

Response Form
26SANZON-0016
Property ID: 59829

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

Project No: 26SANZON-0016/Property ID: 59829

Please circle one: In favor of request ☒ Opposed to request

Comments:

See attached

Signature

T. Soprenok

Printed Name

Theodore Soprenok

Mailing Address

9800 Georgia Ave

City, State, Zip

Denton, TX, 76207

Phone Number

972-691-8970

Email Address

mtm1a3@gmail.com

Physical Address of Property within 200 feet

4823 Enclave Dr

September 2, 2026

Regarding the A0029A R. BEEBE, TR 107 property rezoning to light industrial of 202.45 acres in Sanger Texas.

Dear sir,

A light-industrial area immediately adjacent to residential housing would generally create **downward pressure on the value of the closest homes**. My home at 4823 Enclave Dr. Is at the Southern border of the proposed zoning change.

Once zoned for light industrial, there will be no control over who, what, and how business is to be conducted within the planned zone. Any and all of the following are possible from warehouses with moderate to heavy truck traffic, loading docks facing homes, outdoor storage containers, noise, lights, odors, and operations 24/7

Additionally, manufacturing, assembly, fabrication, warehousing, wholesaling and service operations are within the scope of Light Industrial zones.

- **Buyer perception** — The backs of residential housing to industrial zones can shrink the pool of prospective buyers.
- **Insurance/financing perception** — can create additional buyer concerns, such as, difficulty in securing a mortgage loan.

I AM NOT IN FAVOR OF THE ZONING CHANGE TO LIGHT INDUSTRIAL.

Regards



Ted and Sonia Soprenuk
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