



# Letter of Intent

Date: 7/16/2

Regarding: Sanger Town Center South Planned Development PD)

Site Description: Approximately 24.13 +/- acres that consist of Tracts 64B, 64B(1), 64B(2), 64B(3), 64B(4) and 148 located in Abstract A0029A, Survey R. Beebe in the City of Sanger, Denton County Texas. The site is located on the south side of East Chapman Drive (FM 455) and bi-sected by Sable Creek Blvd.

Current Zoning – A (Agricultural)

Denton CAD Property ID numbers – 1070049 and 268495

Dear City of Sanger,

The intention of this planned development is to allow for the development of non-residential uses Neighborhood Commercial District (NC), Regional Commercial District (RC) and Industrial District (I) as listed in the City of Sanger Ordinance 06-12-25, dated June 16, 2025. This PD application follows closely to the City of Sanger's Land Use Map.

A great deal of thought has gone into the planning of this PD. Good planning should always consider the contextual nature of a property. And in the context of the Land Use Map and Thoroughfare Plan and the dense adjoining developments and the proximity of the large school population.

Please see the proposed PD Plan document and exhibits for further information

## IN SUMMARY

- 1. This plan puts in place a major commercial commerce center for the city.**
- 2. This plan fulfills the intent of Sanger's long-standing Land Use Plan**
- 3. T is plan puts into place substantial infrastructure for development with out the need for for municipal assistance**