



MIDDLETON & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS AND LAND PLANNERS

May 31, 2023

Ms. Ramie Hammonds
Director of Development Services
City of Sanger
201 Bolivar Street
Sanger, Texas 76266

RE: Letter of Intent
Rezoning for Sanger Circle Ph 7
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the rezoning of the Sanger Circle Ph 7 property located at the northeastern intersection of Bridle Path and Avion Drive in Sanger. The property is approximately 14.908 acres consisting of one (1) property owner – Sanger Land Development, LLC. This tract is currently open pastureland with no tree cover.

The purpose of this request is to change the zoning from existing PD-TH to PD-SF1. The Cities Future Land Use Plan identifies this area as Medium Density Residential. The proposed PD would modify the zoning from townhome to single family detached residential. We believe this use is a much better option for this site and more follows the city's land use plan. The owner for this submittal is Mr. Jonathan Wang with Sanger Land Development, LLC.

If you have any other questions or would like additional information regarding our submittal, please contact myself at 972-393-9800 or Mr. Wang at 214-316-2256.

Sincerely,
MIDDLETON & ASSOCIATES, LLC.

Eugene Middleton, P.E.
President