



August 5, 2026

Ramie Hammonds
Director of Development Services
City of Sanger
502 Elm Street
Sanger, TX 76266

**Sanger 202 Industrial – 202-Ac Industrial Development
Letter of Intent
Sanger, Texas**

Ramie:

The subject property consists of 202.45 acres located south of Lois Road East, east of the Burlington Northern Santa Fe (BNSF) Railroad, and north of Enclave Drive in the City of Sanger, Texas (DCAD Property ID 59829). The existing site is undeveloped with no existing structures, few trees, and three ponds, and is adjacent to the BNSF railroad. Please see attached metes and bounds legal description as part of this zoning application submittal. Per the 2019 City of Sanger Zoning Map, the property was previously zoned Agricultural (A). Furthermore, the City's Future Land Use Plan, adopted on April 4, 2022, designated the property as Light Industrial (I-1), reflecting the city's long-term vision for industrial development in this area. In late 2024 and early 2025, the City of Sanger, via Planning & Zoning Commission and City Council, approved a Planned Development (PD) (Residential) zoning district for the property to allow a Single Family (SF-8) use development and amend the Future Land Use Plan to show Moderate Density Residential and Urban Low Density Residential.

This zoning request would be to rezone from Planned Development (PD) to Light Industrial (I-1) and amend the Future Land Use Plan back to show Light Industrial (I-1) which is consistent with the original plan adopted in April 4, 2022. This would facilitate industrial development that aligns with the city's long-term planning objectives for the area. Furthermore, a Light Industrial zoning district is appropriate for the subject property given its direct adjacency to the railroad and multiple parcels with Light Industrial zoning.

The comprehensive plan speaks to "Sanger's existing Wal-Mart Distribution Center is a tremendous catalyst for expanded industrial growth and new commercial development" it also speaks to Plan Goal number 12 "increase city revenue sources from new commercial and industrial development". This zoning change would capitalize on those opportunities. We understand there are existing residential homes to the south and we are proposing an overlay condition or exhibit as provided in this submittal that will shield the proposed development from existing residences with a berm, landscape buffer of trees and detention pond. The existing developments to the east are in the ETJ and outside the Sanger City Limits.

We look forward to working with the City of Sanger on this project.

Please contact me at (940-536-0176) or mack.mattke@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Mack Mattke".

Mack Mattke, P.E.