

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

JULY 14, 2025, 6:00 PM



ZONING BOARD OF ADJUSTMENT REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Board on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Board with regard to matters on the agenda will be received at the time the item is considered. The Board is not allowed to converse, deliberate or take action on any matter presented during citizen input.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Board member to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

1. Consideration and possible action of the minutes from February 10, 2025 meeting.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from Chapter 14, Section 16.2.A.2 and 16.2.A.3 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 5 feet and from the minimum rear yard setback of 25 feet and to allow for a minimum rear yard setback of 20 feet for residential development generally located on the north side of Chapman Dr, east of Santa Fe Railroad and west of Sanger Circle.

ACTION ITEMS

3. Consideration and possible action on a request for a variance from Chapter 14, 16.2.A.2 and 16.2.A.3 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 5 feet and from the minimum rear yard setback of 25 feet and to allow for a minimum rear yard setback of 20 feet

for residential development generally located on the north side of Chapman Dr, east of Santa Fe Railroad and west of Sanger Circle.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the President and Board members to bring forward items they wish to discuss at a future meeting, A Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Board or at the call of the President.

INFORMATIONAL ITEMS

ADJOURN

NOTE: The Board reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on July 10, 2025, at 3:00 PM.

Shelley Warner, Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: July 14, 2025

FROM: Shelley Warner, Secretary

AGENDA ITEM: Consideration and possible action of the minutes from February 10, 2025 meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Minutes from February 10, 2025.

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

FEBRUARY 10, 2025, 6:00 PM

**ZONING BOARD OF ADJUSTMENT REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Zoning Board of Adjustment meeting to order at 6:00 P.M.

BOARD MEMBERS PRESENT:

Commissioner, Place 1	Shane Stone
Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Jackie Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 6	Jason Miller
Commissioner, Alternate	Charles Wood

BOARD MEMBERS ABSENT:

Commissioner, Place 7	Vacant
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STAFF MEMBERS PRESENT:

Director of Development Services Ramie Hammonds, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Pledge was led by Commissioner Turner.

CITIZENS COMMENTS

No citizens came forward.

CONSENT AGENDA

1. Consideration and possible action of the minutes from January 13, 2025 meeting.

Commissioner Miller makes a motion to approve the consent agenda.
Commissioner Turner seconded the motion.

Voting Yea: Commissioner Stone, Commissioner Skaggs, Commissioner Leissner,
Commissioner Knabe and Commissioner Wood.

The motion passes unanimously.

PUBLIC HEARING ITEMS

2. Conduct a public hearing on a request for a variance from Chapter 14, Section 52.2.B.2 to allow a variance from the minimum lot width of 60 feet and to allow for a minimum lot width of 51 feet for a residential lot to be developed generally located on Jones Street and approximately 450 feet south of E. Willow St.

Commissioner Miller opens the Public Hearing at 6:03 P.M.

Director Hammonds presented the item noting that 15 notices were mailed with 1 opposed response received. Staff recommends approval.

Applicant was present.

Citizen Adrian Sample was present and asked questions. Director Hammonds responded.

Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller closes the Public Hearing at 6:09 P.M.

ACTION ITEMS

3. Consideration and possible action on a request for a variance from Chapter 14, Section 52.2.B.2 to allow a variance from the minimum lot width of 60 feet and to allow for a minimum lot width of 51 feet for a residential lot to be developed generally located on Jones Street and approximately 450 feet south of E. Willow St.

Commissioner Miller opens the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Stone makes a motion to approve the variance. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Turner, Commissioner Skaggs, Commissioner Wood and Commissioner Knabe.

The motion passes unanimously.

FUTURE AGENDA ITEMS

No items were discussed.

ADJOURN

There being no further items Commissioner Miller adjourns the meeting at 6:11 P.M.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: February 10, 2025

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Conduct a public hearing on a request for a variance from Chapter 14, Section 16.2.A.2 and 16.2.A.3 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 5 feet and from the minimum rear yard setback of 25 feet and to allow for a minimum rear yard setback of 20 feet for residential development generally located on the north side of Chapman Dr, east of Santa Fe Railroad and west of Sanger Circle.

SUMMARY:

- The property is zoned "SF-10" Single Family - 10.
- The applicant is seeking a variance from the minimum side yard setback of 8' to allow for a 5' side yard setback and a variance from the minimum rear yard setback of 25' to allow for a 20' rear yard setback.
- This will allow for a larger building pad site and a larger home to be built.
- Staff mailed out 178 public hearing notices to owners of properties within 200 feet of the subject property. We received 10 responses, 9 opposed and 1 neutral.

FISCAL INFORMATION:

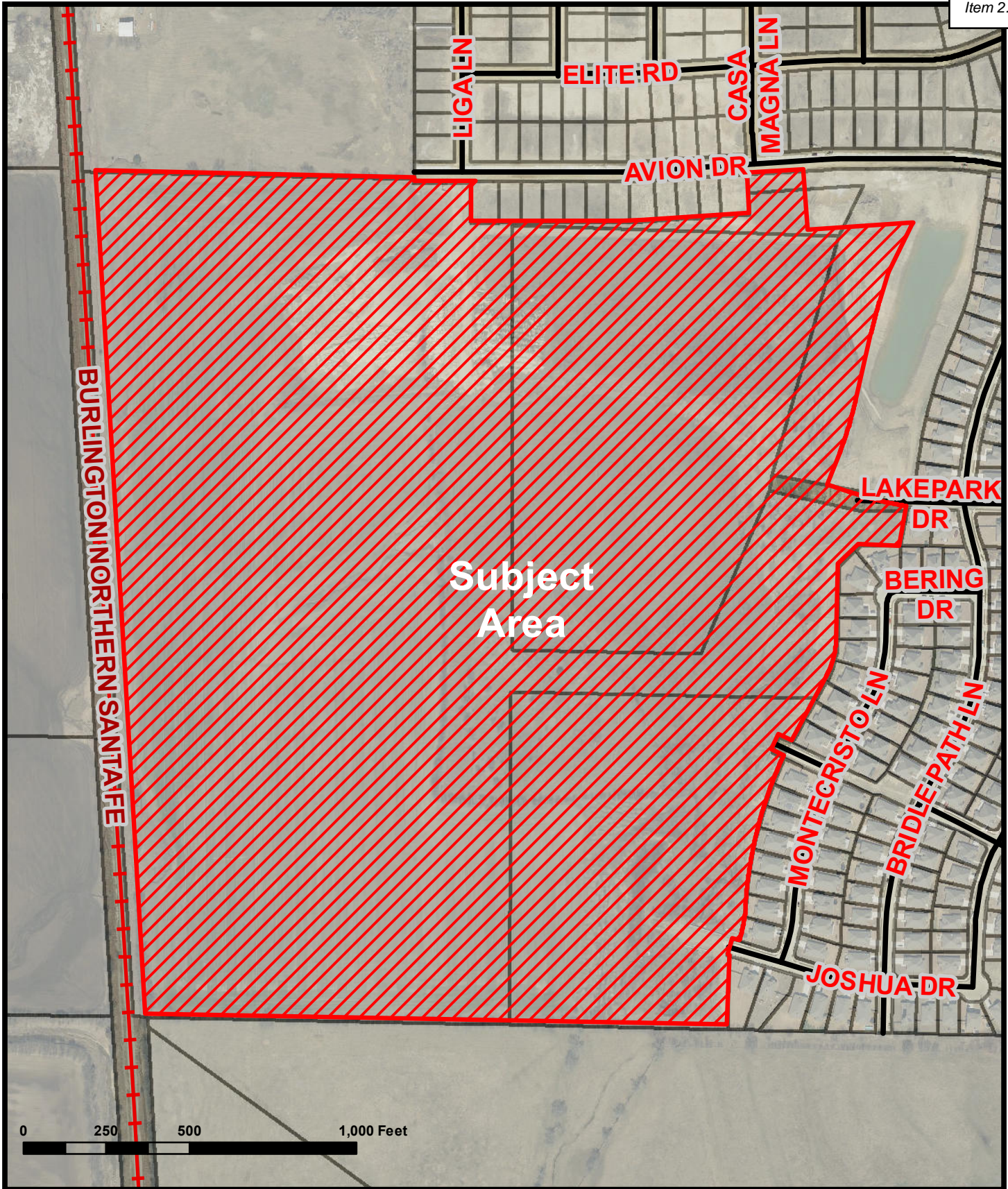
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map



Project Name: Stephens Town
Crossing Ph 2 - Preliminary Plat
Project: 22SANZON-0061

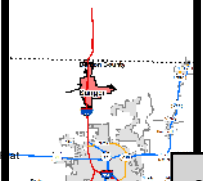


City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 11/20/2022 3:49:43 PM
Doc Name: 22SANZON-0061_STC Phase2 Preliminary





ZONING BOARD OF ADJUSTMENT COMMUNICATION

DATE: February 10, 2025

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on a request for a variance from Chapter 14, 16.2.A.2 and 16.2.A.3 to allow a variance from the minimum side yard setback of 8 feet and to allow for a minimum side yard setback of 5 feet and from the minimum rear yard setback of 25 feet and to allow for a minimum rear yard setback of 20 feet for residential development generally located on the north side of Chapman Dr, east of Santa Fe Railroad and west of Sanger Circle.

SUMMARY:

- The property is zoned "SF-10" Single Family - 10.
- The applicant is seeking a variance from the minimum side yard setback of 8' to allow for a 5' side yard setback and a variance from the minimum rear yard setback of 25' to allow for a 20' rear yard setback.
- This will allow for a larger building pad site and a larger home to be built.
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FISCAL INFORMATION:

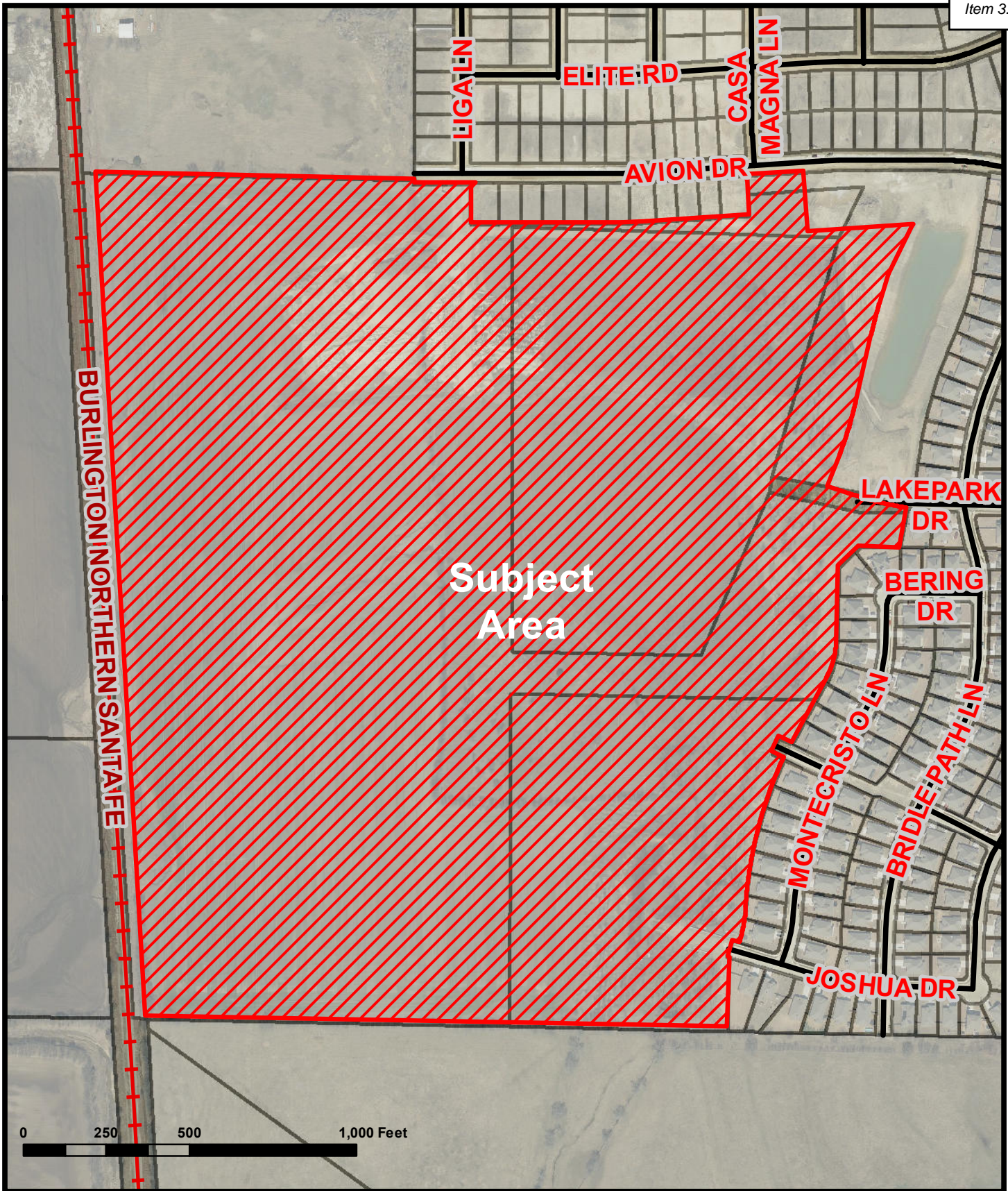
Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Application
Setback Exhibit
Letter of Intent
SF-10 Regulations
Response form 1 - OPPOSED
Response form 2 - OPPOSED
Response form 3 - OPPOSED
Response form 4 - OPPOSED
Response form 5 - OPPOSED
Response form 6 - OPPOSED
Response form 7 - OPPOSED
Response form 8 - OPPOSED
Response form 9 – OPPOSED
Response form 10 - NEUTRAL



SANGER
TEXAS

Project Name: Stephens Town
Crossing Ph 2 - Preliminary Plat
Project: 22SANZON-0061



City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 11/20/2022 3:49:43 PM
Doc Name: 22SANZON-0061_STC Phase2 Preliminary





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

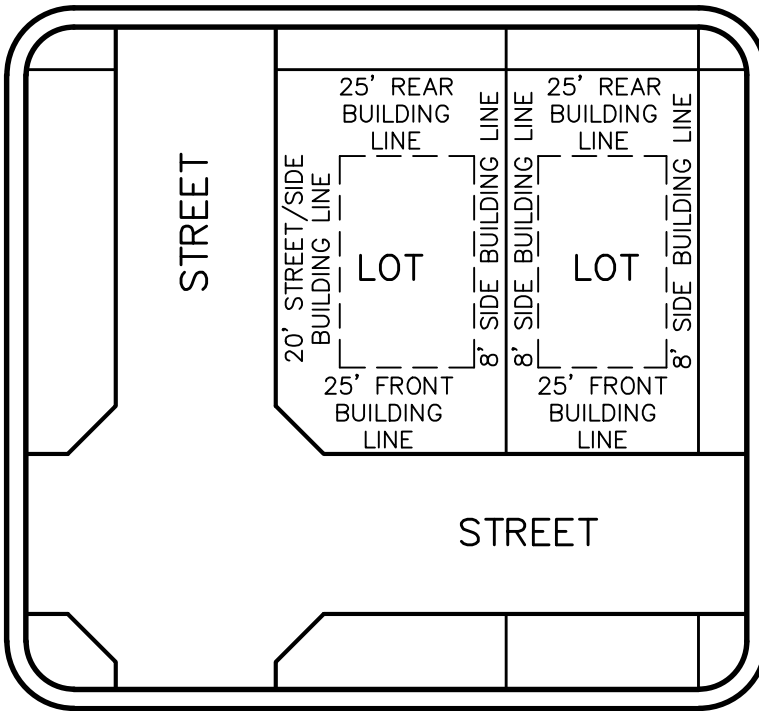
Digitally signed by Colton T Blacketer
Date: 2025.05.28 09:30:32 -05'00'

Owner Signature

5/31/28

Date

EXHIBIT A SETBACK VARIANCE EXHIBIT PAGE 1 OF 1

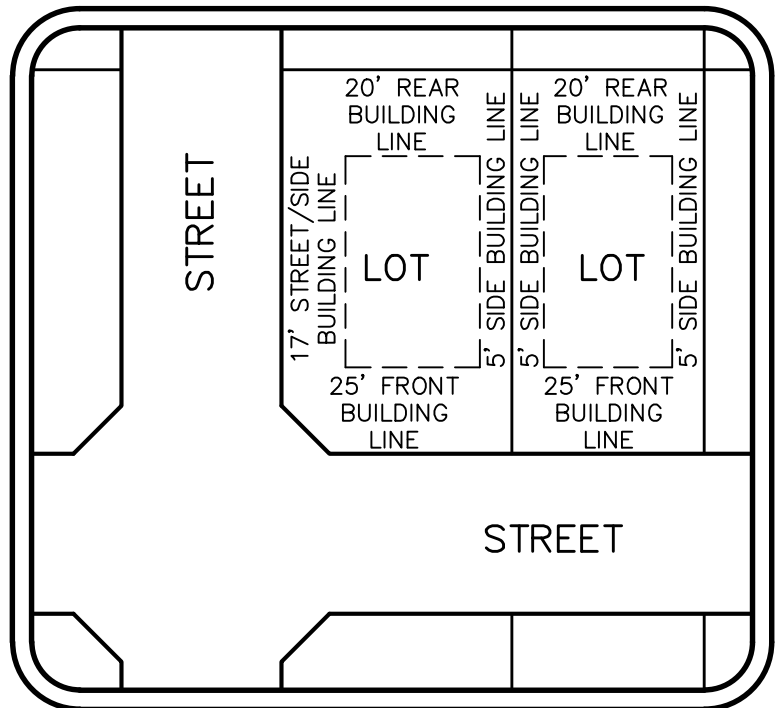


CURRENT SF-8 SETBACK DETAILS

- 25' MINIMUM FRONT YARD SETBACK
- 25' MINIMUM REAR YARD SETBACK
- 8' MINIMUM SIDE YARD SETBACK
- 20' MINIMUM SIDE YARD SETBACK EXTERIOR AT CORNER

PROPOSED VARIANCE SF-8 SETBACK DETAILS

- 25' MINIMUM FRONT YARD SETBACK
- 20' MINIMUM REAR YARD SETBACK
- 5' MINIMUM SIDE YARD SETBACK
- 17' MINIMUM SIDE YARD SETBACK EXTERIOR AT CORNER



SCALE
NOT TO SCALE

DATE
05/27/2025

DRAWN
JME

PROJECT
FOR005



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076



May 23, 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:
Phone: 817-470-1849

Contact for Applicant

Austin Reeves
JBI Partners, Inc
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Email:
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:
Phone: 903-285-4352

The intent of this application

The intent of this application is to modify the 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.

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 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:

Phone: 214-282-6790

Sincerely,

Austin Reeves, PE

City of Sanger, TX
Thursday, February 9, 2023

Exhibit 14A. Zoning Ordinance

SECTION 52. "SF-10" - SINGLE-FAMILY RESIDENTIAL DISTRICT - 10

General Purpose and Description - This district was previously the Old SF-3 Single-Family Residential District - 3. The Old SF-3 was renamed in May 2010 to SF-10 to prevent confusion with the SF-3 district described in Section 11 of the Zoning Ordinance.

§ 52.1. Permitted Uses.

A. Uses permitted in the SF-2 through SF-10 districts are outlined in the chart in Section 30. (Ordinance 05-10-10 adopted 5/3/10)

§ 52.2. Area Regulations.

A. Size of Yards:

1. Minimum Front Yard - Twenty-five feet (25')[.]
2. Minimum Side Yard - eight feet (8'); Twenty feet (20') on corner adjacent to side street. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
3. Minimum Rear Yard - Twenty-five feet (25')[.]

B. Size of Lots:

1. Minimum Lot Area - Six thousand five hundred (6,500) square feet[.]
2. Minimum Lot Width - Sixty feet (60')[.]
3. Minimum Lot Depth - One hundred feet (100')[.]

C. Minimum Dwelling Size: One thousand two hundred (1,200) square feet[.]

D. Maximum Lot Coverage: Forty percent (40%) by the main building; Sixty percent (60%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.

E. Parking Regulations: Not less than two (2) off-street parking spaces shall be provided behind the front yard line. Off-street parking spaces and Loading Requirements shall be provided in Section 32.

F. Other Regulations:

1. Accessory Buildings:
 - a. Minimum Front Yard - Sixty feet (60')[.]
 - b. Minimum Side Yard - Ten feet (10')[.]

c. Minimum Rear Yard - Ten feet (10')[.]
(Ordinance 05-10-10 adopted 5/3/10)

Item 3.

Ramie Hammonds

From: Vera Fetter <vera.mc.fetter@gmail.com>
Sent: Monday, June 30, 2025 9:09 PM
To: Ramie Hammonds
Subject: {External} 25SANZON-0030/ Willowstone Variance

Dear Rammie Hammonds,

As a person who lives really close to the affected area, I am **deeply opposed to this request**. I see no justified reason for a variance from current Planning and Zoning requirements. I believe the decrease in minimum setbacks will negatively impact the whole community. Loss of open space will impact the visual appeal and overall character of our neighborhood. It will also limit the potential for green spaces, which will affect environmental sustainability. Adequate setbacks are also important for fire safety, which is a crucial aspect considering that this is Texas and we often have really strong winds and hot summers.

I believe the proposed changes haven't been thoroughly considered in terms of their impact on the community, including potential consequences like increased traffic, parking issues and effects on existing infrastructure and value of existing properties.

Best regards,

--

Vera Fetter,
Resident of 4102 Liga Lane
Email: vera.mc.fetter@gmail.com
Phone: 7622073297

Ramie Hammonds

From: Andy Ritter <ritter324@yahoo.com>
Sent: Monday, June 30, 2025 9:36 PM
To: Ramie Hammonds
Subject: {External} Sanger circle rezoning

Mr Hammonds,

I'm reaching out to you in regards to the notice of hearing to consider request for a variance you recently sent in the mail to those of us it affects in Sanger Circle. I live and own one of the properties on Montecristo. Not only do I wholeheartedly oppose houses being stacked even further on top of one another, but our subdivision has almost none of the amenities that were promised whenever we bought our home. How about yall focus on taking care of the residents you already have instead of the thousands that are going to come in and overburden our already extremely stressed roads and utilities i.e. sewage, garbage, water etc. Marion Rd is in desperate need of a full workover and this would set that back even further. I love this town but it seems like all the city politicians want to do is bring in more money at the expense of what little morale we still have.

Andrew Ritter

Response Form

25SANZON-0030
Willowstone Variance

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 25SANZON-0030/Willowstone Variance

Please circle one: In favor of request

Opposed to request

Comments:

Smaller spaces mean more
houses / more people. Not in favor
of either!

Signature

D'Ann Owens

Printed Name

D'Ann Owens

Mailing Address

3911 Montecristo Ln

City, State, Zip

Sanger, TX 76266

Phone Number

940-453-0321

Email Address

dann.owens1@gmail.com

Physical Address of Property within 200 feet

3911 Montecristo Ln, Sanger TX 76266

Response Form

25SANZON-0030
Willowstone Variance

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 25SANZON-0030/Willowstone Variance

Please circle one: In favor of request

Opposed to request

Comments:

Do not want to see smaller lot sizes.

Signature

Alan Ryne White

Printed Name

Alan Ryne White

Mailing Address

3912 Kensington Dr.

City, State, Zip

Sanger, TX 76266

Phone Number

940 577 0773

Email Address

ryne.white@mac.com

Physical Address of Property within 200 feet

3912 Kensington Dr.

Response Form

25SANZON-0030
Willowstone Variance

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 25SANZON-0030/Willowstone Variance

Please circle one: In favor of request

Opposed to request

Comments:

This change will negatively affect
property values and the character
of our neighborhood

Signature



Printed Name

Gary R Long

Mailing Address

4002 Bridle Path Ln

City, State, Zip

Sanger, TX 76266

Phone Number

214-543-4361

Email Address

glongtx2@gmail.com

Physical Address of Property within 200 feet

~~4002~~ 4002 Bridle Path Ln

Response Form

25SANZON-0030
Willowstone Variance

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:

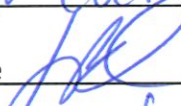
Email: rhammonds@sangertexas.org

Project No: 25SANZON-0030/Willowstone Variance

Please circle one: In favor of request Opposed to request

Comments:

When we purchased here we were told that due to the flood plain nothing would ever be built behind us.

Signature 

Printed Name

Joshua Baker

Mailing Address

3906 Montecristo Ln

City, State, Zip

Sanger TX 76266

Phone Number

817-456-0164

Email Address

joshuabaker@yahoo.com

Physical Address of Property within 200 feet

3906 Montecristo Ln

Response Form

25SANZON-0030
Willowstone Variance

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 25SANZON-0030/Willowstone Variance

Please circle one: In favor of request

Opposed to request

Comments:

Signature

John O Hahn

Printed Name

John O Hahn

Mailing Address

4007 Montecristo Ln.

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

John.o.hahn@gmail.com

Physical Address of Property within 200 feet

4007 Montecristo Ln.

Response Form

25SANZON-0030

Willowstone Variance

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 25SANZON-0030/Willowstone Variance

Please circle one: In favor of request ☒ Opposed to request ☐

Comments:

Too much unknown information to make a favorable
determination. Single family? Townhomes? multi-family?
How many units? etc

Signature

Hans M. Nicholasen

Printed Name

HANS NICHOLSEN

Mailing Address

3910 KENSINGTON DRIVE

City, State, Zip

SANGER, TX 76266

Phone Number

434-544-1737

Email Address

hmnicholsen@aol.com

Physical Address of Property within 200 feet

3910 KENSINGTON DR. SANGER TX

Response Form

25SANZON-0030
Willowstone Variance

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 25SANZON-0030/Willowstone Variance

Please circle one: In favor of request ☒ Opposed to request

Comments:

Part of the reason we love our home is the view to the west in our backyard. If it happens, we should be compensated for new fencing that is 8ft for privacy.

Signature

Printed Name

Mailing Address

City, State, Zip

Phone Number

Email Address

Physical Address of Property within 200 feet

Response Form
25SANZON-0030
Willowstone Variance

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 25SANZON-0030/Willowstone Variance

Please circle one: In favor of request Opposed to request *Neutral*

Comments:

I have no objections as long as it is single family homes and not apartments.

Signature

Klara Ellen Johansen

Printed Name

Klara Ellen Johansen

Mailing Address

3905 Kensington Drive

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

johansene35@yahoo.com

Physical Address of Property within 200 feet

Same as mailing