



December 9, 2019

To:

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

Terron,

As previously discussed, NNP-Teravista, LLC, is requesting a variance(s) to the Williamson County Subdivision Regulations (Adopted January 18, 2018), 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 December 4, 2019, now attached as Exhibit A, for Teravista Com 24 Condos (Lot 4, Block A, Amended Final Plat of Teravista Com 24, Doc Number 2017039337), 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 4.10
- Variance to Section 5.7
- Variance to Section 9.8
- Variance to Section 9.9
- Variance to Section B3.6.1
- 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 B4 through B10
- Variance to Appendix F2
- Variance to the Plan Review Fee
- Variance to provide Plan & Profile Sheets

NNP-Teravista, LLC 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 Teravista Com 24 Condos (Lot 4, Block A, Amended Final Plat of Teravista Com 24, Doc Number 2017039337) development and that all regulations of the Williamson County Subdivision Regulations will apply to all other developments developed by NNP-Teravista, LLC 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 Teravista Com 24 Condos (Lot 4, Block A, Amended Final Plat of Teravista Com 24, Doc Number 2017039337) development and that such obligations shall rest solely on NNP-Teravista, LLC, the Teravista Com 24 Condos Condominium Regime/Association, or its successor, other governmental entity and/or the development's property/unit owners association but, in on event, on Williamson County. Furthermore, NNP-Teravista, LLC will place signs at each vehicular entrance to Teravista Com 24 Condos (Lot 4, Block A, Amended Final Plat of Teravista Com 24, Doc Number 2017039337) 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.

NNP-Teravista, LLC requests to be on the December 17, 2019 Commissioners Court Agenda. We appreciate the County's work on this issue.

Regards,

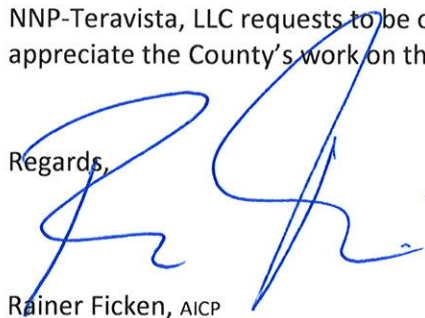

Rainer Ficken, AICP
Vice President
NNP-Teravista, LLC

EXHIBIT A

From: Matt Williamson [<mailto:matt.williamson@wilco.org>]

Sent: Wednesday, December 04, 2019 4:31 PM

To: John Pickens

Subject: Teravista Com 24 Condos - Construction Plan Review Comments

General Notes and Cover Sheet

- Variance-Add Williamson County General Notes to General Notes page (WCSR B4 through B10)

Private Roads

- Variance-WCSR 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.

Roadway

- Variance - Please provide plan and profile sheets for roadway, showing slopes, k-values, etc.
- Variance - Per subdivision regulations section 4.10 & 5.7, all street names should be shown on the plans. These are shown as Drive "A" and "B".
- Variance - B3.6.3 requires a minimum travel way width with from lip of gutter to lip of gutter of 30 feet. In addition, all roads with fire hydrants shall have a minimum paved width of 26 feet, exclusive of shoulder and/or curb (B3.7.6)
- Variance - B3.7.2 requires for all curbed roadway that the pavement base course be extended a minimum of 18 inches beyond the back of curb.

Signing and Striping

- Variance- B10 Please add a note requiring all street name signs must be WHITE letters on a GREEN background.
- Variance – B10 Indicate the location of speed limit signs.

General

- Variance- Please submit the construction plan review fee for the public streets included in these plans: (_____ lots x \$30/lot) + (_____ ft road x \$1/ft) = \$ _____

Lot Requirements

- Variance- Plat notes typically address setback requirements and minimum FFEs; however, as this development was platted as one lot, setbacks are not dimensioned per Appendix F2. The set-backs appear to be less than 10 feet from the edge of the PUE. FFEs are not shown