

# HPE

Civil Engineering



April 4, 2024

Commissioners' Court of Williamson County  
c/o The Honorable Bill Gravell, Jr.  
Williamson County Judge  
710 S. Main St., Suite 101  
Georgetown, TX 78626

RE: Variance request to Williamson County OSSF Order Section 10(D)(2)(c) for Lots 6 and 7, Block A, of The Cove Phase 2

Dear Judge Gravell:

I respectfully request that review, discussion and granting of a variance from the deduction requirements as found within Williamson County OSSF Order Section 10(D)(2)(c) be given your consideration.

Lots 6 and 7, Block A, of The Cove Phase 2 subdivision, do not meet the County's minimum lot size noted in Williamson County OSSF Order Section 10(D)(2), when considering the deductions as found within the Section. Prior to considering the deductions, both lots do meet the minimum lots size. Both lots are shown in their current configuration within an approved preliminary plat for The Cove subdivision, that was approved on September 20, 2022. A portion of both lots are encumbered by a stormwater detention pond that was constructed as part of Phase 1 of the development, to serve Phase 1 and the remainder of the development. The detention pond area was not excluded from the lot areas when the preliminary plat was approved. However, during the final plat review of The Cove Phase 2 subdivision, when considering the deductions for the stormwater detention pond, it was determined that the lots are less than the minimum lot size.

As part of this variance request, I have created a preliminary OSSF plan that demonstrates the two lots have suitable area to contain homes and OSSF's in compliance with 30 TAC 285, and all other requirements of the Williamson County OSSF Order. The preliminary septic designs demonstrate that the lot configuration provided on the attached plat will provide equivalent protection to both the environment and the public health, should this variance request be granted.

Thank you for your consideration, should you need additional information please do not hesitate to contact me at [Jen@HendersonPE.com](mailto:Jen@HendersonPE.com) or 512.350.6228.

Respectfully,

Jen Henderson, P.E.  
President  
Henderson Professional Engineers, LLC