



# Planned Development

Sanger  
Town Center South

## Prepared for:

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Approximately 24.13 +/- acres that consist of Tracts 64B, 64B(1), 64B(2), 64B(3), 64B(4) and 148 located in Abstract A0029A, Survey R. Beebe in the City of Sanger, Denton County Texas. The site is located on the south side of East Chapman Drive (FM 455) and bisected by Sable Creek Blvd.

## Prepared by:



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# Letter of Intent

Date: 7/31/25

Regarding: Sanger Town Center South Planned Development (PD)

Site Description: Approximately 24.13 +/- acres (surveyed) that consist of Tracts 64B, 64B(1), 64B(2), 64B(3), 64B(4) and 148 located in Abstract A0029A, Survey R. Beebe in the City of Sanger, Denton County Texas. The site is located on the south side of East Chapman Drive (FM 455) and bisected by Sable Creek Blvd.

Current Zoning – A (Agricultural)

Denton CAD Property ID numbers – 1070049 and 268495

Dear City of Sanger,

The intention of this planned development is to allow for the development of non-residential uses Neighborhood Commercial District (NC) and Regional Commercial District (RC). as listed in the City of Sanger Ordinance 06-12-25, dated June 16, 2025. This PD application follows closely to the City of Sanger's Land Use Map.

A great deal of thought has gone into the planning of this PD. Good planning should always consider the contextual nature of a property. And in the context of the Land Use Map and Thoroughfare Plan and the dense adjoining developments and the proximity of the large school population.

Please see the proposed PD Plan document and exhibits for further information

## IN SUMMARY

- 1. This plan puts in place a major commercial commerce center for the city.**
- 2. This plan fulfills the intent of Sanger's long-standing Land Use Plan.**
- 3. This plan puts into place substantial infrastructure for development without the need for municipal assistance.**
- 4. This plan will provide a substantial boost to the commercial tax base of Sanger.**

# General Development Standards

## Applicability

The regulations set forth with this PD zoning will apply to the property as a whole, not individual platted tracts and/or lots, within the PD zoned area. Anything not addressed in the PD will follow City of Sanger Code of Ordinances. The following tracts are part of this PD development ordinance.

Property Information Table - Denton County GIS					
Tract No.	DCAD PID	Abstract	Survey	Lot	Area (ac.)
1	1070049	A0029A	R. BEEBE	64B (4)	2.4100
2	268495	A0029A	R. BEEBE	64B	21.0150
Total					23.4250

## Land Uses

Land uses allowed are all uses listed for the zoning districts NC - Neighborhood Commercial and RC - Regional Commercial as listed in the City of Sanger Ordinance 06-12-25, dated June 16, 2025. Land uses to include restaurants and/or fast food establishments with or without drive through service, automotive servicing, equipment sales, tool sales, home maintenance stores or sales, beauty shops, and learning centers. Examples include, but not limited to, such businesses as Christian Brothers, Tractor Supply, Day Care, McDonalds, Fredmys Frozen Custard, Ace Hardware Store, Roof Repair, HVAC Repair, Jiffy Lube, Coffee shop, Barber Shop and Tutoring Center.

## Lot Dimensions

### Lot Size

There are no minimum lot sizes, including lot width, depth and area.

### Lot Coverage

No more than fifty percent (50%) of the lot area shall be covered by buildings.



## Setbacks

Building setbacks shall only apply to the perimeter of the overall PD area. There will be no internal building setback requirements within the PD development.

### Front Building Setback

The front building setback measured from the boundary of the overall tract shall be 25 feet.

Front Building Setback requirements will only apply to the portion of the perimeter of the subject properties that are adjacent to East Chapman Drive (FM 455), Indian Lane, and Sable Creek Blvd.

### Rear Building Setback

Rear Building Setback line adjacent to single family residential zoning shall be 20 feet.

Rear Building Setback adjacent to all other uses shall be 20 feet.

### Side Building Setback

Side Building Setback line adjacent to single family residential zoning shall be 20 feet.

Side Building Setback adjacent to all other uses shall be 10 feet.



## Parking

### Off-street Parking

The required off-street parking shall conform with the land uses listed in the Schedule of Parking Requirements Based on Use table on from pages 1-5 to 1-8 in City of Sanger Ordinance 06-12-25, dated June 16, 2025. The total parking required for the PD development shall be computed for the actual uses for the total PD development. Parking requirements shall not be computed for individual tracts and/or lots within the PD development. Shared parking between internal lots is allowed to meet overall off-street parking requirements. Parking shall be allowed within the building setback lines. If during the development of each tract of land insufficient parking is provided cumulatively of all developed tracts then additional temporary parking shall be constructed within the total development so sufficient parking is provided.

## Landscaping

Landscaping of twenty (20) percent of the area of PD development shall be required. Not less than forty (40) percent of the total required onsite landscaping shall be located in the designated front yard as set forth in this PD. Landscape percentage to be calculated based on the total area of the PD development. Landscaping requirements shall not be calculated per individual lot and/tract, within the PD development.

Perimeter landscape screening and interior landscaping of parking lots shall follow the minimum landscaping requirements for nonresidential uses listed in City of Sanger Ordinance 06-12-25, dated June 16, 2025. Landscape buffer yards:

The minimum landscape buffer yard shall be no less than three feet. The landscape buffer yard only applies to the perimeter of the PD development and does not apply to any interior tracts and/or lots with the PD development.

## Screening

Screening will be required adjacent to single family residential zoning. A screening wall or fence will be required along the property line for the portion of the PD development that is adjacent to single family residential zoning. The screening wall or fence shall be between 6' and 8' high.

Screening adjacent to all other land uses shall follow the requirements listed in the City of Sanger Ordinance 06-12-25.



## Outdoor Sales and Display

Outdoor sales and display to be allowed by SUP, Special Use Permit.

## Outdoor Patios

Outdoor patios with or without seating are allowed.

## Interior lot street signage

Interior lots and businesses that do not have frontage on FM455 shall be allowed to have signage on FM455 frontage. The monument and/or pole sign shall be in an easement. All signage shall follow new city sign ordinance.

## Site Data Table

Site Data Table	
<b>Lot Uses</b>	
NC, RC and I	
<b>Lots Size</b>	
Min Lot Size	None
Min Lot Width	None ft.
Min Lot Depth	None ft.
Lot Coverage	50 %
<b>Building Setbacks*</b>	
Front <sup>1</sup>	25 ft.
Rear <sup>2</sup>	20 ft.
Rear <sup>3</sup>	20 ft.
Side <sup>2</sup>	20 ft.
Side <sup>4</sup>	10 ft.
<b>Parking</b>	
Parking requirements to conform Schedule of Parking Requirements Based on Use listed in City of Sanger Ordinance 06-12-25	
<b>Landscaping</b>	
Min Landscaping area <sup>5</sup>	20 %
Min Bufferyard <sup>6</sup>	3 ft
<b>Screening</b>	
6' to 8' Screening wall of fence shall be required adjacent to single family residential zoning	
Screening adjacent to all other land uses shall follow the requirements listed in the City of Sanger Ordinance 06-12-25	

### Notes:

\* Building setback to only apply to the perimeter of the overall PD area. There will be no internal building setback lines within the development. Parking is allowed within the building setback area.

<sup>1</sup> Front Building Setback requirements will only apply to the portion of the perimeter of the subject properties that are adjacent to East Chapman Drive (FM 455), Indian Lane and Sable Creek Blvd.

<sup>2</sup> Rear and Side Building Setback adjacent to single family residential zoning

<sup>3</sup> Rear Building Setback adjacent to non single family residential zoning

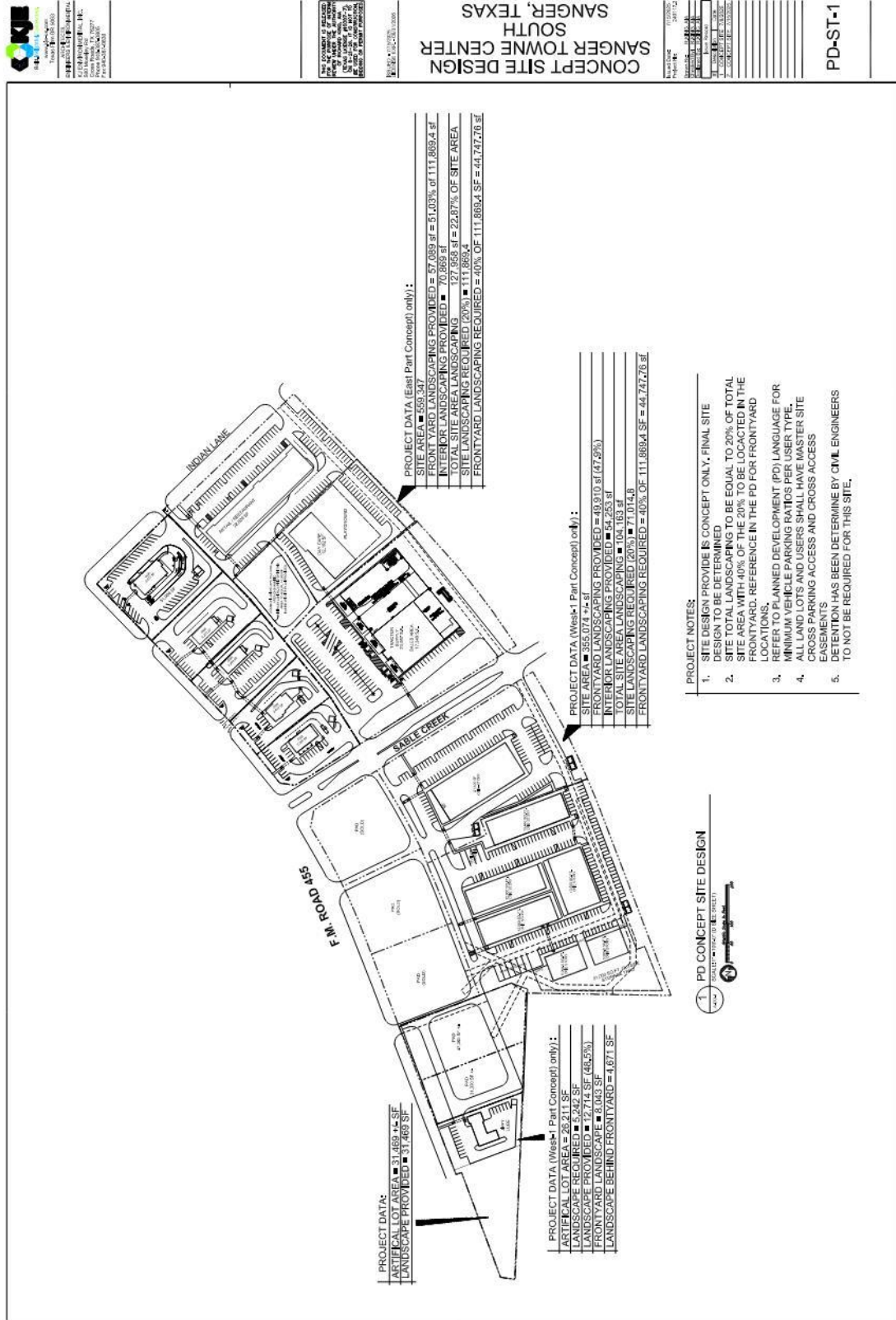
<sup>4</sup> Side Building Setback adjacent to non single family residential zoning

<sup>5</sup> Landscape percentage to be calculated based on the total area of the PD development and shall not be calculated per individual lot and/tract, within the PD development

<sup>6</sup> The landscape bufferyard only applies to the perimeter of the PD development and does not apply to any interior tracts and/or lots with the PD development.



# Preliminary Concept Site Plan for Sanger Town Center



## Topographic survey

