

HIGH POINTE-LETTER OF INTENT

High Pointe will be a mixed-use development with a focus on establishing a single-family community offering residents a quality development in which they can live, raise their families, send children to nearby schools and shop at future retail locations.

The community is proposed to have approximately 374 homes situated on both 60' wide and 50' wide lots. As can be seen on the Illustrative Plan, the community will be located on the north side of FM 455 across from Sanger High School. The extension of Belz Road will run through the property and create a 4-way intersection with FM 455 and Indian Lane. As Belz Road is extended in the future, residents of the neighborhood will not only have easy access to FM 455, but also to IH 35.

To take advantage of its location, the Shops of High Pointe will be adjacent to FM 455. These businesses will provide access to goods and services for all Sanger residents, not just those of High Pointe.

To implement this vision, a request is being made to rezone the approximate 131 acres which will encompass High Pointe. At present, approximately 126 acres of the property is zoned to the "A", Agriculture district. The remaining 5 acres is zoned to the "I-1" Industrial district. If the request is approved, approximately 18 AC will be developed in accordance with the standards in the "B-2" Business District, and the remaining 113 AC will be developed with a base zoning district of "SF-8" Single-Family Residential.

High Pointe will be a community where the natural and man-made environments are blended to provide a place where residents have an opportunity to interact with their neighbors and friends daily.

The design of High Pointe incorporates an approximate 23 acre (20% of the single-family area) natural area which runs through the property. This central open space is envisioned to be a natural pathway connecting friends throughout the community. A dog park will anchor the north end of the greenway, while an approximate 1-acre neighborhood playground will be located mid-way on the greenway. A trail system is proposed to run the length of the space.

A second community focal point is the "top of the hill" in the northeast corner of the property. At present, the vision is for this space is to be more of a passive space with outdoor seating, providing additional opportunities for friends and neighbors to meet and interact on a daily basis.

In hopes of creating as diverse a community as possible, a variety of homes are proposed for High Pointe. The overriding intent of the development is to provide a variety of homes at varying price points that will generally be attainable for most people looking for a home in Sanger.

The community's design will encourage interaction between neighbors and provide opportunities for young friends to not only explore natural areas, but to be able to play in a more structured "park" all within walking distance of their homes. The mix of homes provided in the High Pointe community creates an environment where multiple generations can interact on a daily basis. All of this leads to opportunities for neighbors to have that unscripted moment where a "hi and a wave" leaves a spark in your day.