

Sanger Estates
09/30/2024
Letter of Intent

Dear Ms. Hammonds,

In compliance with City of Sanger's Development Services requirements, Kalter Capital is pleased to submit the Sanger Estates Zoning Change application. Included here is the Letter of Intent, which describes and justifies the proposed zoning change. This narrative will describe the character and intent of the proposed development. In addition to this Letter of Intent, the following documents are included in the Zoning Change submittal.

- Application Form, signed by Kalter Capital
- Application Fee
- Site Plan

Site Description and Location

The subject property (The Site) is approximately 202 acres in size and is located in the City of Sanger, Denton County, State of Texas. The Site is bound by Lois Road to the north, residential properties to the east, Sanger Circle subdivision to the south and the BNSF Railroad to the west,. The site is comprised of a single parcel identified as Property ID: 59829 in Denton County. A legal description is included with this letter, for reference.

The existing condition of The Site consists of native vegetation and a dirt road. There is only one vehicular access to The Site along Lois Road. There is no significant development or existing structures on the Site, as its historical use has been for agricultural purposes. There are multiple lengths of fence surrounding and within The Sites boundary, with three natural ponds that collect stormwater runoff. The Site's existing topography consists of a high point near the center of the property, with slopes ranging from 1 percent to 5 percent to the east and west.

Proposed Rezoning Change

The Site is currently zoned "A" – Agricultural District by the City of Sanger. The applicant is proposing The Site be rezoned to "PD" – Planned Development District. The proposed zoning follows Scenarios 2, 3 and 4 of the City of Sanger 2040 Comprehensive Plan. These scenarios identify the site as "Medium Residential", which is more specifically defined as "Residential medium single-family uses are generally intended to provide areas for traditional single-family subdivisions and master planned neighborhood developments. Homes within these land use designations could range from local builders to nationally recognized builders. This land use type generally has a density of 2 to 7 du's/acre."

The proposed development consists of 841 single-family lots, with two different lot size areas, 50x120 square-feet and 60x120 square-feet. There will be three different product types constructed on the lots, ranging from 1,000 square feet to over 2,000 square feet. The development will feature lush parks and vibrant open spaces, inviting residents of all ages to enjoy a variety of recreational activities. At its heart, an Amenity Core will serve as a lively hub, fostering a strong sense of community. Pocket parks will also be strategically placed throughout the Site, providing residents with local play areas. A network of scenic trails winding throughout The Site will ensure seamless connectivity and walkability for everyone.

The proposed development is requesting a zoning change from A to PD. The proposed PD zoning will allow the developer to produce a variety of lot sizes to allow for multiple housing products. The PD zoning will allow for a deviation from the minimum 60-foot lot width required in the SF-8 zoning. The proposed minimum lot width will be 50-feet. The minimum square footage for the lots will continue to meet the SF-8 minimum of 6,000 square feet. The development will occur across three neighborhoods. A Zoning Change Exhibit has been included with this submittal package, for reference.

Legal Description

BEING a 202.49 acre tract of land out of the Reuben Bebee Survey, Abstract No. 29, situated in Denton County, Texas and being the same called 202.69 acre tract of land conveyed to STC Group Miller, LLC by deed of record in Document Number 2021-195695 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found at or near the center of Lois Road, being in the East right-of-way line of the Gulf Coast and Santa Fe Railroad (100' right-of-way), also being the Southwest corner of that certain 40' right-of-way dedication of record in Kenning Addition, a subdivision of record in Document Number 2021-48 of the Plat Records of Denton County, Texas, for the Northwest corner hereof;

THENCE, S89°32'19"E, leaving the East right-of-way line of the Gulf Coast and Santa Fe Railroad, along or near the center of Lois Road, along the South line of said Kenning Addition, a distance of 689.60 feet to a Mag Nail set at the Southwest corner of that certain 30' right of way dedication of record in McCormick Addition, a subdivision of record in Document Number 2012-53 of said Plat Records, being the Southeast corner of said 40' right of way dedication of record;

THENCE, S89°22'38"E, continuing along or near the center of Lois Road, being in part, the South line of said McCormick Addition, in part, the South line of a called 6.151 acre tract of land conveyed to Jerry McCuiston et. ux. by deed of record in in Volume 1010, Page 761 of the Real Property Records of Denton County, Texas, in part, the South line of a called 6.151 acre tract of land conveyed to Danny et. ux. by deed of record in in Volume 1010, Page 770 of said Real Property Records and in part, the South line of a called 1.798 acre tract of land conveyed to Jody Roberts by deed of record in Document Number 2006-17710 of said Official Records, a distance of 1420.42 feet to a Mag Nail set at the Southwest corner of that certain 30' right-of-way dedication of record in Jordan Acres, a subdivision of record

in Cabinet A, Page 159 of said Plat Records, being the Southeast corner of said 1.798 acre tract;

THENCE, S89°07'42"E, continuing along or near the center of Lois Road, being the South line of said Jordan Acres, a distance of 453.34 feet to a Mag Nail set at the Northwest corner of a called 15.00 acre tract of land conveyed to Mildred E. Hunt by deed of record in Document Number 2019-5766 of said Official Records, being the Northeast corner of said 202.69 acre tract and hereof;

THENCE, S01°11'12"W, leaving the South line of said Jordan acres, along the East line of said 202.69 acre tract, being in part, the common West line of said 15.00 acre tract and in part, the common West lines of Lots 1-4 of Block One of Abney Acres, a subdivision of record in Cabinet M, Page 64 of said Plat Records, a distance of 3187.36 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of a called 223.35 acre tract of land conveyed to Sanger Land Development LLC. by deed of record in Document Number 2019-16167 of said Official Records, being the Southwest corner of said Lot 4, also being the Southeast corner of said 202.69 acre tract and hereof;

THENCE, N88°57'52"W, along the South line of said 202.69 acre tract, being in part, the common North line of said 223.35 acre tract and in part, the common North lines of Lots 15-39 of Block L of Sanger Circle, Phase 6B, a subdivision of record in Document Number 2022-196 of said Plat Records, a distance of 1826.11 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of a called 25.35 acre tract of land conveyed to the City of Sanger by deed of record in Volume 1125, Page 943 of the Deed Records of Denton County, Texas, being the Northwest corner of said Lot 15;

THENCE, N89°01'56"W, along the North line of said 25.35 acre tract, being the common South line of said 202.69 acre tract, a distance of 1026.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of the Gulf Coast and Santa Fe Railroad, being the Northwest corner of said 25.35 acre tract, also being the Southwest corner of said 202.69 acre tract and hereof;

THENCE, along the East right-of-way line of the Gulf Coast and Santa Fe Railroad, being the common West line of said 202.69 acre tract, the following three (3) courses and distances:

1. N03°27'32"W, a distance of 68.42 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the right;
2. Along said non-tangent curve to the right, having a radius of 6737.93 feet, a chord bearing of N03°15'27"E, a chord length of 1573.49 feet, a delta angle of 13°24'39", an arc length of 1577.09 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
3. N10°00'51"E, a distance of 1548.58 feet to the POINT OF BEGINNING and containing an area of 202.45 Acres, or (8,818,876 Square Feet) of land, more or less.