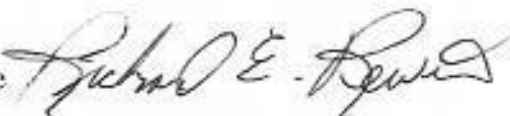


Please circle one: Opposed to request

Comments: The letter we received does not tell us the purpose for the light industrial park – we don't know what type of business/es are planned for that area.

1. Marion Road cannot handle the additional traffic that would be created, especially from heavy trucks. There is already increased traffic on Marion Road due to vehicles bypassing the stop lights and road construction in Sanger. Marion road is currently deteriorating and will continue to worsen with increased traffic.
2. Why not use the current industrial park that has been designated along the northbound frontage road north of Sanger? There are buildings setting vacant and there are For Sale signs posted already designated 'Industrial.'
3. More information in the letter would have been helpful so we're not left to wonder what the plans are for the industrial park. It's impossible to make an informed decision without information.

Signature



Printed Name Richard Lewis

Mailing Address 4215 Baccarat Lane

City, State, Zip Sanger, TX 76266-1761

Phone Number

Email Address.

Physical Address of Property within 200 feet 4215 Baccarat Lane, Sanger, TX 76266

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

Please circle one: In favor of request

Opposed to request

Comments:

Concerns with traffic congestion, deterioration of our streets, sidewalks & utilities. Decline in property and home value.

Signature

Montserrat Muzaurieta

Printed Name

Montserrat Muzaurieta

Mailing Address

4209 Liga Ln

City, State, Zip

Sanger TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

Response Form
26SANZON-0016
Property ID: 59829

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Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 26SANZON-0016/Property ID: 59829

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

Comments:

See attached

Signature

T. Soprenok

Printed Name

Theodore Soprenok

Mailing Address

9800 Georgia Ave

City, State, Zip

Denton, TX, 76207

Phone Number

Email Address

Physical Address of Property within 200 feet

4823 Enclave Dr

September 2, 2026

Regarding the A0029A R. BEEBE, TR 107 property rezoning to light industrial of 202.45 acres in Sanger Texas.

Dear sir,

A light-industrial area immediately adjacent to residential housing would generally create **downward pressure on the value of the closest homes**. My home at 4823 Enclave Dr. Is at the Southern border of the proposed zoning change.

Once zoned for light industrial, there will be no control over who, what, and how business is to be conducted within the planned zone. Any and all of the following are possible from warehouses with moderate to heavy truck traffic, loading docks facing homes, outdoor storage containers, noise, lights, odors, and operations 24/7

Additionally, manufacturing, assembly, fabrication, warehousing, wholesaling and service operations are within the scope of Light Industrial zones.

- **Buyer perception** — The backs of residential housing to industrial zones can shrink the pool of prospective buyers.
- **Insurance/financing perception** — can create additional buyer concerns, such as, difficulty in securing a mortgage loan.

I AM NOT IN FAVOR OF THE ZONING CHANGE TO LIGHT INDUSTRIAL.

Regards



Ted and Sonia Soprenuk
972-691-8970
mrmiata3@gmail.com

RESPONSE FORM
265ANTON-0915
PROPERTY ID: 59829

In order for your request to be processed, please complete and mail this form to:

San Antonio San Jose Department
Attn: Ramon Hernandez
P.O. Box 2779
San Jose, CA 95126

For more information, please call:
Phone: (408) 287-1234

Property ID: 265ANTON-0915 Property ID: 59829

Please check one: ☐ Subject to request

☒ Subject to request

Comments: 265 19025 is the area left inside
field 19025, some part of tracks are
a Red Stone, maybe has a 25 foot length.

Red Stone
Red Stone

4203 2100 LA

50001 4K 75265

[Redacted]

[Redacted]

San Jose Department 265

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

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

Comments:

I sent an email previously.

*We need additional information as related to how this affects
our residential community, we need to know what the plans are.*

Signature

Printed Name

Willie Patterson + Poppy Patterson

Mailing Address

4803 Enclave Sanger Tx 76266

City, State, Zip

Sanger Tx 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

4803 Enclave Sanger Tx 76266

Project No. 26-SANZON-0016/Property ID: 59829

From Lisa Hall

Date Wed 9/9/2026 12:35 PM

To Ramie Hammonds <RHammonds@sangertexas.org>

Dear Ramie,

I am writing to formally enter my opposition to the proposed rezoning from Planned Development to Light Industrial. As residents and stakeholders, I urge the City to deny this request based on its direct contradiction to Sanger's adopted development goals and the severe, unmitigable impacts it will impose on the surrounding residential community.

Sanger's official economic development goals explicitly prioritize creating a community desired by citizens—one where families can thrive and maintain a healthy lifestyle. Approving a Light Industrial designation immediately adjacent to an established residential neighborhood is completely misaligned with the City's own stated direction. This proposal trades long-term community well-being and family-centric growth for incompatible industrial expansion.

The local street network and existing infrastructure are not engineered to sustain the weight, volume, or turning radii of heavy commercial trucks. Forcing industrial traffic onto these specific residential corridors creates immediate safety hazards. Of critical concern is pedestrian safety: because of changing school transit boundaries, neighborhood children in this area can no longer ride the school bus and must walk or bike. Introducing heavy vehicle traffic directly compromises the safety of our community's youth.

Introducing industrial operations next to homes creates significant environmental risks:

- **Air Quality:** Increased emissions and particulate matter from industrial processes and heavy machinery will directly impact public health. This poses an immediate threat to vulnerable populations, including our elderly residents and children with pre-existing respiratory conditions like asthma.
- **Hazardous Materials:** Light industrial zoning permits the storage and handling of chemical agents and flammable materials, introducing an unnecessary risk of spills, leaks, or localized environmental contamination near homes.

Residential areas require quiet enjoyment, particularly during evening hours. Light industrial zoning permits nighttime work activities, heavy machinery operation, and constant large-vehicle movement. This will generate disruptive, low-frequency noise and ambient vibrations. Furthermore, high-intensity overnight security lighting will cause severe light trespass into nearby homes, degrading sleep quality and overall quality of life.

The transition from a natural, scenic view to an industrial complex—characterized by large warehouse walls, outdoor loading bays, and commercial signage—creates a severe visual blight. This degradation of neighborhood aesthetics, combined with the compounding factors of noise, exhaust, and commercial traffic, will directly stagnate or depress residential property values, undermining the financial security of Sanger homeowners.

A change from Planned Development to Light Industrial is a permanent decision that fundamentally alters the safety, health, and character of a neighborhood. I request that the Planning and Zoning Commission and City Council uphold Sanger's commitment to healthy family living and deny this rezoning request.

Respectfully,
Lisa R. Hall

See attachment

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

Please circle one: In favor of request

Opposed to request

Comments:

Signature

Lisa R. Hall

Printed Name

Lisa R. Hall

Mailing Address

4204 Kristoff Ln

City, State, Zip

Sanger, TX 76266

Phone Number

Address

Address of Property within 200 feet

Same as above

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

Please circle one: In favor of request

☒ Opposed to request

Comments:

I was not opposed when they were discussing building houses across from us, but we have way too much commercial bordering us as it is.

Signature

Sabrina McQuiston Jerry McQuiston

Printed Name

Sabrina McQuiston / Jerry McQuiston

Mailing Address

3428 Lois Rd East

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

Please circle one: In favor of request

Opposed to request

Comments:

I oppose the proposed industrial zoning because this property is directly
behind my home and adjacent to an established residential neighborhood. I am
concerned about increased noise, traffic, drainage, & overall impact on our quality of life &
Property values. Please deny the proposed zoning change.

Signature

S. Kaetzer

Printed Name

Sydney Kaetzer

Mailing Address

4809 Enclave Dr. Sanger, TX 76266

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

4809 Enclave Dr. Sanger, TX 76266

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

Please circle one: In favor of request Opposed to request

Comments:

I do not want any rezoning
changes without plans presented
as to what will go there.

Signature

Bobbi J. Winczewski

Printed Name

Bobbi J Winczewski

Mailing Address

4208 Liga Ln

City, State, Zip

Sanger TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

Same as above

Please see attached

Response Form
26SANZON-0016
Property ID: 59829

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-0016/**Property ID:** 59829

Please circle one: In favor of request

Opposed to request

Comments:

1st step to Sanger allowing a Data Center
I am opposed to that.
Increased traffic of both cars

& semis on Marion to access site;
Neighborhood views permanently altered
& increased noise,
pollution &

Signature

Jennifer Coultts

Printed Name

Jennifer A. Coultts

Mailing Address

4210 Kristoff Ln.

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

4210 Kristoff Ln.
Sanger TX 76266

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

Please circle one: In favor of request

☒ Opposed to request

Comments:

Signature

Brandi Tallent



Printed Name

Brandi Tallent

Clinton Tallent

Mailing Address

4205 Kristoff Lane

City, State, Zip

Sanger, Tx 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

Same

We are writing to formally enter our opposition to the proposed rezoning from Planned Development to Light Industrial. As residents and stakeholders, we urge the City to deny this request based on its direct contradiction to Sanger's adopted development goals and the severe, unmitigable impacts it will impose on the surrounding residential community.

Sanger's official economic development goals explicitly prioritize creating a community desired by citizens—one where families can thrive and maintain a healthy lifestyle. Approving a Light Industrial designation immediately adjacent to an established residential neighborhood is completely misaligned with the City's own stated direction. This proposal trades long-term community well-being and family-centric growth for incompatible industrial expansion.

The local street network and existing infrastructure are not engineered to sustain the weight, volume, or turning radii of heavy commercial trucks. Forcing industrial traffic onto these specific residential corridors creates immediate safety hazards. Of critical concern is pedestrian safety: because of changing school transit boundaries, neighborhood children in this area can no longer ride the school bus and must walk or bike. Introducing heavy vehicle traffic directly compromises the safety of our community's youth.

Introducing industrial operations next to homes creates significant environmental risks:

- **Air Quality:** Increased emissions and particulate matter from industrial processes and heavy machinery will directly impact public health. This poses an immediate threat to vulnerable populations, including our elderly residents and children with pre-existing respiratory conditions like asthma.
- **Hazardous Materials:** Light industrial zoning permits the storage and handling of chemical agents and flammable materials, introducing an unnecessary risk of spills, leaks, or localized environmental contamination near homes.

Residential areas require quiet enjoyment, particularly during evening hours. Light industrial zoning permits nighttime work activities, heavy machinery operation, and constant large-vehicle movement. This will generate disruptive, low-frequency noise and ambient vibrations. Furthermore, high-intensity overnight security lighting will cause severe light trespass into nearby homes, degrading sleep quality and overall quality of life.

The transition from a natural, scenic view to an industrial complex—characterized by large warehouse walls, outdoor loading bays, and commercial signage—creates a severe visual blight. This degradation of neighborhood aesthetics, combined with the compounding factors of noise, exhaust, and commercial traffic, will directly stagnate or depress residential property values, undermining the financial security of Sanger homeowners.

A change from Planned Development to Light Industrial is a permanent decision that fundamentally alters the safety, health, and character of a neighborhood. We request that the Planning and Zoning Commission and City Council uphold Sanger's commitment to healthy family living and deny this rezoning request.

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

Please circle one: In favor of request

Opposed to request

Comments:

The proposed zoning of "industrial" abuts my residential property. My house is located 25 ft from the fence and industrial zoning allows a 100ft tall building to be located 50ft from my property line.

Signature

Linda Ratliff

Printed Name

LINDA RATLIFF

Mailing Address

4721 Enclave Dr

City, State, Zip

Sanger TX

Phone Number

Email Address

Physical Address of Property within 200 feet

4721 Enclave Dr, Sanger

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

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

Comments:

Do not want ANY industrial
buildings within 200 ft of my home!

Signature

Printed Name

Michael Ascheal

Mailing Address

4817 Enclave Dr

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

4817 Enclave Dr.

Sanger, TX 76266

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

Please circle one: In favor of request

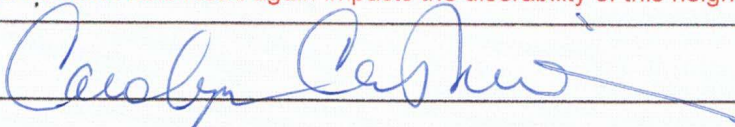
Opposed to request

Comments:

Changing the existing zoning to Industrial would be very detrimental to the homes that back up to this property. It would impact Property values in a very negative way. There is an existing street, Imperial Drive between Phase 6 & 7, with the intention being able to access this property for additional homes in the future.

In addition, adding industrial and commercial traffic coming thru a residential neighborhood at Imperail Drive or even adding additional large trucks to Lois Road again impacts the diserability of this neighborhood and existing streets.

Signature



Printed Name Carolyn Cashion

Mailing Address PO Box 1025

City, State, Zip Pilot Point, TX 76258

Phone Number

Email Address

Physical Address of Property within 200 feet Lot's 4801 Enclave, 4719 Enclave, 4703 Enclave and the existing houses at 4713 Enclave, 4705 Enclave and 4701 Enclave

Vote- project no 26sanzon-0016

From Cheramie Curtis <cheramie@bycheramie.com>
Date Mon 9/14/2026 12:13 PM
To Ramie Hammonds <RHammonds@sangertexas.org>

Please see attached.
If you need anything additional please let me know.

Cheramie Curtis

26SANZON-0016

Property ID: 59829

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

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-0016/Property ID: 59829

Please circle one: In favor of request

Opposed to request

Comments:

Signature

Printed Name

Mailing Address

City, State, Zip

Phone Number

[Handwritten Signature]

Cheramic Curtis

4717 Enclave Dr.

Sanger TX

[Redacted Phone Number]

Email Address

Physical Address of Property within 200 feet

4717 Endeavor Dr
Sanger TX

Response Form
26SANZON-0016
Property ID: 59829

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

You may also email a copy to:

Email: rhammonds@sangertexas.org

Please read cover letter.

Project No: 26SANZON-0016/Property ID: 59829

Please circle one: In favor of request

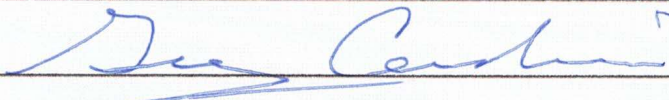
Opposed to request

Comments:

~~Changing the existing zoning to Industrial would be very detrimental to the homes that back up to this property. It would impact Property values in a very negative way. There is an existing street, Imperial Drive between Phase 6 & 7, with the intention being able to access this property for additional homes in the future.~~

~~In addition, adding industrial and commercial traffic coming thru a residential neighborhood at Imperail Drive or even adding additional large trucks to Lois Road again impacts the diserability of this neighborhood and existing streets.~~

Signature



Printed Name

Greg Cashion

Mailing Address

PO Box 1025

City, State, Zip

Pilot Point, TX 76258

Phone Number

Email Address

Physical Address of Property within 200 feet ~~Lot's 4801 Enclave, 4719 Enclave, 4703 Enclave and the existing houses at 4713 Enclave, 4705 Enclave and 4701 Enclave~~

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

Please circle one: In favor of request

Opposed to request

Comments:

Please see attachment.

Signature

Daisy Ferguson

Printed Name Daisy Ferguson

Mailing Address 4701 Enclave Dr

City, State, Zip Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

4701 Enclave Dr, Sanger, TX 76266

To: City of Sanger Planning and Zoning Commission and City Council

Re: Opposition to Proposed Zoning Change Adjacent to Enclave Drive

Dear Members of the Planning and Zoning Commission and City Council:

I am writing to respectfully but strongly oppose the proposed zoning change that would allow the property adjacent to Enclave Drive to be developed for industrial use.

This proposed change would have a significant and lasting impact on the existing Enclave Drive neighborhood, current homeowners, future homeowners, and the remaining residential development in Phase 6B.

Impact on the Remaining Residential Lots

Ultra Homes currently has **18 lots remaining out of the 72 lots in Phase 6B** to sell. Allowing industrial development immediately adjacent to this residential community could make it substantially more difficult for Ultra Homes to market and sell these remaining residential lots.

Potential homebuyers understandably consider the surrounding land uses when deciding where to purchase a home. The prospect of living directly next to an industrial development—with the associated truck traffic, noise, lighting, activity, and other impacts—could make these residential lots significantly less attractive than they would be if the adjacent property were developed as residential.

This could negatively affect not only Ultra Homes' ability to sell the remaining lots, but also the long-term desirability and value of the neighborhood for homeowners who have already invested in their properties.

Increased Traffic and Congestion on Lois Road

Another major concern is the impact that industrial development would have on **Lois Road**.

Industrial development typically generates substantially more heavy truck and commercial traffic than residential development. Increased numbers of large trucks, delivery vehicles, employee vehicles, and other industrial traffic could create additional congestion on Lois Road, particularly as the surrounding area continues to grow.

This additional traffic could create:

- Increased congestion and longer travel times for residents.
- Greater potential for traffic accidents involving residents, pedestrians, and children.
- Increased truck traffic immediately adjacent to a residential community.
- Additional wear and tear on local roads.
- Increased noise from trucks, deliveries, loading and unloading, and industrial activity.
- Increased traffic during hours when residents are commuting to and from work or school.

The City should consider not only the immediate traffic generated by the proposed development, but also the cumulative impact of additional industrial development that could follow in the surrounding area.

Quality-of-Life Impacts on Existing Residents

Industrial development next to an established residential neighborhood can introduce numerous impacts that residents would experience on a daily basis.

These may include **noise, truck traffic, dust, air emissions, odors, nighttime lighting, vibration, increased activity, and visual impacts**. Depending on the type and intensity of industrial operations ultimately established on the property, residents could also experience early-morning or late-night activity, loading and unloading operations, outdoor storage, security lighting, and other activities that are inconsistent with the quiet residential environment they currently enjoy.

The proximity of industrial uses to homes could also reduce privacy and create a less desirable environment for families who currently live in the subdivision.

Residents purchased homes in this community with the expectation of living in a residential neighborhood—not next to an industrial corridor.

Protecting Existing Homeowners and Responsible Development

I understand that Sanger is growing and that the City must consider opportunities for economic and industrial development. However, growth should be planned in a way that appropriately separates incompatible land uses and protects existing neighborhoods.

Industrial development and residential development can both have a place in a growing community, but locating intensive industrial uses directly adjacent to homes creates a conflict between two very different uses.

Once an industrial development is established next to a residential neighborhood, the impacts on existing homeowners cannot easily be reversed. The decision made through this zoning change could affect residents for decades.

For these reasons, I respectfully request that the City of Sanger **deny the proposed zoning change to industrial use** and preserve the property for a use that is compatible with the existing residential neighborhood and the expectations that were established with Enclave Drive homeowners.

At a minimum, I ask the City to fully evaluate the effects on **Lois Road traffic and congestion, pedestrian and traffic safety, noise, lighting, air quality, dust, property values, neighborhood character, and the quality of life of existing residents** before considering approval of an industrial zoning designation.

The residents of Enclave Drive have invested their homes, finances, and futures in this community. Their interests and the long-term character of the neighborhood deserve careful consideration before allowing an incompatible industrial use to be placed directly next to their homes.

Thank you for your time and consideration. I respectfully ask that you listen to the concerns of the residents who will live with the consequences of this decision every day and **deny the proposed zoning change**.

Sincerely,

Daisy Ferguson/Ultra Homes
4701 Enclave Dr.
Sanger, Texas

Response Form
26SANZON-0016
Property ID: 59829

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-0016/Property ID: 59829

Please circle one: In favor of request

Opposed to request

Comments:

Signature

Hank and Page Cooper

Printed Name

Hank and Page Cooper

Mailing Address

PO Box 756

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

11619 Marion Rd.