



MIDDLETON & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS AND LAND PLANNERS

November 6, 2023

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

RE: Letter of Intent
Rezoning for Lane Ranch
Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the rezoning of the Lane Ranch property located at the northeastern intersection of McReynolds Road and Indian Lane in Sanger. This zoning application is to amend the current zoning Ordinance 04-11-22 for Lane Ranch. The property is approximately 347 acres consisting of seven (7) different properties owned by Hien T. & Duyet Nguyen, Dualbond Holdings, LLC, Sanger Town Center, LLC and Marion Property Holding, LLC. This tract is currently open pastureland with no tree cover.

The purpose of this request is to amend the current PD zoning to now include an additional 21 acres known as the Marion Hills Property and to update the Concept Plan based on our flood study. The 21-acre tract was acquired by the owners of Lane Ranch, and they are requesting it be part of the overall Lane Ranch PD. The amended PD would add an additional 211 single family residential lots to the current PD. This PD amendment would also revise the roadway configuration for Lane Ranch Drive as it intersects FM 455. Unfortunately, the negotiations with the Sanger ISD did not allow for the anticipated continuation of the roadway across school property.

The applicant for this submittal is Mr. Casey McGinnis with JTWSCM Development. 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