

Letter of Intent Rezoning Application

City of Sanger Development Services
201 Bolivar Street
Sanger, TX 76266
January 5th, 2026

To Whom It May Concern,

This letter is submitted in support of a request to rezone the subject property from Agricultural (AG) to Regional Commercial (RC) for the proposed development located at the intersection of Interstate Highway 35 and Belz Road in Sanger, Texas. The subject property consists of approximately 30.83 acres and is part of the following legal description: A1241A Tierwester, Tract 4 (Part), 89.6208 Acres, Old DCAD Sheet 6, Tract 10. The subject property is generally undeveloped, save one building and consists of a cleared site with no existing tree cover. An existing gravel road runs through the middle of the property with fencing located along the roadway. Overhead electric lines are located along the perimeter of the site.

The property is currently zoned Agricultural and the requested rezoning to Regional Commercial is intended to allow a proposed development consistent with the permitted uses and development standards within that zoning district.

The rezoning request is justified by the site's location and long-term planning context. The property is situated along Interstate Highway 35 within a prominent commercial corridor and is designated as Regional Commercial on the City of Sanger's Future Land Use Plan. Rezoning the site to Regional Commercial will align the zoning designation with the adopted Future Land Use Plan and support logical, orderly growth in this area of the city.

Granting the rezoning request will allow the proposed site plan to move forward in compliance with zoning regulations and permitted uses, while maintaining consistency with the City's long-range planning objectives. For these reasons, the requested rezoning represents a reasonable and appropriate adjustment that aligns zoning, land use policy, and the site's development potential.



For any questions or concerns please contact Lane Spann or Matthew T. Smith.

A handwritten signature in black ink, appearing to read "Lane Spann".

Lane Spann, Project Manager
lspann@manhard.com, (972) 972-4275

A handwritten signature in blue ink, appearing to read "Matthew T. Smith".

Matthew T. Smith, P.E., Project Manager
msmith@manhard.com, (972) 972-4273

Jan 5, 2026

Date

Jan 5, 2026

Date