



## LETTER OF INTENT

### SANGER PRESERVE – ZONING APPLICATION

ADDRESS: 801, 803, 805 SOUTH 5<sup>TH</sup> STREET, SANGER, TX

MAY 17, 2022

PD-PLANNED DEVELOPMENT MULTI-FAMILY 2 (MF-2) AND BUSINESS 2 (B-2)

This Letter of Intent is presented as required and shall be used to identify all information required by the City for this rezoning request.

This letter includes the following as a part of the rezoning application:

A. Metes and Bounds Description - Attached as part of this application is a metes and bounds description – see attached exhibit (Exhibit “A”).

Included is a description of the overall property as a site plan exhibit (Exhibit "B"), which graphically identifies the property and provides bearings and distances as provided in Exhibit "A".

Also, to provide further detailed information and the purpose of the request to build both B-2 and MF-2, is a project summary (Exhibit “C”). The intent is to provide much needed Retail / Office space, as well as address the dramatic need for new housing in Sanger. Included are renderings which reflect the desire of the developer to add value and provide a desirable property for the City of Sanger.

8. The current zoning for the property is Agriculture, Ag-1.

C. The application requests the following changes to the current zoning. There will be 2 distinct zoning areas as part of a PD (Planned Development). These changes are as follows:

1. Revise the zoning of approximately 3.27 acres to B-2 (Business), with immediate access to and fronting 801, 803, 805 South 5<sup>th</sup> Street.
2. Revise the zoning of approximately 8.74 acres to MF-2 (Multifamily).
3. Request approval of a Conceptual Plan for both the B-2 and MF-2 project. PD Development Standards will be adhered to.

D. The existing condition of the property within the requested area is undeveloped and vacant. Very few trees are scattered throughout the property.

E. The re-zonings and Conceptual Plan requests, once approved by the City of Sanger,

will allow for the development of the Sanger Preserve development. The zoning allows for 20-units per acre and the PD proposal is equal to or less than this maximum.

The streets and necessary parking requirements for both the B-2 and MF-2 will be per Section 19.4 (Parking Regulations) of the City Ordinance. Access for the B-2 will and site layout will allow for appropriate traffic flow.

F. CONTACT INFORMATION:

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