

February 26, 2020

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 7, Phases 2A-1, 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 December 12, 2019, now attached as Exhibit A, for Sonterra Section 7, Phase 2A-1, including but not limited to all variances and waivers addressed within the letter we specifically request the following variances from these Sections of the Williamson County Subdivision Regulations:

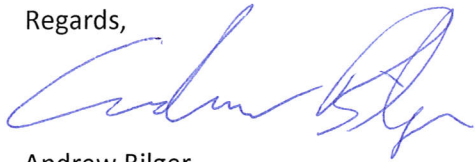
- Variance to Section 7.7
- Variance to Section 9.1
- Variance to Section 9.9
- Variance to Section B3.6.4
- Variance to Section B3.6.3
- Variance to Section B3.7.2
- Variance to Section B3.7.6
- Variance to Section B3.8.3
- Variance to Section B3.8.4
- Variance to Section B4, B5, B6, B7, B8, B9
- Variance to Section B8.1
- Variance to Section B11.2.4
- Variance to Appendix F2
- Variance to Appendix O
- Variance to Appendix H
- Variance to Hammerheads

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 7, Phase 2A-1 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 7, Phase 2A-1 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 March 3, 2020 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 <doug.woodall@wilco.org>

Date: December 12, 2019 at 1:24:58 PM CST

To: Scott Foster <scott.foster@360psinc.com>

Subject: Sonterra Section 7, Phase 2A-1, Block 12, Lot 34 - Preliminary Plan Review Comments

Williamson County has completed review of the preliminary plans submission for Sonterra Section 7, Phase 2A-1, Block 12, Lot 34. Please reference the letter from the County Engineer concerning the applicability of Williamson County Subdivision Regulations (WCSR) 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. Items not meeting WCSR would require a variance or correction to meet standards. For any variance request, each item that does not meet should be addressed. The following comments are offered for your consideration:

General

- Once available, please forward a copy of the drainage report and the complete geotechnical report, including pavement recommendations, specific to this project, or reference the adjacent section that may have this information.
- Please include a signature block for Williamson County with date and a header that reads, "REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS."
- Please include a note on the cover sheet indicating the Certificate of Compliance Number once obtained (see plat note #17).
- Plans indicate private drives are proposed. Access to more than 3 lots requires construction of a road (public or private) meeting the requirements of the WCSR. If the roads are to be considered "private driveways" (assuming variances are approved), a driveway permit application should be submitted and the driveway permit number (date of issuance) should be shown on the cover sheet.
- Roads in private subdivisions must meet all County road standards. Therefore, plan review and inspection fees are applicable to PRIVATE subdivisions, as well (WCSR 9.1);
 - Based on the date of the revised preliminary plat, a plan review fee is applicable to this project unless otherwise waived in writing by the County Engineer. (WCSR Appendix O)
 - Unless otherwise waived in writing by the County Engineer, upon approval of the construction plans, before we can sign the cover sheet, the Owner shall pay an inspection fee in the amount of 2.5% of the estimated construction cost for the roads, drainage facilities and soil erosion, according to calculations sealed by a

Registered Professional Engineer. These calculations must be approved by the County Engineer (WCSR 7.7)

Private Roads

- Williamson County Subdivision Regulations (WCSR) Section 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.
- A note should be added to the cover sheet clarifying that the roads are private, that Williamson County will never accept or maintain the road unless they meet county standards in effect at the time of initial construction, and that the roads shall be maintained to a standard that will allow for emergency services access in perpetuity.

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 provide for street name signs with WHITE letters on a GREEN background.

P&P Sheet / Typical Section

- Please provide a roadway cross section showing pavement structure, maximum side slopes, base overbuild beyond the back or curb, etc.
- Please show proposed road names per WCSR 4.10 and 5.7.
- Please add a note that the contractor is to avoid installations or plantings in the overbuild.
- Minimum design speed for local roadways is 25 MPH (WCSR B3.6.4).
- The minimum width for urban local streets is 30 feet LOG/LOG, utilizing 6 inch barrier curb (WCSR B3.6.3)
- Private parking areas/spaces are not allowed along public streets (WCSR 9.1 & TTC 251).
- 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. 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 (WCSR B3.8.4)
- Please indicate building setback lines (WCSR Appendix F)
- "No Outlet" signs shall be placed at the entrance to the dead-end road (WCSR B3.8.3)
- Plans indicate mountable curb is proposed for this development. WCSR Appendix H allows for standard barrier curb and ribbon curb only.

Drainage

- 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 (WCSR B11.2.4).

If you have any questions or need additional information, please contact me by reply email or call bat [\(512\)943-3336](tel:5129433336).