

May 12, 2026

County Engineer
Williamson County Texas
3151 SE Inner Loop
Georgetown, TX 78626

**RE: Department of Infrastructure Development Services & Drainage
Tri Pointe at Pearson Ranch
Variance Request Letter – WCSR B3.5.6**

To Whom It May Concern:

On behalf of **Tri Pointe Homes**, we respectfully request a variance for the above reference project, from the Williamson County Subdivision Regulations regarding shared access driveways as outlined in Section **B3.5.6**, which states:

“Shared access driveways may be approved provided that a shared access easement is dedicated by plat or separate instrument and does not access more than three (3) residences. The developer must include a plat note located in Appendix C10.16, that states which lots share driveways. The shared driveways must be constructed, inspected and approved prior to submittal of a final plat application.”

Variance Requested

We are requesting a variance to allow **one additional residence** to utilize a shared access driveway, increasing the total number of residential units served from three (3) to **four (4) residences maximum**. These residences will be single-family only. All other requirements applicable for this project, including the dedication of shared access easements, will be fully met.

Justification

1. No Adverse Impact on the Subdivision

Allowing a fourth residential units to share the access driveway will not create any adverse impact on public safety, traffic circulation, emergency access, drainage, or the overall functionality of the subdivision. The shared driveway will be designed to ensure safe access and adequate maneuvering space for residents and emergency vehicles.

2. Compliance with the Intent of the Regulation

Although the regulation limits shared driveways to three residences, the intent of the provision is maintained: minimizing the number of individual curb cuts, improving roadway safety, and promoting organized access. The requested increase of one additional residence remains consistent with these objectives.

3. Commitment to Williamson County Standards Compliance

The shared driveways will be designed and constructed in accordance with all applicable County requirements. The only deviation requested is the total number of residences served.

If any shared driveway has not been constructed prior to final plat approval, the Owner shall provide financial security, in the form of a bond, cash deposit, or letter of credit acceptable to the County, to guarantee completion of the shared driveway improvements.

The shared driveway will be accessed from an urban curb-and-gutter roadway that meets the County’s design and construction standards for urban subdivision roads.

4. **Maximum shared driveway length**

The shared driveways will be designed and constructed in accordance with all applicable Fire Code requirements. No shared driveway will be longer than 150 feet, measured from the edge of the county road.

Each shared driveway shall function as a single-access driveway for the four residential units and shall not include any branching or intersecting driveway network. No additional driveways or secondary driveway intersections shall connect to the shared driveway.

5. **ESD Fire Marshall Approval**

Prior to the construction of any of these driveways, the developer must obtain ESD / Fire Marshal approval.

6. **Parking**

Minimum of two parking spaces will be provided for each residential unit connected to the proposed shared driveway. Full-sized garage parking spaces can be used to satisfy this requirement.

7. **Maintenance**

As with all other roads and utilities within this development, the County will not be responsible for maintenance of these shared driveways. All roads, utilities, drainage, and proposed shared driveways within Williamson County jurisdiction will be privately maintained by a Homeowners Association and/or 3rd party maintenance corporation or district.

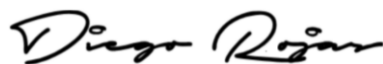
Conclusion

Given the absence of adverse impacts and the overall benefits to subdivision design and safety, we respectfully request approval of this variance to allow a four residential unit shared driveway.

We appreciate your consideration and are available to provide additional information or coordination as needed.

Should you have any questions or require additional information, please do not hesitate to contact me at (512) – 813 - 0944 or Diego.Rojas@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Diego Rojas, PE
Project Manager

