



Planning Communities - Designing the Systems That Serve Them

2415 N. Elm Street
Denton, TX 76201
Office: 940.380.9453
Fax: 940.380.9431
www.ae-grp.com
TBPE Firm #: 7898

November 22, 2022

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Re: Proposed SF Development
Final Plat
Letter of Intent

AEG No: IRE2101

Dear Ms. Hammonds,

Project Description:

The developer is presenting a single-family residential development at the northeast corner of Metz Road and View Road. It is within the extraterritorial jurisdiction (ETJ) of the City of Sanger.

The proposed development will create 47 lots with a minimum size of 1 acre.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances were necessary.

The plat and construction plans are prepared in accordance with the variances granted in January/February, 2022.

Contacts:

Lee Allison, P.E., applicant or Randall Smith, owner may be contacted regarding additional information needed to consider this request.

We are confident that the City of Sanger will give reasonable and responsible consideration of this submittal. We eagerly look forward to working with the City to help shape the future of Sanger.

Respectfully Submitted,
Allison Engineering Group

Lee Allison, P.E.