

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 the installment of a gate at the entry of the community for Windhaven Estates to be a gated community. Windhaven Estates is able to place and install the gate within all requirements that the City of Sanger currently has for gated communities.

If developed, Windhaven Estates will consist of 30 larger single family homes on a dead end cul de sac street. Windhaven Estates has no through traffic, thus the erecting of a gate will not impede nor affect traffic patterns. Marion Road is a very busy street with increasing traffic, our goal for installing a gate at the entry is to provide a safe neighborhood for children to ride bikes and play on the street within the neighborhood without being able to access Marion Road.

One criteria for a variance is "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." Windhaven Estates meets all requirements for installing a gate except for it is not in a "PD Zoning district". A PD Zoning district is a type of zoning district that may be used to permit new or innovative concepts in land use that are not otherwise permitted through the existing zoning district. Windhaven meets all requirements for the current zoning except for the fact that a gated community is only listed under a PD Zoning District. If City believes a gated community would be a beneficial addition to the City, we will be able to install one with a variance without having to rezone the entire tract.

Thank you,



Jack Leonard

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Owner

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