



April 17, 2024

City of Sanger  
502 Elm Street  
Sanger, TX 76266

Attn: Planning & Zoning Commission

Re: Letter of Intent for Specific Use Permit for Sanger Solar Project

AEP Onsite Partners, LLC (“**AEP Onsite**”) submits this letter of intent (“**Letter of Intent**”) pursuant to a request from City of Sanger (“**City**”) and in order to seek a Specific Use Permit to enable the installation and ongoing operation and maintenance of an on-site solar project (the “**Project**”).

**Description of the Area Proposed:**

The project will be situated on the parcel located at the eastern end of Utility Road, and at the western end of Avion Drive. Legal Description of land is as follows:

25.35 acre tract or parcel of land situated in the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas; said tract being part of a tract shown by deed to H. D. Cooper and recorded in Volume 849, Page 4, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING, for the northwest corner of the tract being described herein at an iron pin found at the northwest corner of said Cooper tract in the east line of G. C. & S. F. R. R. R.O.W.;

THENCE South 89 degrees 26 minutes 20 seconds East with the general course of fence 1023.6 feet to an iron pin set in the ground by a cross-tie corner post;

THENCE South 0 degrees 25 minutes 20 seconds East with fence 1115.6 feet to an iron pin set in the ground by fence corner post;

THENCE North 89 degrees 10 minutes 50 seconds West with fence 960.3 feet to an iron pin set in the eastern line of said G. C. & S. F. R. R. R.O.W.;

THENCE North 3 degrees 41 minutes West 1114.2 feet to the point of beginning.

**Current Zoning:**

Agricultural

**Requested Zoning:**

Specific Use Permit

**Current Condition of the Property:**

Previously closed landfill on the northern portion of the project, unused agricultural land sometimes used for storage of materials and equipment for maintenance projects.

**Reasons for Requesting the Zoning:**

AEP OnSite Partners is working with the City of Sanger to develop a solar photovoltaic generation facility that will be interconnected into the electric distribution system of the City of Sanger. See attached site plan showing the proposed general arrangement of the project, including proposed site ingress/egress to public streets, proposed setbacks on the front, rear and sides of the parcel, and information on the proposed location of fencing to be installed during the construction of the solar generation facility. The project does not contemplate construction of any buildings on the parcel.

**Contact Information:**

Please call Joe Glanzman at 614-746-0186 if you have any questions regarding this Letter of Intent.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Joe Glanzman', with a long horizontal line extending to the right.

Joe Glanzman  
Director of Business Development  
AEP OnSite Partners