

ORDINANCE # 05-06-18

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP AS HERETOFORE AMENDED BY AMENDING THE PLANNED DEVELOPMENT DISTRICT CREATED BY ORDINANCE 09-29-03 (PD 09-29-03) TO EXTEND THE BOUNDARIES THEREOF TO INCLUDE AN APPROXIMATELY 57.99 ACRE TRACT THEREIN AND REZONE SAID TRACT FROM "A" AGRICULTURE DISTRICT TO PLANNED DEVELOPMENT DISTRICT 09-29-03; ADOPTING AN AMENDED EXHIBIT "A" "DEVELOPMENT PLAN" TO INCLUDE ADDITIONAL DEVELOPMENT CONDITIONS; AMENDING EXHIBIT "B" "SITE PLAN"; 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 notices of hearings were made in the time and manner prescribed by law, and the Planning and Zoning Commission and City Council of the City of Sanger, Texas, duly conducted the public hearings required by law to assess zoning classification changes on property located in the City of Sanger, Texas; Now Therefore,

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

Section 1. That the 57.99 acres tract referred to above is described by metes and bounds as follows and is depicted in the attached Exhibit "C", and is part of the Lake Ridge development and generally located north and east of Lake Ridge Phase I, to wit:

FIELD NOTES to all that certain tract of land situated in the Reuben BeBee Survey Abstract Number 29, Denton County, Texas and being the remainder of the called 76.19 acre tract described in the deed from Geneva Lane to James McNatt and the Al McNatt Family Partnership Ltd., recorded in Volume 4674 Page 1284 of the Real Property Records of Denton County, Texas as recognized and occupied on the ground; the subject tract being more particularly described as follows;

BEGINNING for the Southeast corner of the tract being described herein at a 2" iron pipe found for the Southeast corner of said 76.19 acre tract on the North side of Mc Reynolds Road;

THENCE South 89 degrees 59 minutes 00 seconds West along said Road with the South line of said tract a distance of 441.28 feet to a capped iron rod set for an angle point in said South line;

THENCE South 00 degrees 17 minutes 00 seconds West a distance of 17.36 feet to a capped iron rod set for an angle point in said South line in said Road;

THENCE North 89 degrees 37 minutes 54 seconds West continuing with said South line in said Road a distance of 640.73 feet to a capped iron rod set for the Southeast corner of Lake Ridge Estates Phase 1, an addition in said County, according to the Plat thereof recorded in Cabinet V Page 752 of the Plat Records of Denton County, Texas;

THENCE in a general Northerly direction with the East line of said Phase 1 the following 19 courses and distances;

1. North 00 degrees 30 minutes 41 seconds West a distance of 42.95 feet to a capped iron rod set at the beginning of a curve to the right having a radius of 38.00 feet and a chord which bears North 14 degrees 53 minutes 08 seconds East a distance of 18.59 feet;
2. along the arc of said curve an arc distance of 18.78 feet to a capped iron rod set for the end of said curve;
3. North 29 degrees 02 minutes 47 seconds East a distance of 351.86 feet to a capped iron rod set for the beginning of a curve to the left having a radius of 110.00 feet and a chord which bears North 26 degrees 25 minutes 28 seconds East a distance of 10.07 feet;
4. along the arc of said curve an arc distance of 10.07 feet to a capped iron rod set for the end of said curve;
5. North 23 degrees 48 minutes 06 seconds East a distance of 175.02 feet to a capped iron rod set for the beginning of a curve to the left having a radius of 110.00 feet and a chord which bears North 12 degrees 06 minutes 37 seconds East a distance of 44.91 feet;
6. along the arc of said curve an arc distance of 45.23 feet to a capped iron rod set for the end of said curve;
7. North 00 degrees 19 minutes 51 seconds East a distance of 246.45 feet to a capped iron rod found in the South line of Waterfront Drive;
8. South 89 degrees 38 minutes 55 seconds East a distance of 12.97 feet to a capped iron rod found for the Southeast corner of said Drive;
9. North 00 degrees 12 minutes 59 seconds East crossing said Drive a distance of 49.91 feet to a capped iron rod set for the Northeast corner of said Drive;
10. South 89 degrees 19 minutes 40 seconds East a distance of 27.03 feet to a capped iron rod found;
11. North 00 degrees 16 minutes 03 seconds East a distance of 686.38 feet to a capped iron rod found;
12. South 89 degrees 56 minutes 24 seconds West a distance of 73.88 feet to a capped iron rod found for the Southeast corner of Park Lane;

13. North 00 degrees 04 minutes 59 seconds West crossing said Lane and continuing a distance of 159.88 feet to a capped iron rod found for the Northeast corner of said Phase 1;
14. South 89 degrees 58 minutes 29 seconds West a distance of 189.15 feet to a capped iron rod found;
15. North 62 degrees 43 minutes 10 seconds West a distance of 45.69 feet to a capped iron rod found;
16. South 27 degrees 17 minutes 59 seconds West a distance of 27.82 feet to a capped iron rod found for the beginning of a curve to the left having a radius of 470.00 feet and a chord which bears South 21 degrees 33 minutes 25 seconds West a distance of 97.44 feet;
17. along the arc of said curve an arc distance of 97.61 feet to a capped iron rod set;
18. North 75 degrees 35 minutes 05 seconds West a distance of 184.61 feet to a capped iron rod found;
19. South 27 degrees 28 minutes 17 seconds West a distance of 16.68 feet to a capped iron rod set in the West line of said 76.19 acres and the East line of the called 25.477 acre tract described in the deed to EMJ Lane Inc., recorded in Volume 2055 Page 585 Real Property Records;

THENCE North 00 degrees 14 minutes 18 seconds East with the East line thereof and West line of said 76.19 acres a distance of 845.48 feet to a 2" metal pipe found for the Northwest corner of said 76.19 acres;

THENCE in a general Easterly direction with the North line thereof the following 3 courses and distances;

1. North 89 degrees 36 minutes 34 seconds East a distance of 442.21 feet to a 2" metal pipe found;
2. North 89 degrees 50 minutes 08 seconds East a distance of 441.67 feet to a 2" metal pipe found;
3. North 89 degrees 25 minutes 12 seconds East a distance of 441.44 feet to a 2" metal pipe found for the Northeast corner of said 76.19 acres;

THENCE South 00 degrees 17 minutes 00 seconds West with the East line thereof a distance of 2501.28 feet to the PLACE OF BEGINNING and enclosing 57.99 acres of land more or less.

Section 2. The zoning classification on the property described in Section 1 above is hereby changed from "A" Agriculture District to Planned Development District and added to existing PD 09-29-03, subject to all the provisions of this ordinance.

Section 3. That Exhibit "A" "Development Plan" as included in PD 09-29-03 is hereby amended to include the additional development conditions:

1. Any single family residential lots within Lake Ridge Phase II and any future phases that are less than 110 feet deep shall have a 15-foot rear yard.
2. A permanent secondary access to the subdivision from a public roadway shall be provided with the approval of any future single-family residential plat or construction beyond Phase III within the parent tract.
3. A secondary water distribution system connection shall be provided with the approval of any future single-family residential plat or construction beyond Phase III within the parent tract.

4. Detention for the remaining parent tract including Phase III shall be provided with the approval of any future single-family residential plat or construction.
5. The location of the area designated for multi-family use is depicted in the attached Exhibit "B".

Section 4. That Exhibit "B" "Site Plan" is hereby amended to include the site plan for the 57.99 acres tract as described in Section 1, and is attached hereto and made part hereof for all purposes.

Section 5. That except as specifically amended hereby, all provisions of PD 09-29-03 shall remain in full force and effect.

Section 6. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.


Section 7. 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 8. 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 every day such offense shall continue shall be deemed to constitute a separate offense.

Section 9. 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 7th day of May 2018.

APPROVED:



Thomas E. Muir, Mayor



TEST:



Cheryl Price, City Secretary

“EXHIBIT A”

Lake Ridge Estates

A Planned Development in Sanger, Texas

Owner: Mr. Al McNatt

Project Manager: Mr. Don Frazier

By: Allen R. Bussell

Greg Edwards Engineering Services, Inc.

1621 Amanda Ct.

Ponder, Texas 76259

(940) 482-2907

www.gees.us

Lake Ridge Estates

A Planned Development in Sanger, Texas

Tuesday, March 11, 2003

Owner: Mr. Al McNatt
Project Manager: Mr. Don Frazier



By: Allen R. Bussell
Greg Edwards Engineering Services, Inc.
1621 Amanda Ct.
Ponder, Texas 76259
(940) 482-2907
www.gees.us

Mayor
City Council
City of Sanger
201 West Bolivar
Sanger, TX 76266
P (940) 458-7930

Re: Letter of Intent for request to rezone approximately 76.2 acres to Planned Development

Hon. Mayor and City Council,

We humbly request the rezoning of the tract of land as described in the attached legal description to a Planned Development classification. The Zoning request includes setbacks and uses as shown in the Preliminary Plat submitted to the City with this Letter.

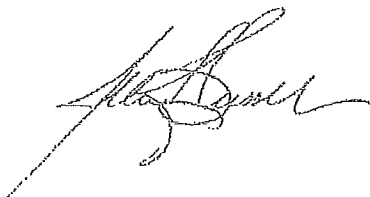
Our vision is to bring single-family and a limited number of multi-family homes to the city. Also included in this proposal is parkland and open spaces to insure that families living in the new homes have a close outlet for recreation.

The uses are defined in the City's current code. Setbacks have been modified slightly in the Single Family-detached area to better work with the geometry of the property.

We would appreciate your support of this zoning case and look forward to working with the City of Sanger.

Thank you.

Sincerely,



Allen R. Bussell
GEES, Inc.

LOCATION:

The area to be rezoned is approximately 76.2 Acres located east of downtown on McReynolds Road.

CURRENT ZONING:

The property is current outside the City limits no zoning exists on the property.

CURRENT USE:

Older apartments exist on the southwest of the property. These apartments will be removed. There is a very large pond on the southeast side of the property. Floodplain exists along the western edge of the site. The remainder of the property is vacant.

ALLOWABLE USES AND SIZES:

Single Family – 72.1 Acres

- Uses: per SF-8
- Minimum lot size: 6,000 sq. ft.
- Min. width: 60'
- Min. depth: 100'
- Building line: 25'
- Side yard set back: 8', 20' if siding to Right of Way
- Rear Yard set back: 20'

Multi Family – 4.1 Acres

- Uses, Density, Building Height, Coverage, & Parking per MF-2
- 30' Building line along Mc Reynolds Road.
- 20' Building setback along East property line
- 10' Buffer yard along East property line
 - 6' Cedar Fence on steel poles and one large, broadleaf, native tree every 50' on center.
- 5' Rear Yard (considered line adjacent to Open Space/Park)
- Landscaping and Fencing along McReynolds Road:
 - One large, native, broadleaf tree every 50' on center.
 - If fenced, material may be architectural metal or a combination of masonry and architectural metal.

INFRASTRUCTURE

Water, Sanitary Sewer, Drainage

See Preliminary Plat.

Surrounding Uses and Buffering

Adjoining properties vacant with the property adjacent to West currently being rezoned to allow Multi-Family

Signage

Two monument type signs are allowed. Signs shall not exceed 60 square feet each in actual sign area – not including columns or masonry trim. Signs shall conform in both style and materials to the architecture of the uses for which they are being built.

Signs are only allowed along McReynolds Road. Signs may be lighted either internally or with landscape lights.

Variances Required (compare to Zoning Classification SF-8):

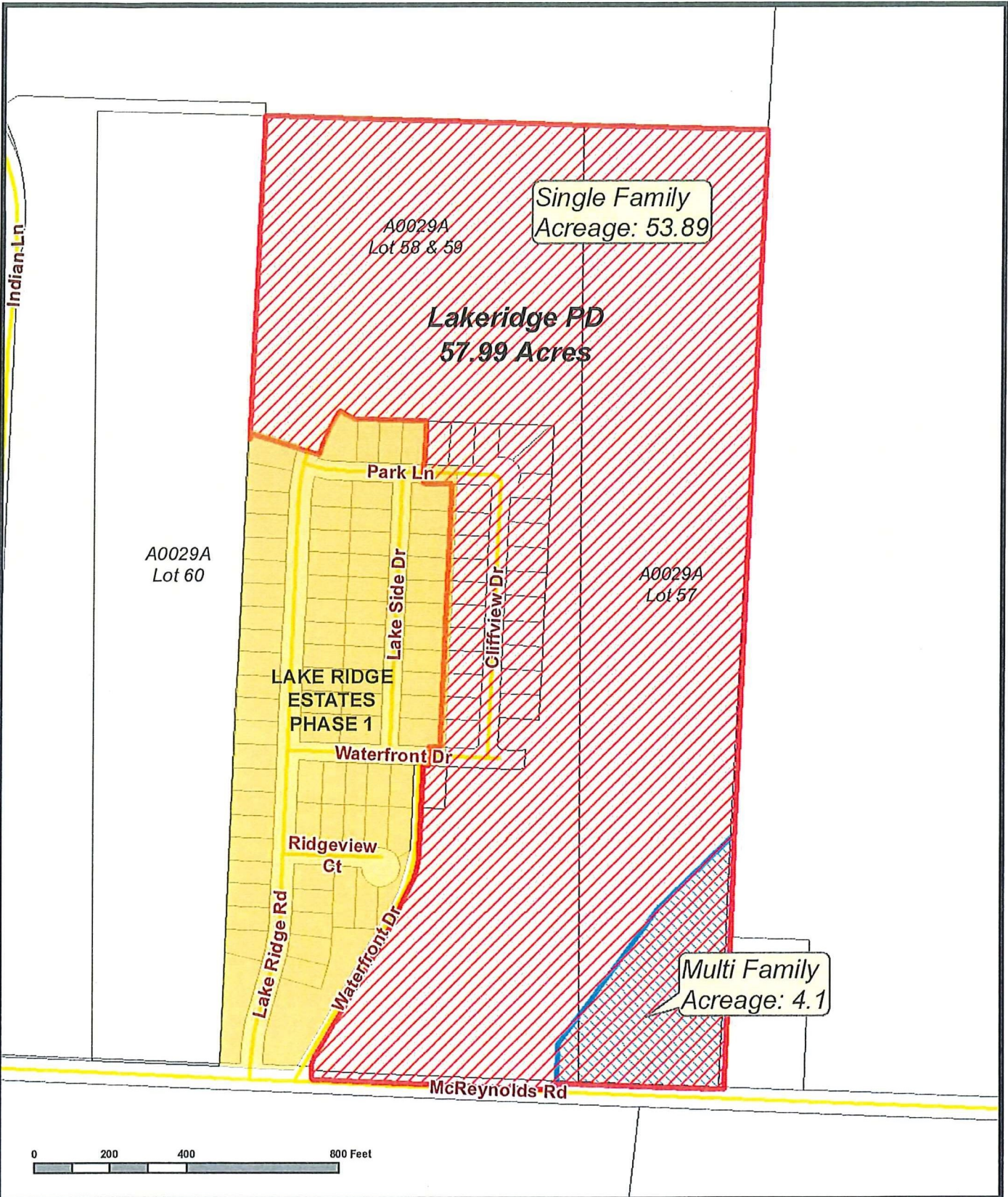
1. Single Family:
 - a. (16.2) Rear Yard Set back: Code is 25 feet, requesting 20 feet to enable larger homes.
2. Multi Family:
 - a. (19.3) Rear Yard Set back: Code is 20 feet, requesting 10 feet to place building right next to Park/Open Space.
 - b. (19.6) Fencing: Code requires a 6' wood fence abutting adjacent properties. Requesting that no solid fence is allowed between proposed Open Space/ Park and this lot.

Additional Conditions:

1. Three lanes will be constructed on Lake Ridge Drive at the intersection of McReynolds Road.
2. There will be consistent fencing around the single family development area.
3. Traffic Control Devices will be placed on the main road into the Development.
4. Action will be taken to insure that this development will not cause flooding down-stream.
5. The Developer will dedicate adequate R.O.W. on McReynolds Road so that the total R.O.W. on McReynolds will be 80 feet.
6. Minimum Living area of Single Family homes shall be 1,400 square feet.
7. An Open Fence design is allowed on the "lake side" of the Multi-family area.
8. A 10 foot rear yard setback is established for the multi-family area.

Additional Development Conditions (as per Ordinance #05-06-18)

1. Any single family residential lots within Lake Ridge Phase II and any future phases that are less than 110 feet deep shall have a 15-foot rear yard.
2. A permanent secondary access to the subdivision from a public roadway shall be provided with the approval of any future single-family residential plat or construction beyond Phase III within the parent tract.
3. A secondary water distribution system connection shall be provided with the approval of any future single-family residential plat or construction beyond Phase III within the parent tract.
4. Detention for the remaining parent tract including Phase III shall be provided with the approval of any future single-family residential plat or construction.
5. The location of the area designated for multi-family use is depicted in the attached Exhibit "B".



Single Family
Acreage: 53.89

A0029A
Lot 58 & 59

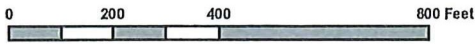
Lakeridge PD
57.99 Acres

A0029A
Lot 60

A0029A
Lot 57

LAKE RIDGE
ESTATES
PHASE 1

Multi Family
Acreage: 4.1



SANGER
TEXAS

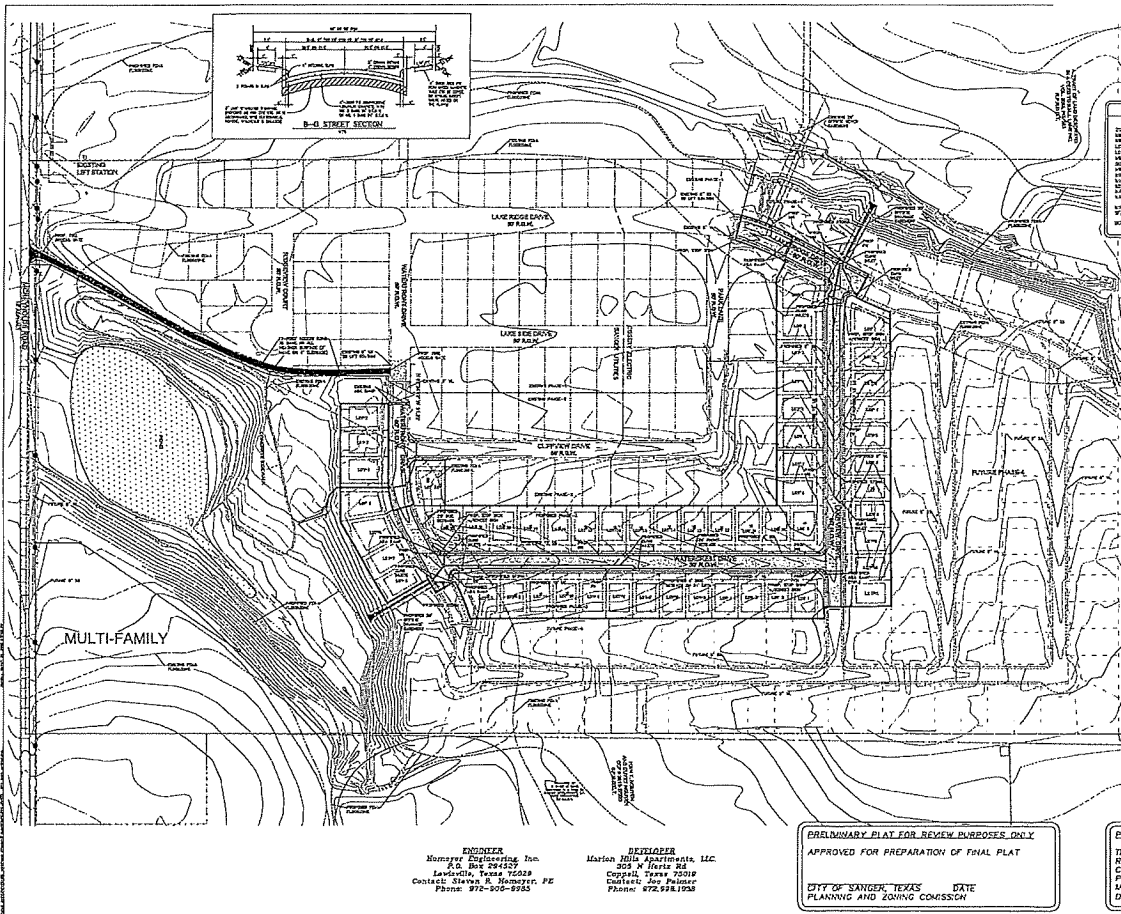
Exhibit C: Lake Ridge Estates Ord # 05-01-18

- Lakeridge PD 57.99 Acres
- Lakeridge Multi Family
- 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.
Date: 3/6/2018 3:29:55 PM
Doc Name: LocationExhib1_LakeRidgeEstates_SingleM



EXHIBIT B



LAKE RIDGE PHASE-3

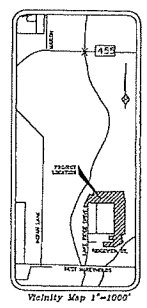
DESCRIPTION	AMOUNT	PERCENT
TOTAL AREA	10.00	100%
LAKE RIDGE PHASE-3	9.00	90%
LAKE RIDGE PHASE-2	1.00	10%

LAKE RIDGE PHASE-3

DESCRIPTION	AMOUNT	PERCENT
TOTAL AREA	10.00	100%
LAKE RIDGE PHASE-3	9.00	90%
LAKE RIDGE PHASE-2	1.00	10%

SITE INFORMATION

DATE OF SURVEY	03/05/2018
DATE OF PLAN	03/05/2018
DATE OF PERMIT	03/05/2018
DATE OF CONSTRUCTION	03/05/2018
DATE OF RECORDING	03/05/2018
DATE OF CLOSURE	03/05/2018
DATE OF ABANDONMENT	03/05/2018



ENGINEER
 Homeyer Engineering, Inc.
 P.O. Box 294529
 Lewisville, Texas 75029
 Contact: Steven R. Homeyer, P.E.
 Phone: 972-948-9168

DEVELOPER
 Marian Hills Apartments, LLC
 205 N Harris Rd.
 Coppell, Texas 75019
 Contact: Jon Mueller
 Phone: 972-978-1058

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY
 APPROVED FOR PREPARATION OF FINAL PLAT
 CITY OF SANGER, TEXAS DATE
 PLANNING AND ZONING COMMISSION

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 MATTHEW HASMIN PE # 120889
 DATE: 03/05/2018

HOMeyer ENGINEERING, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS
 1100 SOUTH GARDNER AVE., SUITE 100
 LEWISVILLE, TEXAS 75041
 WWW.HOMEYER.COM

LAKE RIDGE ESTATES PHASE 3
 CITY OF SANGER, TEXAS
 DENTON COUNTY, TEXAS

SITE PLAN

DRAWN: SDS
 DATE: 03/05/2018
 SHEET NO.: SP1



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Legal Notices

ORDINANCE # 05-06-18

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP AS HERETOFORE AMENDED BY AMENDING THE PLANNED DEVELOPMENT DISTRICT CREATED BY ORDINANCE 09-29-03 (PD 09-29-03) TO EXTEND THE BOUNDARIES THEREOF TO INCLUDE AN APPROXIMATELY 57.99 ACRE TRACT THEREIN AND REZONE SAID TRACT FROM "A" AGRICULTURE DISTRICT TO PLANNED DEVELOPMENT DISTRICT 09-29-03; ADOPTING AN AMENDED EXHIBIT "A" "DEVELOPMENT PLAN" TO INCLUDE ADDITIONAL DEVELOPMENT CONDITIONS; AMENDING EXHIBIT "B" "SITE PLAN"; 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.

Sanger, or call 458-8515

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