

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.

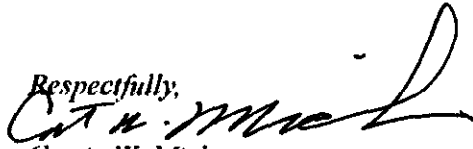
The development as proposed is a Private and Gated community and is an exception to the Williamson County Subdivision Regulations. Based on independent marketing efforts, a secured and secluded home environment coupled with high standard deed restrictions and small town country charm is highly desirable. 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