



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:	Email:

Submittal Checklist

<input type="checkbox"/>	Site Plan <small>Yes.</small>
<input type="checkbox"/>	Letter of Intent <small>Yes.</small>
<input type="checkbox"/>	\$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):

Adjust lot side yard setbacks from 8' to 5' to allow 50' width pads and adjust rear yard setback from 25' to 20' to allow 75' deep pads for the entire development (All 4 Phases [All 420 single family lots])

Colton T Blacketer
Owner Signature

Digitally signed by Colton T Blacketer
Date: 2025.05.28 09:30:32 -05'00'

5/31/28

Date