

WINDHAVEN ESTATES, LLC

Jack Leonard

(214) 616 - 0303

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 28' wide streets in lieu of 31' wide streets. The City of Sanger currently allows 28' wide streets in Estate neighborhoods consisting of lots 1.5 acres in size. Windhaven Estates will be comprised of lots that are .40 acres and above. To satisfy Sanger Fire Department, Windhaven Estates is open to placing deed, HOA restrictions and signage to ban street parking for the easy access of fire department vehicles.

One criteria for a variance is "that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district." If developed, Windhaven Estates 19.5 acres will be required to build an oversized retention pond to retain water for developments that did not install retention ponds when they were developed. This unusual circumstance of a larger than typical retention pond can be partially relieved by decreasing the concrete footprint of the streets by approximately 7,000 SF. This will allow for additional green space and less water run off further improving the storm water situation in the area.

Thank you,



Jack Leonard

Woodyleonard@aol.com

214-616-0303

Owner

4/03/2025