

AGENDA ITEM 14

Discuss and take appropriate action on HOME program participation.

Leo Wood and James Conquest discussed the HOME program.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve \$100,000.00 to be used for a reimbursable fund for the HOME Program in Williamson County.

Vote: **5 - 0**

AGENDA ITEM 15

Discuss and consider taking action on variance request for Ida Beauchamp's property on CR 467.

Moved: **Commissioner Limmer**

Seconded: **Commissioner Hays**

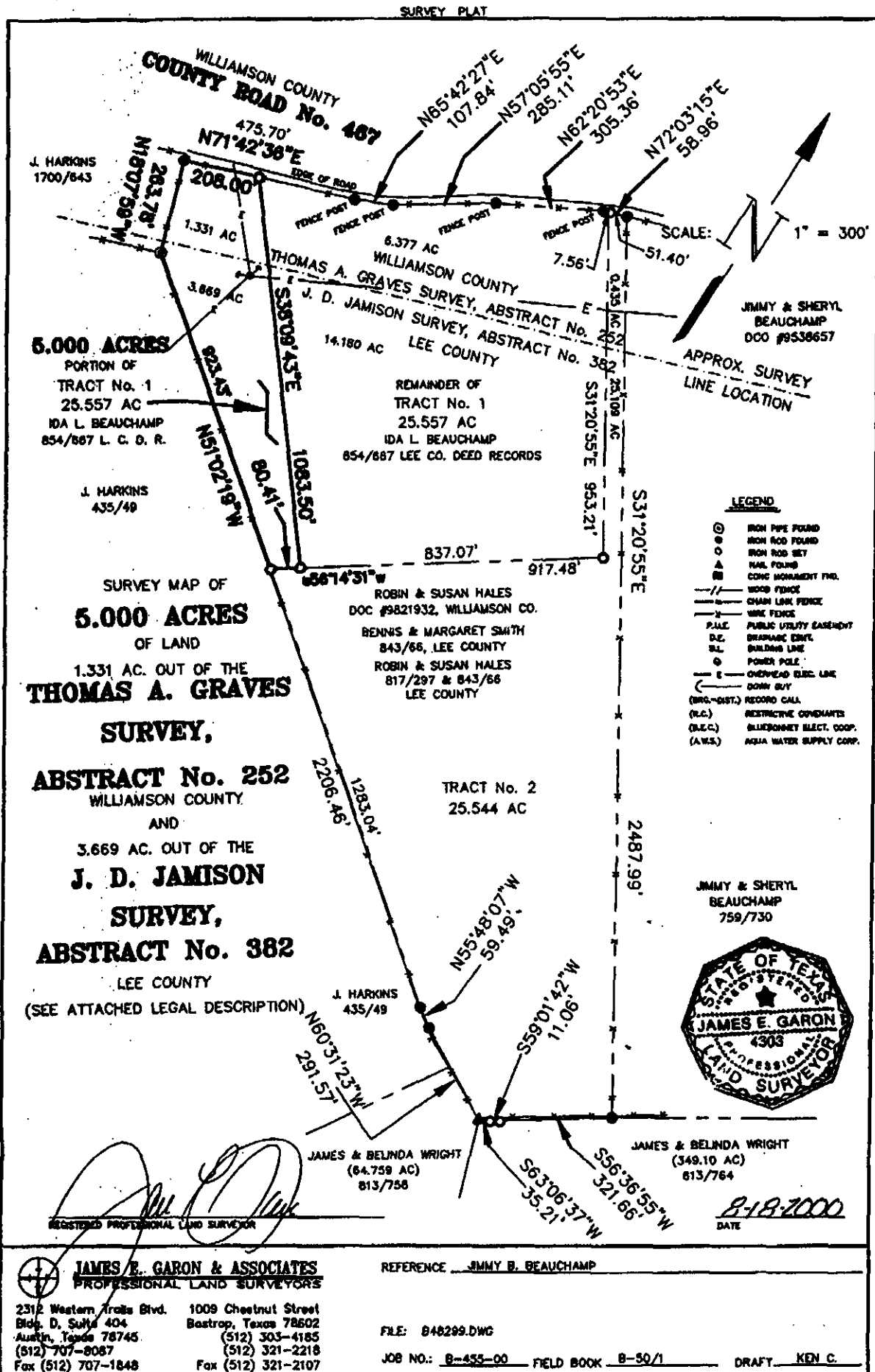
Motion: To grant variance request for Ida Beauchamp's property on CR 467 **with the stipulation that the County be provided with a road-widening easement of 30 feet from the survey line to the existing pavement, which would be across the entire frontage of her property.**

Vote: **5 - 0**

< Attachment >

Ida L. Beauchamp P.2
1-512-856-2600

150



K. Shoulder-to-Shoulder Width - The width of the roadway which has been cut to subgrade and replaced with flexible base.

L. Subdivision - A division of any tract of land situated within Lee County in two or more parts for the purpose of laying out suburban lots or building lots, or any lots, streets, alleys or parts or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto for the purpose, whether immediate or future, of creating building sites. Subdivision includes resubdivision, but it does not include the division of land for agricultural purposes in parcels or tracts of twenty (20) acres or more and not involving the creation of any new street, alley or easement of access; nor does it include the division of land into lots or parcels of 5 acres or more not involving the creation of any new roads to be dedicated to the public and maintained by the County.

SECTION 3 - SPECIFICATIONS

A. Utility Adjustments

1. In order to prevent damage to roads, the subdivider shall be required to place utilities outside of roads whenever possible.
2. Within the right-of-way, all underground pipelines, conduits, wires and cables shall be buried to a depth of at least thirty-six (36) inches below the bottom of the ditches. All such pipelines, conduits, wires and cables which cross roads shall be cased from R.O.W. to R.O.W. and have a marker on each side of the road identifying their location. Split casing will be acceptable on any lines where it is acceptable by the owner of the pipeline in question. In cases where thirty-six (36) inch clearance is not practical, lines can be placed twenty-four (24) inches below bottom of ditch with a four (4) inch thick concrete (2500 psi) cap measuring two (2) feet wide by eight (8) feet long (with no wire mesh or rebar).

C. Drainage

1. A drainage report shall be made by a Registered Professional Engineer on each road to insure proper drainage and, if necessary, additional right-of-way shall be obtained from adjoining property owners for drainage easement(s) as determined to be necessary by the Court.
2. Lots and private property shall be graded so that the natural surface drainage from said property shall be taken to roads or drainage courses as directly as possible. Drainage water from roads shall be taken to defined drainage courses as directly as possible.
3. All ditches shall be constructed with a minimum longitudinal grade of five (5) per cent and a minimum transverse grade of two (2) per cent.
4. Permanent drainage structures, including, but not limited to, culverts, pipes, drainage boxes and bridges, shall be installed at all crossing or drainage courses.
5. The exact dimensions and type of said permanent drainage, including culverts, pipes, drainage boxes and bridges, shall be established for each subdivision by the Court in its order granting or denying preliminary authorization of a subdivision plat or acceptance or refusal of a road dedication. (Culverts shall be a minimum diameter of 18")

RECORDERS MEMORANDUM
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clearly legible for satisfactory recordation.

AGENDA ITEM 16

Discuss and consider taking action on variance request for Twin Creek Farms, Phase Two, Section One.

County Engineer Joe England discussed the variance request and answered questions about Twin Creek Farms.

Danny Swafford, representative for Twin Creek Farms, also discussed the variance request and answered questions about the subdivision.

Moved: **Commissioner Hays**

Seconded: **Judge Doerfler**

Motion: To grant variance request for Twin Creek Farms, Phase Two, Section One allowing 10-foot contours instead of the 2-foot contours required by Section 3.2.1 of the Subdivision Regulations.

Vote: 4 - 1 with Commissioner Heiligenstein voting against the motion.

< Attachment >

Twin Creek Farms
MICKAN INC.
 30111 Twin Creek Drive
 Georgetown, TX 78626
 512-863-7194

Williamson County Commissioner's Court
 Georgetown, TX

November 14, 2000

Re: Twin Creek Farms, Phase Two, Section One
 Preliminary Plat Review
 Variance Comments dated 10/31/00

Dear Sirs,

The following request is for your review of the continuation of Twin Creek Farms development, located .4 miles East of Walburg on FM 972. The additional 128 acre tract of land is designed to accommodate approximately seventy to seventy-four (70-74); one plus (1+) acre homesites.

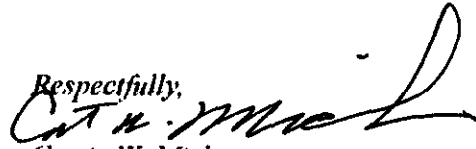
The development as proposed is a Private and Gated community and is an exception to the Williamson County Subdivision Regulations. Based on independent marketing efforts, a secured and secluded home environment coupled with high standard deed restrictions and small town country charm is highly desirable. It is our request for your review and approval of this variance to ss3.2.1 to allow the owners Curtis & Marilyn Mickan to continue with this development process as noted. The owners are dedicated to this project and the construction process, and maintenance required to uphold the high standards placed within this community. In addition to the Private community variance, the following sub-section variances are noted for your review and subsequent approval.

Variance request:

ss3.2.1: Topographic contours at two foot intervals. Variance requested due to the private status of the development. Topographic contours as noted are sufficient for planned road construction and drainage calculations at underground culvert locations and drainage ditch construction. Road construction to be performed by owner with corresponding continual maintenance schedule. Maintenance schedule is subject to the Holt Engineering soil test results and perk test calculations. Property owner dues as stated in the Deed Restrictions Sec. IV General Provisions, ssA, will be utilized for construction maintenance and ongoing care of the drainways, roadways, and general access areas.

Thank you for your time and favorable review of this private subdivision request. This development is sure to continue the standards and model for future similarly styled developments.

Approved 11-14-00
 John C. Doerfler

Respectfully,

 Curtis W. Mickan

cc: David Hays