



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059 (office) www.sangertexas.org

ZONING CHANGE/SUP APPLICATION

☒

Zoning Change

☐

Specific Use Permit

Applicant		Owner (if different from applicant)	
Name:	Mr. Casey McGinnis	Name:	See attached sheet
Company:	JTWSCM Development LLC	Company:	
Address:	4029 Veneto Drive	Address:	
City, State, Zip	Frisco, Texas 75033	City, State, Zip	
Phone:	214-232-6180	Phone:	
Fax:	N/A	Fax:	
Email:	mcginnisdevelopment@gmail.com	Email:	

Submittal Checklist

☒	Site Plan (for Specific Use Permits Only)
☒	Letter of Intent
☒	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):

347.329 acres located at the northeast corner of Indian Land and McReynolds Road (known as Lane Ranch)

Describe the proposed zoning change or Specific Use Permit (SUP):

Amending the original PD zoning Ordinance No. 4-11-22 to add the Marion Property Holding tract (21.17 acres)

See attached sheet for owner signatures

Owner Signature

Applicant Signature

Date

May 31, 2023
Date

Office Use

Fee
Date

City of Sanger
201 Bolivar / P.O. Box 1729
Sanger, TX 76266
940-458-2059 (office) www.sangertexas.org

LANE RANCH PD OWNERSHIPS (THIS INFORMATION WAS TAKEN FROM THE DENTON COUNTY APPRASIAL WEB SITE)

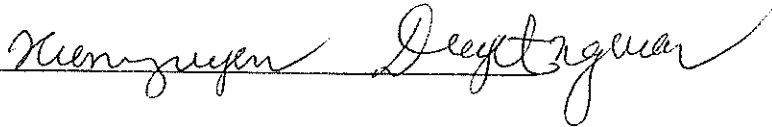
1)

NGUYEN, HIEN T & DUYET 151.67 ACRES
3608 WAYNOKA DR,
CARROLLTON, TX, 75007-2792
PHONE: 469-900-7113
EMAIL: nguyenhelen15@gmail.com

A0029A R. BEEBE, TR 56B, 149.658 ACRES, OLD DCAD SHT 2, TR 3

A0029A R. BEEBE, TR 56A, 2.012 ACRES

SIGNATURE: _____

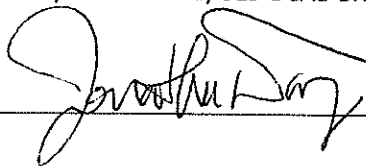


2)

DUALBOND HOLDINGS LLC 51.17 ACRES
MR. JONATHAN WANG
101 FOREST BEND DR,
COPPELL, TX, 75019-2040
PHONE: 214-316-2256
EMAIL: wangjtc@verizon.net

A0029A R. BEEBE, TR 56, 51.17 ACRES, OLD DCAD SHT 2, TR 3

SIGNATURE: _____



3)

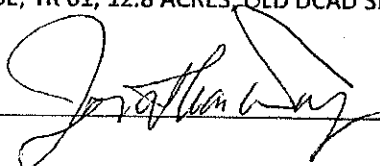
SANGER TOWN CENTER LLC 122.52 ACRES
MR. JONATHAN WANG
101 FOREST BEND DR,
COPPELL, TX, 75019-2040
PHONE: 214-316-2256
EMAIL: wangjtc@verizon.net

A0029A R. BEEBE, TR 65(PT), 84.5014 ACRES, OLD DCAD SHT 2, TR 4

A0029A R. BEEBE, TR 60, 25.22 ACRES, OLD DCAD SHT 2, TR 7

A0029A R. BEEBE, TR 61, 12.8 ACRES, OLD DCAD SHT 2, TR 8

SIGNATURE: _____

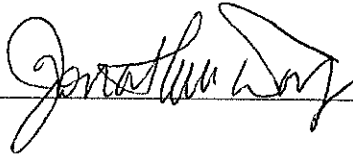


4)

MARION PROPERTY HOLDING LLC 21.1720 ACRES
MR. JONATHAN WANG
101 FOREST BEND DR,
COPPELL, TX, 75019-2040
PHONE: 214-316-2256
EMAIL: wangjtc@verizon.net

A0029A R. BEEBE, TR 65B

SIGNATURE: _____

A handwritten signature in black ink, appearing to read "Jonathan Wang", is written over a horizontal line.