

TACK DEVELOPMENT, LTD.

2490 FM 685
HUTTO, TX 78634
512-306-0500

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

Terron,

As previously discussed, Tack Development, LTD, 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 Star Ranch Parcel 22 (Star Ranch 7-3), 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

Tack Development, Ltd. hereby acknowledges and represents to Williamson County that it understands that:

1. In the event the herein requested variances are granted, that such variances will only be applicable to the Star Ranch Parcel 22 development and that all regulations of the Williamson County Subdivision Regulations will apply to all other developments developed by Tack Development, LTD 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 Star Ranch Parcel 22 and that such obligations shall rest solely on SR Investments, LTD, its successor, other governmental entity and/or the development's property/unit owner's association but, in on event, on Williamson County. Furthermore, Tack Development, Ltd. will place signs at each entrance to Star Ranch Parcel 22 notifying property owners and the public that all roadways within the development are not maintained by 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 approval of the such proposed subdivision shall be prepared and submitted to the Williamson County Commissioners Court in accordance with the terms and procedures set forth in the regulations.

Tack Development, Ltd. requests to be on the December 19, 2017 Commissioners Court Agenda. We appreciate the County's work on this issue.

Regards,

A handwritten signature in blue ink, appearing to be "Tack Development, Ltd.", written in a stylized, cursive script.

EXHIBIT A

From: Doug Woodall [<mailto:doug.woodall@wilco.org>]

Sent: Tuesday, November 07, 2017 2:54 PM

To: _____

Subject: FW: _____ Preliminary Plan Review Comments

Williamson County has completed review of the preliminary plans submission for _____. Please reference the letter from the County Engineer concerning the applicability of Williamson County Subdivision Regulations to Condominium Developments. The letter states in part that a condominium development comprised of subdivided tracts of land is a subdivision within the meaning of the provisions for subdivision regulations in Chapter 232, Subsection A and E, regardless of whether the land is owned by a single owner or commonly owned by multiple owners. Chapter 82 of the Property Code does not supersede or supplant the provisions of the Chapter 232 Local Government Code subdivision requirements. As such, the following comments are offered for your consideration:

Overall comment

- Based on the above, all roads in private subdivisions must meet County road standards. Exception are required for those items in the plans that do not meet county planning, specifications and design requirements per the 2013 Williamson County Subdivision Regulations.

General Notes and Standard Sheets

- The plans must include the Williamson County pavement construction notes as found in Sections B4 through B9 of the Williamson County Subdivision Regulations.
- Please include a note stating, "ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TxMUTCD)".
- Please supplement the street name signs to require WHITE letters on a GREEN background.

P&P Sheet / Typical Section

- The P&P sheets should indicate the classification of each roadway as well as the design speed. Minimum design speed for local roadways is 25 MPH.
- The minimum width for urban local streets is 30 feet LOG/LOG, utilizing 6 inch barrier curb.
- The minimum vertical landing length approaching intersections is 50' for local roads with a maximum grade of 2%.
- Private parking areas/spaces are not allowed along public streets.
- Please show that an emergency vehicle (WB-50 vehicle) maneuver all areas within the roundabout without jumping the curb.
- Dead end roads in residential developments that are not proposed to be extended at some time in the future and have a throat length of 150 feet or less shall have a cul-de-sac with a minimum right-of-way radius of 50 feet and a minimum pavement radius of 40 feet to LOG.

- “No Outlet” signs shall be placed at the entrance to the dead-end road, even if the road is planned to be extended at some time in the future. Dead end roads that end at undeveloped property must be extended to the property line. At the terminus, a temporary cul-de-sac shall be provided for all such streets having throat lengths more than 150 feet. Hammerhead design will not be allowed; however, alternate designs, such as landscape center islands, may be considered by the County Engineer to ensure a sufficient turnaround area is provided. For all temporary cul-de-sacs, temporary easements shall be established for the portions of the cul-de-sac which lie outside the road right-of-way.

Drainage

- Maximum allowable distance for sheet (overland) flow is 100 feet. Sheets 18 & 21 reference sheet flow in excess of 100 feet.
- On curb and gutter roadways, the roadway shall be designed so that no more than one half of one travel lane shall be inundated by the 10-year storm. Please provide calculations showing this requirement is met.
- Please provide calculations showing the existing culverts under _____ do not need to be upsized as a result this new development. These culverts were designed for pre-development conditions. If the culvert is undersized for the developed condition, provisions should be made in the plans to replace with properly sized culverts to prevent water backup from affecting new home construction and/or inundation of the county road due to head in the detention pond.

General

- Once available, please forward a copy of the drainage report and the complete geotechnical report, including pavement recommendations, specific to this project.
- The Owner shall provide a maintenance schedule for the roads to the County Engineer for approval. The schedule shall include the maintenance activities, their cycle of occurrence, and the current cost of providing the maintenance activity. The total cost of the activities along with a rate of inflation shall be used to determine the annual assessment per lot.
- The Owner shall pay plan review and inspection fee based on the number of lots/length of roadway and construction cost for the roads/drainage facilities/soil erosion. Inspections fee calculations shall be signed and sealed by a Registered Professional Engineer. These calculations must be approved by the County Engineer.
- A Signature Block for Williamson County should be provided that states, “REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS:”

If you have any questions regarding this review, please feel free to contact me at your convenience at (512) 943-3336 or doug.woodall@wilco.org.”