

March 13th, 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
(512) 943-3330

Terron,

As previously discussed, Sonwest Co., a land development company currently developing Sonterra Section 8, Phase N, 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 March 7th, 2018, now attached as Exhibit A, for Sonterra Section 8, Phase N, 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 2.3
- 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 8, Phase N 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 8, Phase N 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 April 2nd, 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: Wednesday, March 07, 2018 11:03 AM
To: Jennifer Franklin @PD <JFranklin@pape-dawson.com>
Subject: FW: Sonterra West Section 8N Condos

Williamson County has completed review of the preliminary plans submission for Sonterra West Section 8N Condominiums using the 2000 Williamson County Subdivision Regulations. 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. Please provide the maintenance schedule

General Notes

- Variance Required – The plans must include the Williamson County pavement construction notes as found in Sections B4 through B8 of the Williamson County Subdivision Regulations.

P&P Sheet / Typical Section

- Variance Required – Minimum design speed for local roadways is 25 MPH. Numerous horizontal curves & 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 – Private parking areas/spaces are not allowed along public streets (re: WCSR Sec 9.1).
- Variance Required – Section 2.3 states in part, dead end streets which shall remain as dead end streets shall have a cul-de-sac with a minimum right-of-way radius of 50 feet (minimum base radius to be 44 foot) with "Dead End" or "No Outlet" street signs placed over the street name sign. Hammerhead design are not allowed.

Drainage

- Manholes shall be placed at locations where changes in pipe size occur per the ADCM

Signs/Pavement Markings

- Variance Required – Speed limit signs required to be 25 mph for local roadways (B9.3). Plans show 20 MPH

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 F2.2 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.

