x120' Lots (624 Units/74.2%)

PD Requirements

Minimum lot area	6,000 SF
Maximum building floor plate	2,550 SF
Minimum garden unit size	1,000 – 1,499 SF
Minimum homestead unit size	1,500 – 1,999 SF
Rear yard setback	20 FT
Minimum lot width	50 FT

All other lot regulations meet the City of Sanger's single-family SF-8 residential zoning category, except for impervious cover ratio due to 50' wide lot.

Unit Size Standards:

Proposing 25% of the units to be 1,000 - 1,499 SF minimum home sizes

Proposing 50% of the units to be 1,500 - 1,999 SF minimum home sizes

Proposing 25% of the units to be 2,000 SF or above minimum home sizes

All Units to exceed the SF-8's 1,000 SF minimum unit size

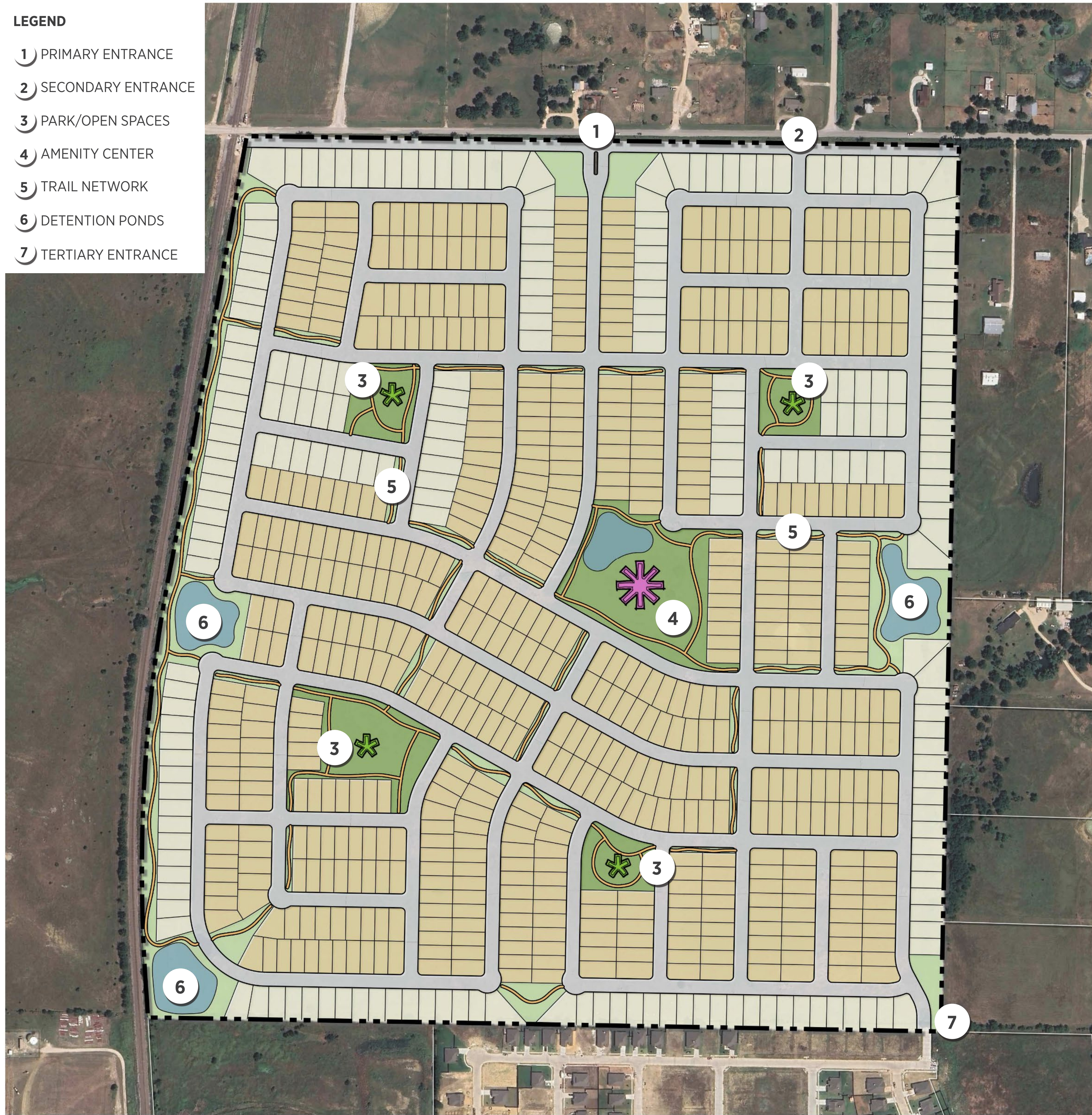
Notes:

1. All requirements not addressed in the PD will follow the SF-8 zoning requirements.
2. All buildings shall comply with the Exterior Facade Design Criteria Manual.
3. All development shall comply with the landscape ordinance.
4. All parks and open space shall be maintained by the HOA.
5. Park equipment will be of commercial grade and approved by the Director of Parks or his designee.
6. Phasing will be such that a park shall be included and developed with the first phase of development before completion of the first residential unit.

Exhibit B

LEGEND

- 1 PRIMARY ENTRANCE
- 2 SECONDARY ENTRANCE
- 3 PARK/OPEN SPACES
- 4 AMENITY CENTER
- 5 TRAIL NETWORK
- 6 DETENTION PONDS
- 7 TERTIARY ENTRANCE



LAND USE SCHEDULE (784 total units)

- 50' x 120' (624 Units | 74.2%)
- 60' x 120' (217 Units | 25.8%)

Planned Development (PD) Requirements:

Lois Road Estates Overview

The purpose of this PD is to create specific standards that will guide the development of a distinct community that includes an elevated quality of life. Lois Road Estates will create a livable and unique community that promotes open space, outdoor living, and pedestrian mobility. Together these elements will provide future residents with a complete community that offers ample recreational opportunities.

Lois Road Estates will improve the quality of living for our residents and the community while providing attainable housing in an ever-expanding market. Lois Road Estates meets the standards of the City of Sanger's Zoning Code Section 16 - SF-8 Single Family Residential District in every capacity and retains Lois Road Estates proposed minimum lot width of 50'.

The proposed 50' lot width creates the opportunity to provide attainable housing for diverse buyers while still providing a minimum 1400 square foot dwelling size. These elements combined with extensive open space and associated amenities will create a complete community that promotes an elevated quality of life for future residents.

Open Space Dedications:

- Current City Standards: 1 acre per 50 units = 16.8 acres of open space required.
- Lois Road Estates: Providing 27.7 acres of open space, 164% of the required amount of open space based on the number of lots shown.

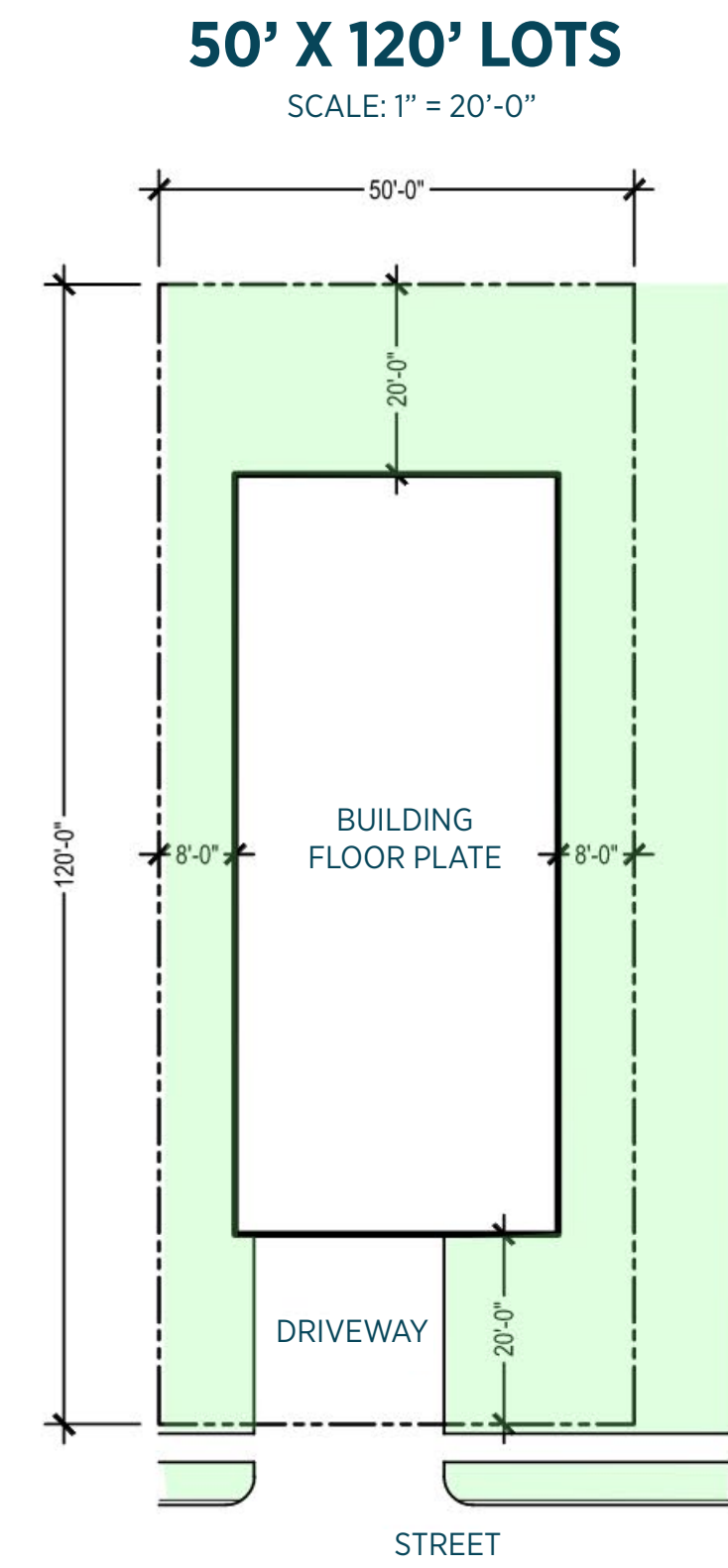
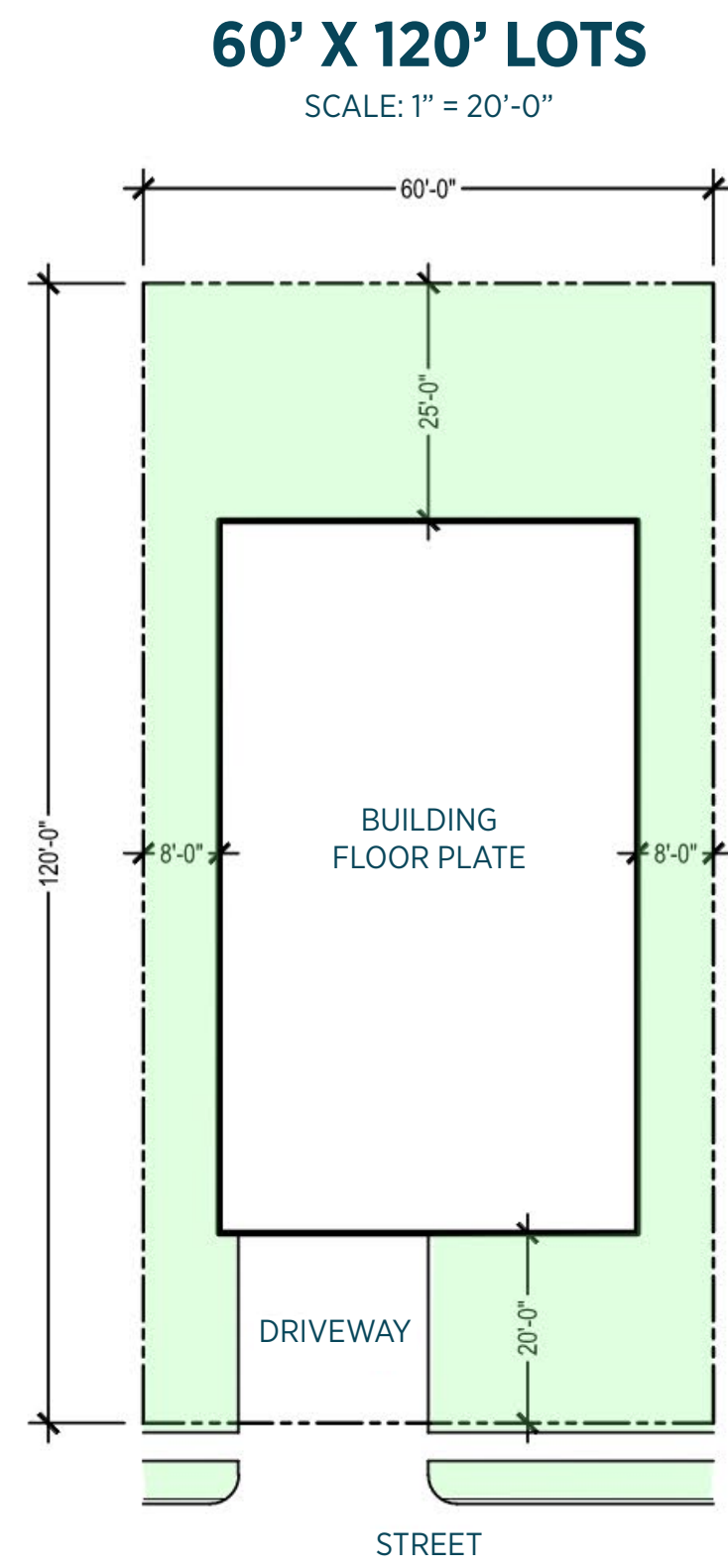
Legend

- ✳ Neighborhood community amenities (programming to be determined)
- ✳ Playground, seating, and landscape

Notes:

1. All requirements not addressed in the PD will follow the SF-8 zoning requirements.
2. All buildings shall comply with the Exterior Facade Design Criteria Manual.
3. All development shall comply with the landscape ordinance.
4. All parks and open space shall be maintained by the HOA.

TYPICAL PD LOT DIAGRAMS



PD Requirements

- 1. Minimum lot area 7,200 SF
- 2. Maximum building floor plate 3,300 SF
- 3. Minimum estate unit size 2,000 SF

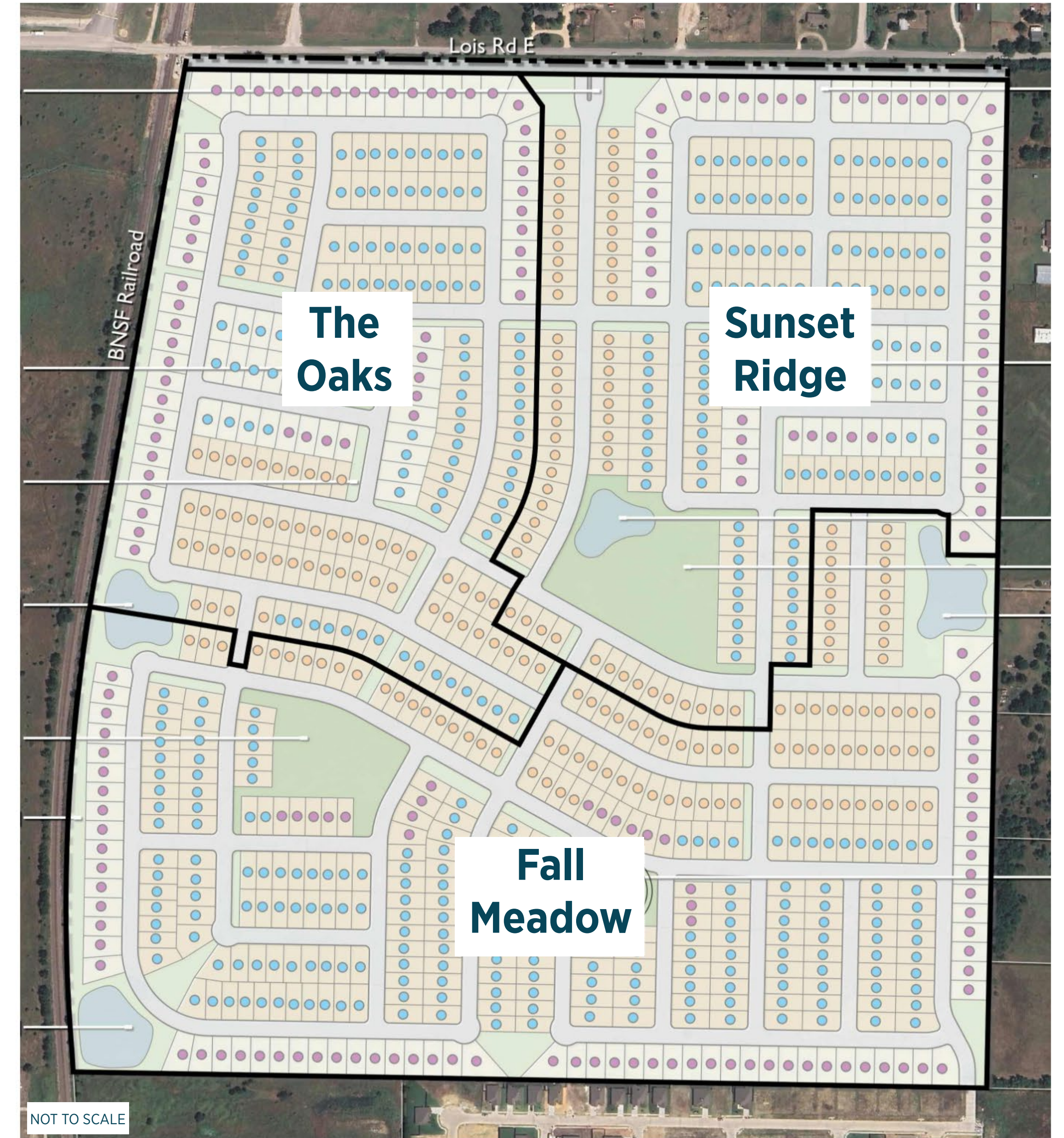
All other lot regulations meet the City of Sanger's single-family SF-8 residential zoning category.

PD Requirements

- 1. Minimum lot area 6,000 SF
- 2. Maximum building floor plate 2,550 SF
- 3. Minimum garden unit size 1,000 - 1,499 SF
- 4. Minimum homestead unit size 1,500 - 1,999 SF
- 5. Rear yard setback 20 FT

All other lot regulations meet the City of Sanger's single-family SF-8 residential zoning category, except for impervious cover ratio due to 50' wide lot.

NEIGHBORHOOD PLAN



NEIGHBORHOODS		
ZONE	PRODUCT TYPE	UNIT COUNT
SUNSET RIDGE	50' X 120'	163 (70%)
	60' X 120'	72 (30%)
		235 (100%)
THE OAKS	50' X 120'	149 (67%)
	60' X 120'	74 (33%)
		223 (100%)
FALL MEADOW	50' X 120'	312 (81%)
	60' X 120'	71 (19%)
		383 (100%)
TOTAL		841

PRODUCT SCHEDULE			
ZONE	PRODUCT TYPE	UNIT COUNT	MINIMUM HOME SIZE
SUNSET RIDGE	GARDEN	59 (25%)	1,000 SF - 1,499 SF
	HOMESTEAD	117 (50%)	1,500 SF - 1,999 SF
	ESTATE	59 (25%)	2,000 SF +
		235 (100%)	
THE OAKS	GARDEN	55 (25%)	1,000 SF - 1,499 SF
	HOMESTEAD	112 (50%)	1,500 SF - 1,999 SF
	ESTATE	56 (25%)	2,000 SF +
		223 (100%)	
FALL MEADOW	GARDEN	95 (25%)	1,000 SF - 1,499 SF
	HOMESTEAD	192 (50%)	1,500 SF - 1,999 SF
	ESTATE	96 (25%)	2,000 SF +
		383 (100%)	
TOTAL		841	

Unit Size Standards:

- Proposing 25% of the units to be 1,000 - 1,499 SF minimum home sizes
- Proposing 50% of the units to be 1,500 - 1,999 SF minimum home sizes
- Proposing 25% of the units to be 2,000 SF or above minimum home sizes
- All Units to exceed the SF-8's 1,000 SF minimum unit size