

WINDHAVEN ESTATES, LLC

Jack Leonard

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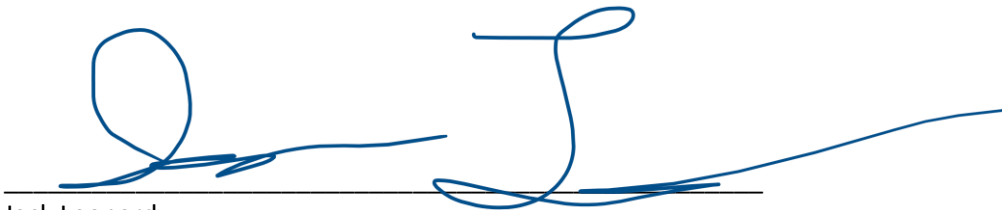
To the City of Sanger,

Windhaven Estates is working towards developing the 19.5 acres located on Marion Road just north of FM 455 into 30 large residential lots.

Windhaven Estates is requesting a variance to allow a maximum slope of 6% within 100' of an intersection in lieu of a 2% maximum slope within 100' of an intersection. A 6% slope is currently allowed in residential subdivision streets. Sanger ordinance calls out a maximum slope of 2% within 100' of an intersection. The intersection in question is where our 30 lot subdivision Ts into Marion Rd. Marion Road has a posted speed limit of 30mph as does our neighborhood. Both roads leading to the intersection are low mph roads and the intersection is a T and not a four way intersection, further reducing speeds in and out of our development. With just 30 homes in the development, there will not be a substantial amount of cars or traffic frequenting this intersection.

We are requesting this variance because the enforcement of this ordinance will adversely affect the drainage patterns of the rest of the development by causing the site to be lifted 2-3' overall. The City of Sanger's third party reviewer recommended a variance to remedy this slope issue. Further, the spirit of this 2% ordinance is for safety of fast moving vehicles through an intersection, with the left and right turn required to enter our development and our gate, this will not be an issue.

Thank you,



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Owner

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