

# Response Form

24SANZON-0047

Sanger Town North – Rezoning PD

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](mailto:rhammonds@sangertexas.org)

**Project No:** 24SANZON-0047/ PD


**Please circle one:** In favor of request

Opposed to request

**Comments:**

(Attached in email.)

**Signature**



**Printed Name**

PecOS Fulfer

Stacie Fulfer

**Mailing Address**

4711 Joshua Dr.

**City, State, Zip**

Sanger, TX, 76266

**Phone Number**

817-994-7669

**Email Address**

PecOS444@gmail.com

**Physical Address of Property within 200 feet**

4711 Joshua Dr, Sanger TX 76266

**To: Members of the Sanger Town Council and Development Services Department**  
**Subject: Opposition to the Proposed Zoning Change of 133 Acres from Agricultural to Planned Development**

Dear Members of the Sanger Town Council and the Development Services Department,

I write to you as a deeply concerned citizen of Sanger, Texas, regarding the proposed zoning change of 133 acres of agricultural land located between our neighborhood and the local high school. This parcel is one of the last remaining natural landscapes in our community, featuring a flourishing greenbelt rich with trees and native wildlife. The development proposal to convert this area into a planned residential or multifamily housing community presents numerous legal, ethical, environmental, and logistical challenges. Below, I outline the primary issues that warrant your reconsideration of this proposal.

The parcel in question is a thriving greenbelt that serves as a habitat for native wildlife. Its destruction would:

- **Violate the Migratory Bird Treaty Act (MBTA):** This federal law prohibits the taking, killing, or disturbance of migratory birds or their nests. A thorough environmental impact assessment (EIA) must be conducted to determine whether any federally protected species are present on this land.
- **Trigger Environmental Protection Agency (EPA) Action:** If any part of the land includes federally protected wetlands or waterways, EPA permits under Section 404 of the Clean Water Act may be required. Failure to obtain these permits can result in significant fines or litigation.
- **Harm the Greenbelt Ecosystem:** The greenbelt provides critical ecosystem services, including carbon sequestration, water filtration, and erosion control. Its destruction may also violate state or local ordinances related to environmental preservation.
- **Exacerbate Flood Risks:** This area is a known flood zone that frequently experiences significant water accumulation. Building on this land would increase impervious surfaces, reducing natural water absorption and exacerbating flooding issues for nearby properties, including my own neighborhood.
- **Disrupt Adjacent Greenbelt Areas:** Development must not occur directly adjacent to the greenbelt on the other side of the property. Encroaching upon this area would have devastating consequences for wildlife, increasing habitat fragmentation and likely leading to population declines of various species. Additionally, encroachment raises legal risks

related to environmental protections, including habitat conservation requirements under state and federal law.

The proposed development would dramatically increase the population density in the immediate area, creating significant logistical and safety concerns:

- **Traffic Congestion:** With the land situated between a residential neighborhood and a high school, the influx of vehicles from new homes or multifamily units will exacerbate rush-hour traffic, creating hazardous conditions for students commuting to and from school.
- **Emergency Services:** Sanger will need to hire additional police officers and firefighters to manage the increased demand. This expansion of public services will incur ongoing costs for the town, including salaries, training, equipment, and facilities.
- **School Overcrowding:** New families in the area could overburden local schools, leading to larger class sizes and decreased educational quality.

The proximity of this development to the high school poses serious risks:

- **Pedestrian Safety:** Increased traffic heightens the likelihood of accidents involving students walking to and from school.
- **Criminal Activity:** Denser populations and multifamily housing can sometimes correlate with an uptick in crime, necessitating proactive planning by law enforcement.

Developing this land may initially increase tax revenues, but the long-term costs could outweigh these benefits:

- **Utility Infrastructure:** Extending water, sewer, and electrical services to the development will require significant investment and could lead to higher utility rates for current residents.
- **Property Value Impact:** The addition of multifamily housing may lower the property values of existing homes in nearby neighborhoods.
- Rezoning this land for planned development would irreparably harm Sanger's environment, overwhelm local infrastructure, and jeopardize the safety and quality of life for its residents. I urge the council to consider the legal and ethical challenges presented by this proposal and prioritize sustainable development that preserves the character and integrity of our town.

Thank you for your time and careful consideration.

**Sincerely,**  
Pecos & Stacie Fulfer

4711 Joshua Dr.  
Sanger, TX  
Pecos444@gmail.com  
(817) 994-7669