



June 15, 2022

Planning & Zoning Commission
City of Sanger
201 Bolivar Street
Sanger, Texas 76266

RE: 100 Acre - Zoning Change Request

City of Sanger,

The subject property is 99.986 Acres located to the east of IH-35 and Belz Road intersection and situated within the Ruben Bebee Survey, Abstract Number 29. The proposed zoning request is to change the property from Agricultural (A) to Industrial (I-1).

The property is currently undeveloped with the western and southern edges of the property situated within the FEMA Floodplain. Existing uses surrounding the development are as follows:

- IH-35 and retail/industrial uses to the West.
- Industrial uses to the North.
- BNSF main rail line and future residential development to the East.
- Agricultural land to the South.

While the proposed zoning request does not meet the current Future Land Use Plan that was adopted earlier this year, the proposed use is consistent with the prior version of the Future Land Use Plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joshua Millsap', is written over the printed name.

Joshua Millsap
Founding Principal
KFM Engineering & Design
TBPE #: F-20821