

WINDHAVEN ESTATES, LLC

Jack Leonard

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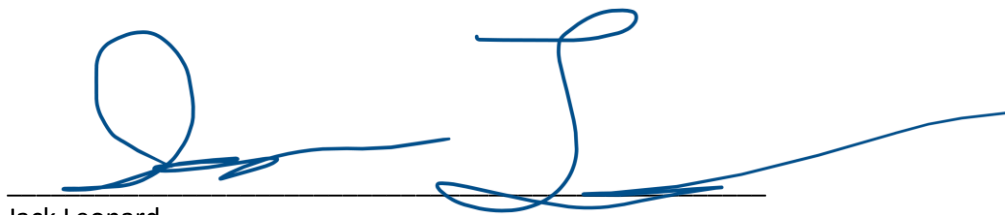
To the City of Sanger,

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 slope of 0.25% on the concrete flumes in the detention pond in lieu of 0.50% slopes as required. The elevation of the property to our immediate north and the elevation of the property to our immediate south does not allow us to obtain a slope any steeper than 0.25%. Because of this condition, we are installing 4' wide concrete flumes that will help water continue moving across our property instead of sitting and causing swampy conditions.

One reason for applying for a variance is "that the special conditions and circumstances do not result from the actions of the applicant". We are unable to change the drainage structures of neighboring property and are "stuck" in the middle of a very flat area. Approving this variance from a 0.50% slope to a 0.25% slope will have no adverse affects and will enable our drainage structure to work properly.

Thank you,



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Owner

4/10/2025