

April 16th, 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 12, Phase B, 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 13th, 2018, now attached as Exhibit A, for Sonterra Section 12, Phase B, 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 12, Phase B 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 B 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 24th, 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, March 13, 2018 3:03 PM
To: Jennifer Franklin @PD <JFranklin@pape-dawson.com>
Subject: Sonterra 12B Condominium - Preliminary Plan Review Comments

Williamson County has completed review of the preliminary plans submission for Sonterra West Section 12B 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 Comments / 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.
- Plans are to be signed, sealed and dated by a license professional engineer.
- Once available, please forward a copy of the drainage report and the complete geotechnical report, including pavement recommendations specific to this project.
- Variance Required –The minimum setback requirement per Appendix F2 is 25 feet from the edge of the right-of-way. In addition to the variance, please indicate building setbacks proposed for this development (from back of curb, edge of PUE or similar).
- The plan set is incomplete. As noted on the cover sheet, only the roadway and drainage features were submitted. WCSR 7.6 requires that the plans shall show the location of water, sanitary sewer and storm sewer utilities, and shall show proposed easements for privately-owned utilities (electric, cable television, gas, telephone, etc.). These plans shall include the design requirements as described in Appendix B, Engineering Guidelines. Please submit a full set of plans.
- For the roadway segments crossing under the existing utility easement, please provide documentation from the Utility Provider that they have extinguished / will extinguish their easement rights at those locations that encroach on the existing overhead electric utility line easement and those locations will become publicly accessible roadways.

P&P Sheet / Typical Section

- Variance Required – Minimum design speed for local roadways is 25 MPH. 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 – Per WCSR B3.7.6, all roads with fire hydrants shall have a minimum paved width of 26 feet, exclusive of shoulders and/or curb.
- Variance Required – The minimum vertical landing length approaching intersections is 50' for local roads with a maximum grade of 2% (ATCM).

- Variance Required – Private parking areas/spaces are not allowed along public streets (re: WCSR Sec 9.1).
- Variance Required – Per WCSR B3.8.4 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 a throat length more than 150 feet, constructed in accordance with the requirements of this Appendix. *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.

Drainage

- Variance Required – Maximum allowable distance for sheet (overland) flow is 100 feet. Sheets 16 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

- Variance Required – per WCSR B10.3, a speed limit of 25 mph is required for local roads.
- Per WCSR B3.8.3 “No Outlet” signs shall be placed at the entrance to all dead-end roads.

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