

February 27<sup>th</sup>, 2018

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](mailto:tevertson@wilco.org)  
(512) 943-3330

Terron,

As previously discussed, Sonwest Co., a land development company currently developing Sonterra Section 12, Phase C, 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 February 20<sup>th</sup>, 2018, now attached as Exhibit A, for Sonterra Section 12, Phase C, 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 9.1
- Variance to Section 9.9
- Variance to Section B3.6.3
- Variance to Section B3.7.2
- Variance to Section B3.7.6
- Variance to ATCM, Table 1-7
- Variance to Section B3.6.4
- Variance to Section B3.8.4
- Variance to Section B4 thru B6
- Variance to Section B8 thru B9
- Variance to Section B11.2.4
- Variance to Section B8.1
- Variance to Section F2.2

Sonwest Co. hereby acknowledges Williamson County position that it understands that:

1. In the event the herein requested variances are granted, that such variances will only be applicable to the Sonterra Section 12, Phase C 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 12, Phase C 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 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.

Sonwest Co. requests to be on the February 27th, 2018 Commissioners Court Agenda. We appreciate the County's work on this issue.

Regards,  
Andrew Bilger  
Sonwest Co.  
512-738-1411

## EXHIBIT A

**From:** Doug Woodall [<mailto:doug.woodall@wilco.org>]  
**Sent:** Tuesday, February 06, 2018 1:29 PM  
**To:** Terron Evertson <[tevertson@wilco.org](mailto:tevertson@wilco.org)>  
**Subject:** Sonterra West Section 12C Condominiums - Preliminary Review Comments

I had previously sent to you comments on the condo projects prior to sending to the designer. I assume we are still, doing that. Please let me know and I will request the variance letter from the developer.

“Williamson County has completed review of the preliminary plans submission for Sonterra West Section 12C Condominiums. Based on current plan requirements for condominium developments, the following comments are offered for your consideration:

### Private Roads

- WCSR Sec 9.9 requires that the Owner shall provide a maintenance schedule for the roads to the County Engineer for approval prior to placement of the final plat on the Commissioners Court agenda 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.

### General Notes

- Variance Required – The plans must include the Williamson County pavement construction notes as found in Sections B4 through B9 of the Williamson County Subdivision Regulations.

### P&P Sheet / Typical Section

- Variance Required – Minimum design speed for local roadways is 25 MPH. Two horizontal curves and three vertical curves do not meet minimums. The Plans propose a 20 MPH design speed.
- Variance Required – The minimum width for urban local streets is 30 feet LOG/LOG, utilizing a 6-inch barrier curb. Proposed 26 feet face to face with a lay-down curb.
- Variance Required – The minimum vertical landing length approaching intersections is 50' for local roads with a maximum grade of 2% (2 locations exceed this requirement)
- Variance Required – Private parking areas/spaces are not allowed along public streets (re: WCSR Sec 9.1).

### Drainage

- Variance Required – Maximum allowable distance for sheet (overland) flow is 100 feet. Sheets 10 references sheet flows of 150 feet.
- Variance Required – 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.

### Signs/Pavement Markings

- SPEED LIMIT signs (R2-1): No speed limit signs other than 25 mph for local roadways. Will 20 MPH signs be used at the two entrances to this development?
- Please add a note to sheet 7 indicating minimum horizontal distance between face of curb and edge of signs, and minimum between the face of curb and obstructions such as fire hydrants.

### General

- Once available, please forward a copy of the drainage report and the complete geotechnical report, including pavement recommendations, specific to this project.
- Plat notes typically address setback requirements, but none are shown for this development. The minimum setback per Appendix F2 is 25 feet from the edge of the right-of-way. Please indicate setbacks proposed for this development (from back of curb, edge of PUE or similar).

If you have any questions or need additional information, please advise.”