



March 31, 2023

City of Sanger | Development Services

Attn: Ramie Hammonds

RE: Sanger Preserve Zoning – 23SANZON-0008

Dear Ms. Hammonds,

Please find attached documents related to applying for an amendment to Ordinance No. 10-28-22 regarding the zoning of the land described as A1241A TIERWESTER, TR 264 AND 265, generally located on the southeast corner of 5th St and Cowling Rd, approved by City Council on October 03, 2022.

The few amendments made to the PD and related Site Plan are based on new or additional information, as well as an unanticipated change to the Architect of record for the project, the new Architect is Arrive Architecture, who has vast experience in multifamily and with HUD Green Energy specific projects. With the revisions, we also achieved improvements that we feel will be a overall benefit to the project and the community.

As with any project in the planning phase, we will have multiple approvals required before the project is underway for construction. Approvals by the City, which include multiple departments, including the Fire Marshall's review; as well, as approvals by the Lender and HUD. We have learned HUD does have an opinion and their input can impact various elements of the build. There will be 2 separate Lenders on this project, one for the Retail and one for the Multifamily, another approval. Based on this we know there will need to be room for adjustments and flexibility. The Amended PD still reflects the intent of the Developer to provide both much needed retail space and housing for the City of Sanger. The retail tenants and the residents of the multifamily areas will be neighbors, and we hopefully, have a design that will facilitate these two being 'good neighbors'.

1. The Retail Space – we had concerns regarding the placement of parking for the retail area, by adding parking to the rear of the buildings, it will allow for 'employee' specific parking.
2. Multifamily – We still have the 2-story residential buildings abutting the Willowood neighborhood, we were able to increase the number of Units by 14%.
3. Parking – With 170-Units and 484 Parking Spaces in the previous approved PD, we were able to improve the parking to 517 Parking Spaces in total, and increased Garage parking from 24 to 30.

We hope you and the City will find these revisions for flexibility acceptable. We appreciate working with you to deliver a property that serves the community well!

Respectfully,



Marie C. Freeman

Consultant

EJTJ Ventures LLC on behalf of Water Oak LLC

Example Rendering from Arrive Architecture of the 2-Story Bldgs with Garages



02 CASITAS - CONCEPTUAL "GARAGE SIDE" ELEVATION