

March 19, 2026

Zoning Board of Adjustment
City of Sanger – Department of Development Services
201 Bolivar Street / PO Box 1729
Sanger, TX 76266

Re: Letter of Intent – Variance Request for Duke Rentals

Dear Members of the Zoning Board of Adjustment:

Property Description

This letter of intent is submitted on behalf of Duke Rentals in connection with a variance application for the subject property located at 180 E Chapman Drive, Sanger, TX 76266, legally described as Lots 1 and 2, Block A, Classic Addition. The applicant requests that the Board of Adjustment consider the following variance to the City's Zoning Ordinance.

Requested Variance

Duke Rentals respectfully requests a variance to the surface material requirement for lot coverage. Specifically, the applicant requests that a minimum of eight (8) inches of compacted crushed concrete base be approved as an acceptable alternative to the currently required asphalt or concrete paving surface. Duke Rentals intends to install the maximum lot coverage permitted by the City under this variance approval.

Justification and Variance Criteria

Duke Rentals submits that this request satisfies the criteria established by the Sanger Zoning Ordinance for the granting of a variance, as outlined below:

- 1. Special Conditions Peculiar to the Property.** The cost of full asphalt or concrete paving across the entirety of the proposed lot coverage area presents a difficulty that is not common to similarly situated properties in this area. The financial burden of traditional hard-surface paving, at the scale of maximum lot coverage. Creates a condition that would effectively prevent any economically viable development of this particular site.
- 2. Deprivation of Rights Enjoyed by Others.** Strict application of the paving requirement would deprive Duke Rentals of rights and opportunities commonly enjoyed by comparable operations and properties in the same zoning district. Without this variance, Duke Rentals will be unable to move forward with the development of this site entirely, precluding a beneficial use that would otherwise be consistent with the district.
- 3. Conditions Not of the Applicant's Making.** The cost and feasibility constraints associated with full asphalt or concrete paving are a function of current material and construction market conditions, not the result of any action by the applicant.


- 4. No Special Privilege Conferred.** Approving a crushed concrete base as an alternative surface does not confer any special privilege upon Duke Rentals. Crushed concrete base material, when installed at a minimum depth of eight (8) inches and properly compacted, provides a stable and durable surface appropriate for the intended use. This variance would simply allow a functionally comparable alternative surface material.

About Duke Rentals

Duke Rentals is committed to operating in a first-class manner. The company maintains a fleet of new, modern equipment and upholds high standards of professionalism and site appearance. The proposed location will employ between eight (8) and twelve (12) employees, providing meaningful employment and economic contribution to the Sanger community. Duke Rentals takes pride in presenting well-maintained, orderly facilities and expects this site to reflect that commitment.

Duke Rentals appreciates the Board's time and consideration of this variance request. We believe the proposed crushed concrete base surface, at a minimum depth of eight (8) inches, is a responsible and practical solution that meets the functional intent of the City's paving standards. We look forward to the opportunity to present this request at the public hearing and to answer any questions the Board may have.

Sincerely,

DocuSigned by:

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Duke Rentals