



July 31, 2025

Ramie Hammonds
City of Sanger – Director of Development Services
201 Bolivar Street PO Box 1729
Sanger, Texas 76266

Letter of Intent – (Variance Application for Willowstone [formerly Stephens Town Crossing])

Ms. Hammonds,

The information for the Letter of Intent can be found below:

Subdividers Name and Address

Landry Stewart
Forestar (USA) Real Estate Group, Inc.
2221 E. Lamar Blvd, Suite 790
Arlington, Texas 76006
Email: LandryStewart@forestar.com
Phone: 817-470-1849

Contact for Applicant

Austin Reeves
JBI Partners, Inc
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Email: areeves@jbipartners.com
Phone: 214-282-6790

Designated Point of Contact For Future Correspondence

Chris Wall
JBI Partners, Inc
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Email: cwall@jbipartners.com
Phone: 903-285-4352

The intent of this application

The intent of this application is to modify the lot coverage from 40% to 65% for the entire development.



Description of the Location, Land area, particulars as to the intended uses of the property and any intended future development on the property.

The project is located northwest of Chapman Drive and Marion Road intersection. It is west of the existing Sanger Circle development and the property can be accessed through Lake Park Drive and Joshua Drive on the east, and Avalon Drive on the north. The land area currently is undeveloped and is proposed to be single-family homes with USF zoning (previously known as SF-8 zoning) to be constructed in 4 Phases.

Request that the variance be reviewed and considered by the appropriate approval body.

We would like to request that the variance be reviewed by the appropriate approval body.

If there are any additional questions, please reach out to me.

Email: areeves@jbipartners.com

Phone: 214-282-6790

Sincerely,

Austin Reeves, PE