



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059(office)*940-458-4072(fax)*www.sangertexas.org

VARIANCE APPLICATION

Applicant	Owner (if different from applicant)
Name: Austin Reeves	Name: Landry Stewart
Company: JBI Partners, Inc.	Company: Forestar (USA) Real Estate Group, Inc.
Address: 2121 Midway Road, Suite 300	Address: 2221 E. Lamar Blvd. Suite 790
City, State, Zip Carrollton, TX 75006	City, State, Zip Arlington, TX 76006
Phone: 214-282-6790	Phone: 817-470-1849
Fax: N/A	Fax: N/A
Email: areeves@jbipartners.com	Email: Landrystewart@forestar.com

Submittal Checklist

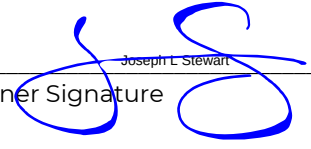
☐	Site Plan Yes.
☐	Letter of Intent Yes.
☐	\$350.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):

Approx. 120 acres located to the west of Sanger Circle Phase 4 and Sanger Trails Phase 1, South of Sanger Circle Phase 6B, and east of the BNSF Railroad line. Accessible from Lake Park Drive, Joshua Drive, Liga Lane, and Casa Magna Lane.

Describe the proposed variance (how much, where on the property, for what purpose):

Modify the lot coverage from 40% to 65% for the entire development to allow for a larger product.


Owner Signature

Digitally signed by Joseph L. Stewart
DN: cn=Joseph L. Stewart, o=Sanger Development Services, ou=Sanger Development Services, email=jstewart@sangertexas.org, c=US

08/04/2025

Date



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VARIANCE REQUEST

A variance is permission to vary from the terms of the Zoning Ordinance, permission to construct something the Zoning Ordinance would otherwise prohibit because of unusual circumstances. Variance requests are considered by the Zoning Board of Adjustment following a public hearing. Variances are granted to relieve an unnecessary hardship or practical difficulty. A financial hardship is not justification for a variance.

A variance request must include the contents listed below. The City of Sanger will act on the request through the process described herein.

SUBMITTAL REQUIREMENTS:

- Letter of Intent
- Site Plan
- Application form signed by the owner and describing the property
- Application Fee

APPLICATION FEES: \$350.00

- The application fee covers part of the cost for the city to review and act on the rezoning request, including providing notice of the public hearings as required by law.
- The application fee is non-refundable.

MEETING DATES: The Zoning Board of Adjustment is scheduled to meet on the second Monday of each month, if there is business to be conducted. Meetings with no business are not held. Public hearings require both published and mailed notices to be made prior to the meeting. Application should be submitted about one (1) month prior to the meeting. Consult with City Staff prior to submitting your application for detailed scheduling information.



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VARIANCE REQUEST PROCESS

The process for considering and acting on a request for a Variance to the Zoning Ordinance involves the following steps:

1. Pre-Application Consultation: A pre-application consultation with the city staff is recommended for all proposed variances. Staff can describe the request process and the criteria used by the Board of Adjustment.
2. Application: The completed application, letter of intent, site plan, and application fee should be submitted to the Department of Development Services on or before the deadline.
3. Public Notification: State law and the Zoning Ordinance require the public to be notified of the public hearing to consider the variance. Notice of the public hearing must be published in the newspaper at least fifteen (15) days prior. Notification of the public hearing is also mailed to the owners of the property within 200 feet of the subject property at least ten (10) days prior.
4. Zoning Board of Adjustment: The Zoning Board of Adjustment (BOA) will hold at least one (1) public hearing on the proposed variance. The applicant is expected to address the Board to describe the proposed variance and answer questions. During the public hearing, anyone in attendance may address the Board with comments and questions. City Staff will prepare a report for the Board and possibly make a recommendation to the Board.

After the public hearing, the Board can grant a variance by majority vote of the Board Members. The Board can grant a variance up to the amount noted in the public notifications, but not more than that.

VARIANCE REQUEST CRITERIA

The Zoning Ordinances sets the following criteria for the granting of variances from its strict terms.

In making its determination, the Board of Adjustment shall consider the following factors:

1. that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. that the special conditions and circumstances do not result from the actions of the applicant;
4. that granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district; and
5. no non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Financial hardship shall not be considered grounds for the issuance of a variance.



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GUIDELINES FOR LETTER OF INTENT

All variance applications should include a Letter of Intent. The Letter of Intent is the applicant's opportunity to describe and justify the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the letter prior to the public hearings.

Recommended content for a Letter of Intent:

- Describe the location of the subject property. The description can include any or all of the following:
 - Physical address
 - Legal description, such as a tract and abstract, or a lot, block, and subdivision
 - Location (southwest corner of This Street and That Road, across the street from Landmark).
- Describe the requested variance, such as a reduction in the minimum required rear yard from 25 feet to 20 feet.
- Describe how the request matches the criteria required for a variance.
- Contact information for the applicant or representative. This can be the owner, the prospective buyer, or someone else designated as point of contact.

GUIDELINES FOR SITE PLAN

All variance applications should include a Site Plan. The Site Plan is the applicant's opportunity to graphically describe the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the site plan prior to the public hearings:

Recommended content for a Site Plan:

- | | |
|---|---|
| • property lines with dimensions | • proposed structures with dimensions and distances labeled |
| • existing building and structures, with distances from property lines and other structures labeled | • required setback lines |
| | • proposed variance with dimensions labeled |

Applicants are also encouraged to submit pictures of the property, pictures of the existing buildings, and/or pictures or drawings of the proposed structures.



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