



October 16, 2024

Development Services  
City of Sanger  
201 Bolivar Street  
Sanger, TX 76266

**RE: Letter of Intent – Planned Development Zoning Change**

Dear Development Services:

Meritage Homes of Texas, LLC (“Meritage”) respectfully requests rezoning of two contiguous properties, located on Belz Road in the City of Sanger, Texas. The first property is 246.36 acres, being Denton CAD parcel ID 56328, and the second property is the western 60 acres of Denton CAD parcel ID 77811. Together, the two properties comprise 306.36 acres. Please see the attached Survey more particularly describing the 306.36 acres.

Meritage intends to construct a single-family residential community, including 50’ lots and 60’ lots, a private amenity center with a pool and shade structure, pocket parks, open space, and more than 20 acres of public park dedication. Currently, the two properties are zoned Agricultural and Meritage is requesting rezoning to Planned Development (PD) for single family residential use. Currently, the 60-acre property contains an equestrian facility, pastureland, and very few trees. The 246.36-acre property contains cropland for a majority of the property, and a non-jurisdictional tributary and trees located within the southwest 30 acres of the property.

We are excited about this opportunity and look forward to working with you. Please do not hesitate to reach out with any comments or questions.

Sincerely,

Meritage Homes of Texas, LLC  
An Arizona Limited Liability Company

By:  \_\_\_\_\_

Name: Drew Windus – Senior Land Acquisition Manager  
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