



July 17, 2024

Ms. Ramie Hammonds
City of Sanger
PO BOX 1729
Sanger, TX 76266

Re: BOA Parking Variance – Malouf Commercial Phase 1
Chapman and IH 35
Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for a landscape variance for the phase 1 commercial development located on the Northwest corner of Chapman and IH 35. The Sanger development code requires 20% of site area to be landscape. Based on the current site plans which matches the approved PD zoning site plan, we currently have 13% landscape provided. We feel this deviation is in line with the approved PD zoning exhibits. One element that impacts our ability to meet the 20% landscape requirement is the detention pond service our development is offsite and thus not counted in our calculations. We are requesting a variance to support our site plan with 13% landscape as shown.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky, P.E.