

Response Form

26SANZON-0014

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 26SANZON-0014

Please circle one: In favor of request Opposed to request

Comments:

Ingress & Egress concerns, Environmental impact concerns
need out here to get away from such development. It would
be OK with a few lots

Signature

Dennis Satterfield

Printed Name

Dennis Satterfield

Mailing Address

440 Muir Rd

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

440 Muir Rd Sanger, TX 76266

In order for your opinion to be counted, please complete and mail this form to:

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P.O. Box 1729
Sanger, TX 76266

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Email: rammonds@sangertexas.org

Project No: 26SANZON-0014

Please circle one: In favor of request

Opposed to request

Comments:

I have lived here at this address for 26 years. I bought this

home because it was out in the country and had a beautiful view. I object

to this zoning change. It will cause decreased property values, loss of privacy and an
~~incompatible~~ incompatible change in neighborhood character. Also much more noise & traffic.
Signature Cynthia Edgar They would be basically building almost in

my front door!

Printed Name Cynthia Edgar

Mailing Address 2593 Union Hill Rd.

City, State, Zip Sanger, TX 76266

Phone Number [Redacted]

Email Address [Redacted]

Physical Address of Property within 200 feet - 2593 Union Hill Rd., Sanger, TX 76266

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Opposed to request

Comments: When we purchased our home the guidelines were and still are that homes
must be a minimum of 1 acre lots, the developer should go by the same guidelines we have
followed. The value of our home will decrease if this allowed to happen. The infrastructure
(roads) is not sufficient to handle that increase in homes.

Signature

Printed Name Will and Dena Ford

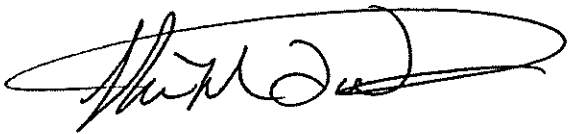
Mailing Address 12204 Lakeshore Ct

City, State, Zip Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet



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Please circle one: In favor of request

Opposed to request

Comments:

SANGER NEEDS TO STAY WITH THE PLANS
OF PROTECTING OUR HOME INVESTMENT OF MFN 1
ACRE LOT AND MFN SQFT HOME REQUIREMENTS.

Signature

Vernon W. Eldred

Printed Name

VERNON W. ELDRD

Mailing Address

2701 UNION HILL ROAD

City, State, Zip

SANGER TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

2701 UNION HILL RD
SANGER TX 76266

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Please circle one: In favor of request

Opposed to request

Comments:

NOT in favor of high density housing and the other problems that come with it. People come to the rural areas to get away from those scenarios.

Signature

Marvin Perkins

Printed Name

Marvin Perkins

Mailing Address

2790 Union Hill Road

City, State, Zip

Sanger, TX. 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

2790 Union Hill Rd. Sanger, TX

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Please circle one: In favor of request ☐ Opposed to request ☒

Comments:

We chose our property because we wanted to be in an area with large lots. we felt comfortable buying where there was an empty lot by us because it was close to Lake Ray Roberts & is in the ETS planning area which means larger 2 acre lots. This is wrong!! We do not want to spend our retirement years looking at a big construction mess!!!

Signature

Beverley A. Walton

Printed Name

Beverley A. Walton

Mailing Address

318 Fall meadow Dr

City, State, Zip

Sanger TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

318 Fall meadow - corner

of fall meadow & union hill -

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Please circle one: In favor of request

Opposed to request

Comments:

Incompatibility with surrounding properties, lot sizes and rural expectations. We moved here to retire and fully expected the land to be used as Ranch estate development.

Signature

James E. Walton Jr.

Printed Name

JAMES E. WALTON JR.

Mailing Address

318 FALL MEADOW

City, State, Zip

SANGER, Texas 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

We Live on corner of

Union Hill & FALL MEADOW

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Please circle one: In favor of request

Opposed to request

Comments:

after looking at the concept plan (exhibit C.)
We oppose the rezoning of this land.

Signature

Kenneth L. Peterson

Cindy L. Peterson

Printed Name

Kenneth L. Peterson

Cindy L. Peterson

Mailing Address

548 Lake Ray Roberts Dr.

City, State, Zip

Sanger TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

548 Lake Ray Roberts Dr. Sanger TX

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Please circle one: In favor of request

Opposed to request

Comments:

I am strongly opposed to this rezoning and zoning. The proposed density is incompatible with the surrounding acreage properties and rural character of this area. I am concerned about traffic and safety on Union Hill Rd, sewer and infrastructure (capacity, drainage and runoff toward Lake Ray Roberts), and the lack of an adequate buffer between this development and existing homes. Ask the city to deny this request.

Signature

Printed Name

Jonathan Canon

Mailing Address

400 Muir Rd

City, State, Zip

Sanger, Tx, 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

400 Muir Rd, Sanger TX 76266

FW: Proposed zoning change for Union Hill Road

From Kelly Edwards <KEdwards@sangertexas.org>
Date Mon 9/14/2026 7:19 AM
To John Noblitt <JNoblitt@sangertexas.org>
Cc Ramie Hammonds <RHammonds@sangertexas.org>

See below.

Thank you,

Kelly Edwards, TRMC, MMC
City Secretary

City of Sanger
940.458.7930 - Main
940.777.8001 – Direct

From: Cathy Hagan
Sent: Sunday, September 13, 2026 8:42 PM
To: COS Secretary <citysecretary@sangertexas.org>
Subject: Proposed zoning change for Union Hill Road

To City Manager

I have been a resident of 3274 Union Hill Road for 34 years, and I am writing to express my concerns regarding the proposed zoning change and the impact it could have on our neighborhood and community.

I understand that growth and development are inevitable, and I am not opposed to responsible growth. However, I strongly believe that development should respect the character of our existing community, protect current residents, and consider the long-term effects on our roads, public services, property values, and quality of life.

My primary concerns include:

Traffic and Safety:

The proposed development would significantly increase traffic on Union Hill Road and FM 455. I am particularly concerned about the already-dangerous curve on FM 455 and the potential for additional accidents as traffic increases. Before approving higher-density development, I believe the impact on traffic flow and roadway safety should be carefully evaluated.

Crime and Public Safety:

Our neighborhood currently experiences very little crime. A substantial increase in population and residential density could place additional demands on law enforcement and other emergency services.

I would like to know what studies have been conducted regarding the public-safety impact of this proposed development and whether adequate resources will be available to serve the increased population.

Property Values:

Many of us have invested in our homes and property for decades. I am concerned about the potential effect that significantly higher-density development could have on surrounding property values and the rural character that attracted many residents to this area.

Lot Size and Community Character:

Our community has traditionally maintained a minimum lot size of one acre. The proposed change could potentially allow as many as five homes per acre. That represents a substantial change in density and would fundamentally alter the character of our neighborhood.

Utilities and Increased Costs:

I am also concerned about how annexation or increased development could affect utility costs. Based on a direct comparison with my daughter's utility bills within the City of Sanger, her costs have been approximately 18% to 29% higher than mine. Residents deserve clear information about how this proposal could affect utility rates and other municipal costs.

City Taxes:

Becoming subject to City of Sanger property taxes would create an additional financial burden for existing residents. Any decision that could result in additional taxation should be clearly explained, including what additional services residents would receive in return.

Again, I am not opposed to growth. I am asking for responsible growth that respects the people who already live here. I respectfully request that the current one-acre property standards be maintained and that our area remain within Denton County rather than becoming part of the City of Sanger.

After 34 years of living on Union Hill Road, I have seen this community grow and change. I hope the concerns of long-term residents will be carefully considered before a decision is made that could permanently change the character, cost of living, safety, and quality of life in our neighborhood.

Thank you for your time and consideration.

Respectful

Cath Hagan

3274 Union Hill Road

Proposed Amendment to the Future Land Use Map (Comprehensive Plan) from Ranch/Estate Residential to Medium Residential and Proposed Annexation of Land North of FM 1190 and East of Union Hill Road

From Molly Erwin

Date Sat 9/12/2026 11:21 AM

To Ramie Hammonds <RHammonds@sangertexas.org>; Jack Hooten <JHooten@sangertexas.org>; Rodney Martin <RMartin@sangertexas.org>; Shelley Warner <SWarner@sangertexas.org>; Lydianna Biggs <LBiggs@sangertexas.org>; Tayte Frazier <TFrazier@sangertexas.org>; Marissa Newton <MNewton@sangertexas.org>; Mark Bulger <MBulger@sangertexas.org>; Margie Tisdale <MTisdale@sangertexas.org>; Victor Gann <VGann@sangertexas.org>; Gary Bilyeu <GBilyeu@sangertexas.org>; Josh Burrus <JBurrus@sangertexas.org>

Cc Community Development <development@sangertexas.org>; COS City Manager <citymanager@sangertexas.org>; Christy Middleton <cmiddleton@sangertexas.org>; Kelly Edwards <KEdwards@sangertexas.org>; John Noblitt <JNoblitt@sangertexas.org>

Date: September 12, 2026

To:

The City of Sanger Planning & Zoning Commission
The City of Sanger City Council
502 Elm Street, Sanger, TX 76266

RE: Opposition to the Proposed Amendment to the Future Land Use Map (Comprehensive Plan) from Ranch/Estate Residential to Medium Residential and Proposed Annexation of Land North of FM 1190 and East of Union Hill Road

From:

Molly Erwin
11154 FM 1190, Sanger, TX 76266

Honorable Council Members and Commissioners,

My name is Molly Erwin, and I have lived at 11154 FM 1190 since 1989 (37 years), directly across the road from the proposed development site. I am writing to formally log my strict opposition to amending the Future Land Use Map (FLUM) from Ranch/Estate Residential to Medium Residential, as well as the proposed annexation of this unplatted property into Sanger city limits.

My specific concerns regarding this high-density project—which proposes lot sizes as small as 40'x100' and 50'x100'—are outlined below:

- **Existing Water Infrastructure & Low Pressure:** Our area is already suffering from low water pressure and inconsistent service quality since high-density subdivisions began developing on FM 455 west of FM 1190. High-density lots like 40' and 50' fronts demand a massive, immediate spike in daily volume. I request a formal, independent Water Impact Study be conducted and made public before this item is voted on to prove whether Sanger's municipal wells and Upper Trinity purchased infrastructure can actually support this density without further degrading existing residents' utility rights.
- **Traffic Congestion and Safety on FM 1190:** FM 1190 is a narrow, rural road ill-equipped to handle the immense volume of traffic that a compressed master-planned community brings. We already experience significant noise and congestion at the bottleneck of FM 455 and FM 1190. Multiplying the neighborhood's population will severely worsen this public safety and property hazard.
- **Destruction of Agricultural and Rural Freedom:** Neighbors in this area purchased their land specifically for the "Ranch/Estate" lifestyle, investing capital based on the city's own long-term promise to keep this sector rural. Tightly packing low-quality, small-footprint tract housing in this space directly clashes with our agricultural freedom and the established quiet enjoyment of our properties.
- **Proliferation of Small, Low-Quality Housing Placed Out of Sight:** There is an alarming trend of approving small, high-density, low-quality plats on the fringes of the Extraterritorial Jurisdiction (ETJ). This feels like a strategic move to push lower-tier, cramped developments outside of the city core so they are "out of sight," while leaving existing rural residents to absorb the negative structural impact.
- **Lake Ray Roberts Protection Buffer:** This geographic area sits in close proximity to Lake Ray Roberts. The state and surrounding entities have historically recognized density limitations and permanent buffers to protect the natural character, watershed, and wildlife corridors of the lake area. Dropping thousands of micro-lots into this eco-sensitive zone ignores these broader regional conservation standards.

- **Exploitative Annexation and Non-Local "Cash Grab":** Because this land currently sits within the Denton County ETJ, it is protected from high-density zoning. This out-of-town development company is requesting annexation into Sanger for the sole purpose of rewriting the "Comprehensive Plan" and the Future Land Use Map from Ranch/Estate to Medium Residential. This is a clear, non-local cash grab by an entity with zero long-term investment in our community. They are attempting to manipulate city boundaries for a quick profit, completely disregarding the severe infrastructure, safety, and lifestyle impacts on the actual county residents who live here.
- **Long-Term Community Investment:** Homebuyers seeking micro-plats of 40'x100' are frequently looking for transitional or entry-level housing rather than long-term community placement. The high turnover typical of high-density starter developments means these transient residents will not have the same long-term interest or financial capacity to invest back into Sanger's rural communities, schools, and civic health as the established agricultural stakeholders do.

For these reasons, I urge the Planning & Zoning Commission and City Council to deny the FLUM amendment request and maintain the current Ranch/Estate Residential designation. Our infrastructure, safety, and community identity cannot afford this aggressive overdevelopment.

Thank you for your time and serious consideration.

Sincerely,

Molly Erwin

11154 FM 1190

Sanger, Texas

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Sanger, TX 76266

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Email: rhammonds@sangertexas.org

Project No: 26SANZON-0014

Please circle one: In favor of request

Opposed to request

Comments:

WE FAVOR ESTATE LOT SIZES (>2 ACRES)

Signature

Stacy W. McCollom

Printed Name

Stacy W. McCollom

Mailing Address

2557 Union H. H. Rd

City, State, Zip

Sanger TX 76266

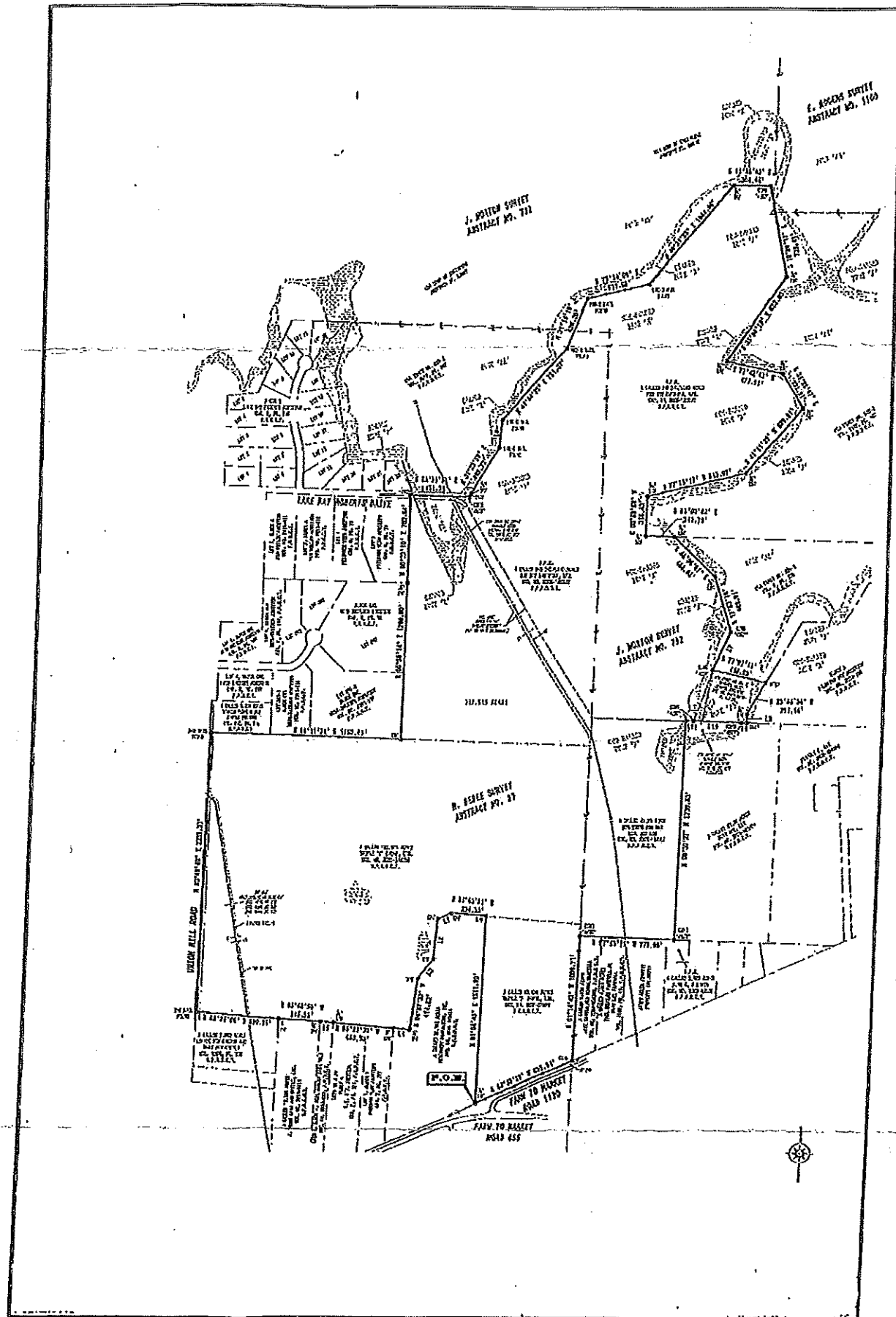
Phone Number

Email Address

Physical Address of Property within 200 feet

2557 Union H. H. Rd

Sanger TX 76266





September 3, 2026

Re: A request to zone approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792

Dear Property Owner:

You are receiving this letter because you own property that is within 200 feet of the above referenced property or own property that may be affected by this zoning request.

The Planning and Zoning Commission of Sanger, Texas will hold a public hearing on Monday, September 14, 2026, and City Council of the City of Sanger, Texas, will hold a public hearing on Monday, October 5, 2026, to consider a request to zone the following property Planned Development (PD) upon annexation into the corporate limits of the City of Sanger: 387 acres of land in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792.

The Planning and Zoning Commission public hearing will start at 6:00 p.m. and the City Council public hearing will start at 7:00 p.m. Both hearings will take place at the Historic Church Building, 403 N 7th Street, Sanger, Texas.

Any interested party may attend the public hearing to speak in favor of or in opposition to the proposed zoning.

For more information on this zoning application, please contact me at (940) 458-2059.

Ramie Hammonds
City of Sanger
Director of Development Services/Building Official

Response Form

26SANZON-0014

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Sanger, TX 76266

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Email: rhammonds@sangertexas.org

Project No: 26SANZON-0014

Please circle one: In favor of request

Opposed to request

Comments:

See attached

Signature

Dana Huckabee

Printed Name

Dana Huckabee

Mailing Address

319 Fallmeadow Drive

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

319 Fallmeadow Drive, Sanger, TX 76266

I live at 319 Fall Meadow Drive, off Union Hill Road. I'm not home grown but have lived at this residence since 1999.

I'm here tonight to formally oppose the proposed annexation and rezoning of 387 acres east of Union Hill Road, specifically the 387 acres of land in the R. Bebee Survey, A-29 and the J. Morton Survey, A-792. I urge this body to protect the integrity of our community and vote NO.

Sanger is growing, but growth must be responsible, sustainable, and consistent with the city's own rules. This proposal fails on all three counts.

First, it violates the Sanger Comprehensive Plan. The Plan explicitly designates the Union Hill Road corridor as Ranch and Estate Residential, meant to preserve our rural heritage, protect open space, and buffer against suburban sprawl. The Plan also directs new housing growth toward the existing city limits — not this corridor. A high-density, tract-home subdivision here undermines the city's own master vision and sets a dangerous precedent for every future rezoning request.

Second, our infrastructure cannot support this. FM 455 hasn't even been widened past the high school. Union Hill Road is a narrow, rural road with no shoulder and never engineered for the thousands of daily vehicle trips this development would generate. Approving this before an independent, comprehensive Traffic Impact Analysis is completed puts every driver on that road at risk.

Our current school campuses, Sanger police and fire department do not have the capacity to support this scale of growth.

We need real answers on water capacity, stormwater runoff, and wastewater impacts — including the risk of pollution and runoff into Lake Ray Roberts and Corps of Engineers land. Current Sanger taxpayers should not have to shoulder the financial and utility burden created by an outside developer's project.

Our ranching, rural, and agricultural lands are what define Sanger's character. Once they're paved over, they're gone for good.

HB 24, passed in 2025 with heavy backing from real estate developers, stripped neighborhoods of the supermajority protest vote we once relied on. That means the responsibility now rests entirely with the city council. They are elected to represent the citizens of Sanger — not the short-term profits of out-of-town developers.

Please honor the city's own master plan, protect our infrastructure, and recommend a vote of NO to the city council on this rezoning. Thank you.

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Email: rhammonds@sangertexas.org

Project No: 26SANZON-0014

Please circle one: In favor of request

Opposed to request

Comments:

See attached

Signature



Printed Name

Tracy Huckabee

Mailing Address

319 Fallmeadow Dr.

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

319 Fallmeadow Drive, Sanger, TX 76266

My name is Tracy Huckabee, and I live at 319 Fall Meadow Drive, off Union Hill Road. We build our home here in 1999 and have lived at this location since.

I'm here tonight to formally oppose the proposed annexation and rezoning of 387 acres east of Union Hill Road, specifically the 387 acres of land in the R. Bebee Survey, A-29 and the J. Morton Survey, A-792. I urge this body to protect the integrity of our community and vote NO.

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Please circle one: In favor of request

☒ Opposed to request

Comments:

We are opposed to zoning request account the proposed number of houses will be too dense. Also we are opposed to annexation by the city of Sanger.

Signature

Frederick A. Brule

Gina Brule

Printed Name

Frederick A. Brule

Gina Brule

Mailing Address

2639 Union Hill Rd.

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

2639 Union Hill Rd. Sanger

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Did Not receive this
notice until Tuesday
Sept. 8, 2026

Project No: 26SANZON-0014

Please circle one: In favor of request

Opposed to request

Comments:

It has always been my impression the closer to Lake Ray Roberts
and LRR core property the larger the lot size would be.
The amount of traffic this project would bring would make Union Hill Rd

Signature

Marsha R. Higgs

the absolute mess

Printed Name

Marsha R. Higgs

Marion Rd. is Today.

Mailing Address

2497 Union Hill Rd.

Please give thought

City, State, Zip

Sanger, TX, 76266

to people that have

Phone Number

followed LRR

Email Address

Land-Use Ordinance
Rules and Regulations.

Physical Address of Property within 200 feet

Same

AG 10+ Acres

R-5 5 Acres

R-4 4 Acres

R-3 3 Acres

R-2 2 Acres

R-1 1 Acre

PD 1 Acre

RC 1 Acre



Would like to know what part of this 387 Acres
is in the Sanger ETJ

And what part is in the ^{Denton County} LRR Planning & Zoning

Have always thought the reason for the
^{Sanger} ETJ was to keep other cities from taking in
the land. Not to override LRR P+Z.

And the Denton County LRR Planning & Zoning
was to keep land backing up to LRR
and core of engineers ~~prop.~~ prop. To be larger lots.
Acreage

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Opposed to request

Comments:

Our neighborhood and the surrounding area have a unique rural character that should be carefully protected. The existing homes' spacious lots provide open space, privacy and a lower-density environment that is appropriate for an area bordering the lake. Not higher-density residential neighborhoods!

Signature

B. Bell Wendy Bell

Printed Name

Brian Bell Wendy Bell

Mailing Address

2329 Union Hill Rd.

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

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2329 Union Hill Rd.
Sanger, TX 76266

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Please circle one: In favor of request

Opposed to request

Comments:

① This proposed annexation is an attempt to go around Lake Ray Roberts Zoning & City of Sanger 2040 plan for this property. ② This notice went out late, on 9/3 instead of 8/25 as posted on Sanger's own 2026 Schedule. ③ If this annex goes through, this plan would violate the MD zoning that is labeled as Sanger's definition of MD is 7=7,150 sq ft. This plan violates that minimum 67% of the time. Request denial of Annexation & if annexation is approved, stick to Ranch Estate lot requirements.

Signature

Printed Name

Troy L. Vaughn

Mailing Address

480 Muir Rd.

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

480 Muir Rd., Sanger TX 76266