

# Future Land Use Plan



Future Land Use Categories	City Limit		ETJ	
	Acreage	%	Acreage	%
Downtown District	52	0.71%	0	0.00%
Multi-family Residential	394	5.35%	42	0.27%
Town Residential	298	4.05%	134	0.86%
Medium Residential	2,348	31.88%	53	0.34%
Ranch/Estate Residential	0	0.00%	9,540	61.21%
Neighborhood Commercial	203	2.76%	5	0.03%
Regional Commercial	326	4.43%	31	0.20%
School	105	1.43%	0	0.00%
Park, Trails, Open Space	500	6.79%	549	3.52%
Industrial - Light	985	13.37%	140	0.90%
Unimproved (Unencumbered by Flood)	681	9.25%	2,754	17.67%
Others (ROW, Utilities, etc.)	1,474	20.01%	2,338	15.00%
<b>Total Acreage (ac)</b>	<b>7,366</b>	<b>100.00%</b>	<b>15,586</b>	<b>100.00%</b>

## Future Land Use Acreage and Distribution

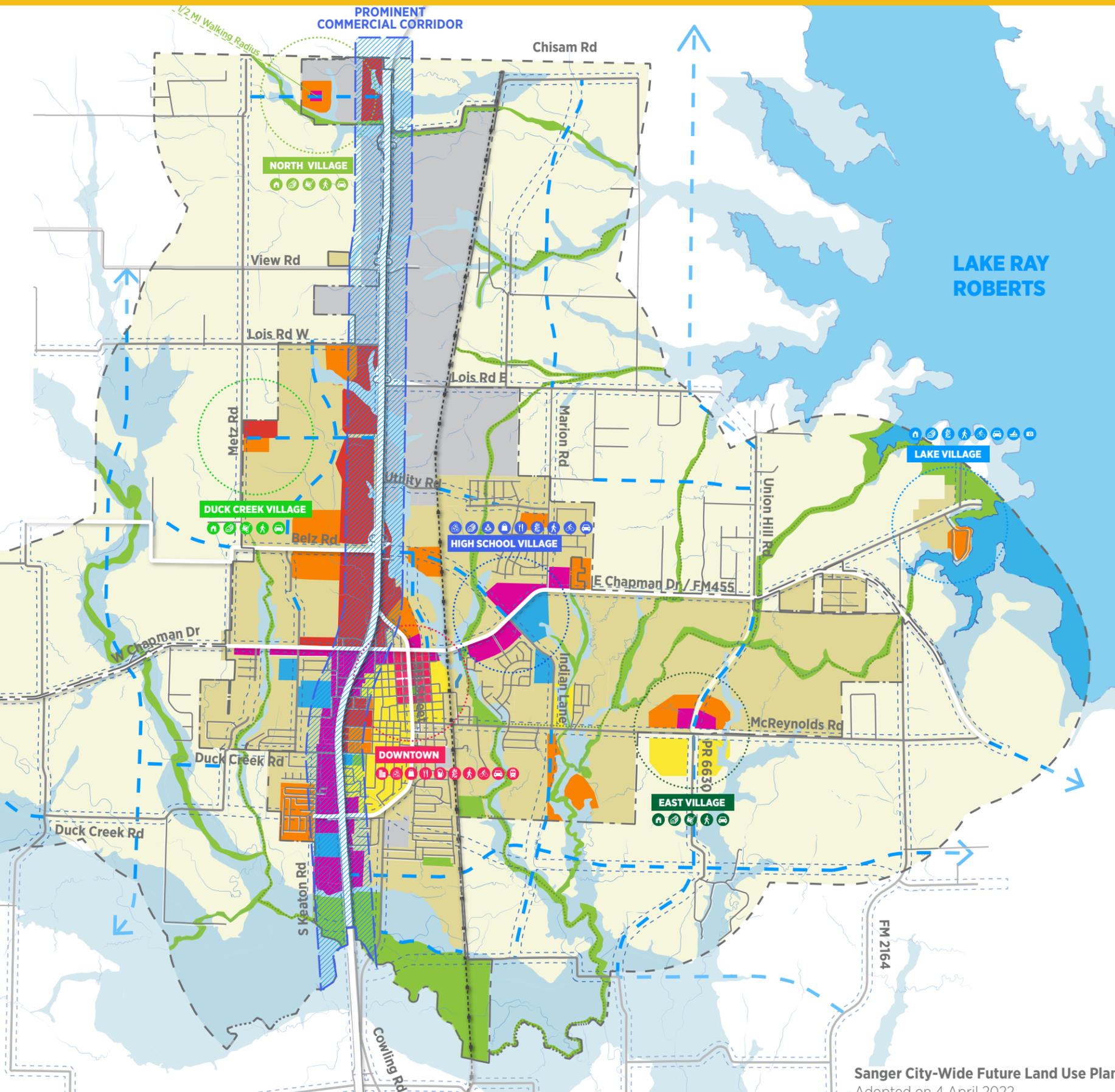
The land use projections shown in the table above are based off the Future Land Use Map. These numbers provide a general picture of how the land in the planning area (current city limits and ETJ) would be utilized based on the vision of this plan.

### NOTES:

1. Areas within municipal boundary includes all the lands within existing city limits and some areas adjacent to city limits within ETJ boundary that the city oversees future growth in.
2. A Future Land Use Map is not designed to be scaled to define areas and/or acreage, it is intended, rather, to define relationships between uses.

## LEGEND

- Downtown District
- Multifamily Residential
- Town Residential
- Medium Residential
- Ranch/Estate Residential
- Neighborhood Commercial
- Regional Commercial
- School
- Park, Trails and Open Space
- Industrial
- Stream
- Lake
- 100-year Floodplain
- Neighborhood Centers | Villages
- Future Thoroughfare
- Thoroughfare (Built Road)
- Proposed Road
- Sanger City Boundary
- Sanger ETJ (Extra-Territorial Jurisdiction)



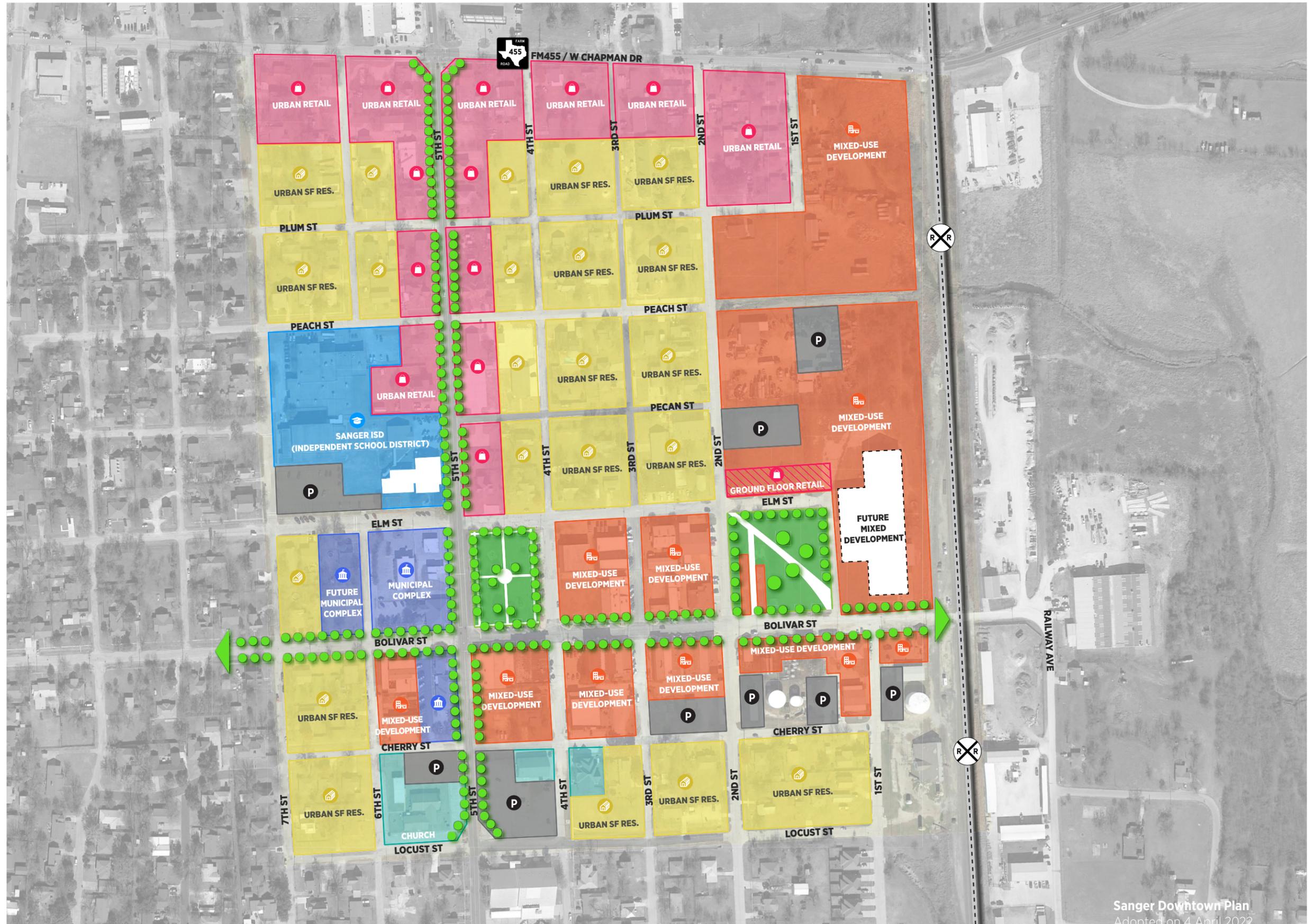
Sanger City-Wide Future Land Use Plan  
Adopted on 4 April 2022

# Downtown Plan



## LEGEND

- Urban Single Family Residential
- Urban Multi-Family Residential
- Urban Mixed Use
- Urban Retail
- Civic/Municipal
- Worship
- School
- Park
- Utility
- Parking
- Existing Building
- Existing Development
- Intersection Improvement
- Street Trees



Sanger Downtown Plan  
Adopted on 4 April 2022