



MIDDLETON & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS AND LAND PLANNERS

September 16, 2024

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

RE: Letter of Intent
Rezoning for Lake Ridge Phase 4
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the rezoning of the Lake Ridge Phase 4 property located just north and east of Lake Ridge Ph 3 in Sanger. The property is approximately 37.128 acres consisting of one (1) property owner – Marion Hills Apartments LLC. This tract is currently cleared with no tree cover.

The purpose of this request is to change the zoning from existing PD Ordinance 05-06-18 to an Amended PD. The Cities Future Land Use Plan identifies this area as Medium Density Residential. The proposed PD would modify the front, rear and side yard building setbacks to allow for a larger home to be constructed on the 60-foot lots. We believe this request allows the builders many more options on home types and sizes. The owner for this submittal is Mr. Joseph Palmer and the developer is Mr. Casey McGinnis.

If you have any other questions or would like additional information regarding our submittal, please contact me at 972-393-9800 or Mr. McGinnis at 214-232-6180.

Sincerely,
MIDDLETON & ASSOCIATES, LLC.

Eugene Middleton, P.E.
President