

**AGENDA ITEM 25**

Discuss and take appropriate action on request for variance from building set back line, Noah's Ark Subdivision.

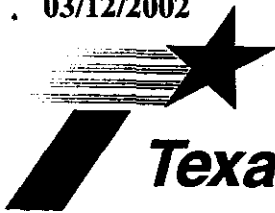
Moved: **Commissioner Heiligenstein**

Seconded: **Judge Doerfler**

Motion: To approve a request for a variance from the building set-back line requirement of 50 feet for the Noah's Ark Subdivision to allow a 34-foot building set-back on the property, with the owner dedicating an additional 10 feet of right-of-way, for a total right-of-way width of 140 feet.

Vote: 4 – 0

< Attachment >



# Texas Department of Transportation

P.O. DRAWER 15426 • AUSTIN, TEXAS 78761-5426 • (512) 832-7000

February 22, 2002

Mr. Joe England, P.E.  
County Engineer  
Williamson County Unified Road System  
3151 SE Inner Loop, Suite B  
Georgetown, Texas 78626

Re: Noah's Ark Subdivision - F. M. 1325  
Future TxDOT Right-of-Way Requirements

Dear Joe:

I have reviewed the Noah's Ark subdivision property owner's request for the Texas Department of Transportation's position on future F. M. 1325 right-of-way requirements. It is my understanding the property is located on the East Side of F. M. 1325, approximately 1500 feet north of Shoreline Drive. I am in receipt of their final plat and layout. TxDOT is currently in the process of completing construction of a continuous left turn lane in this section of F. M. 1325. I have no other proposed projects at this time.

I do not anticipate the need for additional right-of-way greater than the 10 feet currently proposed to be dedicated by plat. The future extension of Loop 1 (Mopac) is proposed to be located to the west of this section of F. M. 1325. In addition, the current CAMPO roadway plan does not call for any widening of this portion of F. M. 1325. With the existing 120-foot wide right-of-way, proposed dedication of 10 additional feet of right-of-way, and proposed 34-foot building setback, we do not believe that future right-of-way needs or public safety will be compromised by the proposed Noah's Ark subdivision.

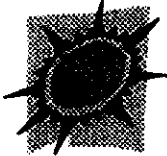
Sincerely,

Gerald D. Pohlmeier  
Engineer Specialist IV

Cc: John Wagner, P.E.

An Equal Opportunity Employer



**RIVERA ENGINEERING**

2499 Capital of Texas Highway South, Building A, Suite 202 • Austin, Texas 78746 • Telephone (512) 306-0777 • Fax (512) 306-8330

February 13, 2002

Mr. Joe England, P.E.  
County Engineer  
Williamson County Unified Road System  
3151 SE Inner Loop, Suite B  
Georgetown, Texas 78626

Re: **Noah's Ark Subdivision - F. M. 1325**  
**Request for Variance from Building Setback Requirements**

Dear Joe:

Please accept this letter as our formal request for approval of a variance from the 50-foot building setback requirement for the Noah's Ark Subdivision. The proposed subdivision is located on F. M. 1325 in southern Williamson County. We are requesting approval of a reduction in the setback to 34 feet. Please consider the following issues in your recommendation to the Commissioner's Court:

- The current right-of-way width for F. M. 1325 adjacent to the subdivision is 120 feet. With the approval and recordation of the plat, the owner will be dedicating an additional 10 feet of right-of-way (providing for a total right-of-way width of 140 feet). The existing F. M. 1325 roadway section in the area is five lanes with shoulders (approximately 70 feet in width). With the proposed 34 foot setback, any proposed buildings would be 44 feet away from the existing right-of-way (approximately 80 feet away from the existing pavement).

- It is our understanding from the Texas Department of Transportation that no additional roadway improvements to F. M. 1325 (in the area of the proposed subdivision) are currently planned. The future extension of Loop 1 (Mopac Boulevard) will follow the F. M. 1325 alignment well south of the subject property. The Loop 1 extension adjacent to the subdivision will be west of the current F. M. 1325 right-of-way. Future traffic in the area will be concentrated around Loop 1. This section of F. M. 1325 will likely experience a reduction in traffic upon completion of the Loop 1 improvements.

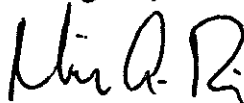
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Mr. Joe England, P.E.  
February 13, 2002  
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- This project is within the E.T.J. of the City of Austin (will be considered for annexation in the future). The City will be reviewing any site plans submitted within the subdivision. The City's building setback lines are typically 25 feet or less. Based on the proposed commercial use of the property, the City's building setback lines would more likely be 10 feet.

We believe the above information justifies the requested variance. Your positive response to our request would be sincerely appreciated. Should you have any questions about this information, please feel free to call me.

Best regards,

A handwritten signature in black ink, appearing to read "Michael A. Rivera".

Michael A. Rivera, P.E.  
President

cc: Mr. Russell Boring; National Development Services, Inc.

Attachments

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**AGENDA ITEM 26**

**Discuss and consider formal action on comments regarding the Texas Department of Transportation proposed rules for Regional Mobility Authorities and Financial Assistance for Toll Facilities.**

Road Bond Manager Mike Weaver presented a draft of comments on the proposed rules for RMAs and Financial Assistance for Toll Facilities.

Moved: **Judge Doerfler**

Seconded: **Commissioner Heiligenstein**

Motion: For approval of the comments to Texas Department of Transportation on the proposed rules for RMAs.

Vote: **4 - 0**

< Attachment >