

November 30, 2017

From:

Andrew Bilger
Vice President
Sonwest, Co.
512-738-1411

To:

J. Terron Evertson, PE, CFM, DR
County Engineer
Williamson County, TX
tevertson@wilco.org
(512) 943-3330

Terron,

As previously discussed, Sonwest Co., a land development company currently developing Sonterra Section 10, Phase 3, a condominium development in Jarrell, is requesting a variance(s) to the Williamson County Subdivision Regulations (Adopted October 24, 2017), under Section 10, titled Variances. This variance(s) is required to relieve the economic hardship due to past County direction concerning the process of County Review and Approval of condo development within Williamson County and satisfies the spirit of 'justice' within the Williamson County Subdivision Regulations under Section 10, Variances.

We request specific variance(s) to issues as discussed in the Williamson County Engineers Letter, dated November 7th, 2017, now attached as Exhibit A, for Sonterra Section 10, Phase 3, including but not limited to all variances and waivers addressed within the letter we specifically request the following variances from the Sections of the Williamson County Subdivision Regulations:

- Variance to Section 9.9
- Variance to Section B3.6.4
- Variance to Section B3.6.3
- Variance to Section B3.7.2
- Variance to Section B3.7.6
- Variance to Section B8.1
- Variance to Appendix F2
- Variance to Hammerheads

Sonwest Co. hereby acknowledges Williamson County's position is that:

1. In the event the herein requested variances are granted, that such variances will only be applicable to the Sonterra Section 10, Phase 3 condominium development in Jarrell and that all regulations of the Williamson County Subdivision Regulations will apply to all other developments developed by Sonwest Co. in Williamson County unless the Williamson County Commissioners Court should otherwise grant specific a variance for a particular development in accordance with the Williamson County Subdivision Regulations;

2. In the event the herein requested variances are granted, Williamson County will not be obligated or liable for the maintenance of any roadways, drainage or other improvements within the Sonterra Section 10, Phase 3 and that such obligations shall rest solely on Sonwest Co., its successor, other governmental entity and/or the development's property/unit owners association but, in on event, on Williamson County; and
3. All other condominium developments (other than a development which is granted a variance) in Williamson County constitute a subdivision that shall comply in all respects with Williamson County Subdivision Regulations and the Williamson County Engineering Guidelines, and an application for plat and condominium site plan approval of such proposed subdivision project shall be prepared and submitted to the Williamson County Commissioners Court in accordance with the terms and procedures set forth in the regulations.

Sonwest Co. requests to be on the December 5, 2017 Commissioners Court Agenda. We appreciate the County's work on this issue.



Regards,
Shawn Breedlove, President
Sonwest Co.
512-738-1411