

AGENDA ITEM 24

Discuss and consider approval of variance for building set-back line in Brushy Creek, Section 6.

Joe England addressed the Court.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To grant approval of variance for building set-back line in Brushy Creek, Section 6.

Vote: **5 – 0**

< Attachment >



Highland Resources, Inc.
Real Property Division
Central Texas Properties

March 15, 2004

Honorable John C. Doerfler and Williamson County Commissioners
c/o Joe England, P.E.
County Engineer
3151 Southeast Inner Loop, Suite B
Georgetown, TX 78626

Subject: Submission of Subdivision Plat for Brushy Creek Section Six and Variance to Building Setback Standards

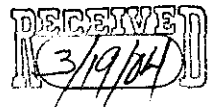
Dear Judge Doerfler and Members of the Commissioners Court:

We are pleased to present a preliminary plat for **Section 6, Brushy Creek Subdivision**.

We request your approval to plat these lots for single-family home lots. In order for this single-family plan to be feasible, we request your approval to vary from the standard building setbacks, by approving a ten-foot (10') street side yard setback for corner lots, and, in lieu of the current twenty-five foot (25') front yard building setback, we request that you approve a twenty-foot (20') front yard building setback.

The following are some features of this single-family project that you may wish to consider as you review our request:

- The property is located across from an Elementary School. Highland believes that a single-family home project is more desirable to the neighborhood than would be some other land use. To make this single-family project feasible for this location and market, it is necessary to offer a home that fits on lots that are 45 to 50 feet in width and approximately 105 feet in depth.
- In order to build quality homes of a size on lots of this size, building setbacks need to be changed to maximize the buildable area of the lots.
- The proposed twenty-foot (20') front yard building setback at the front of the lot will provide for a driveway that is adequate in length to park vehicles without encroaching on the sidewalk.



- Detached single-family homes provide an affordable alternative for young Williamson County professionals who might otherwise be limited to choosing apartment living.

We hope you see the benefits to the community and tax base from these single-family homes and support a Motion to **"Approve Brushy Creek Section Six, including a ten-foot (10") street side yard setback for corner lots and a twenty-foot (20') front yard building setback."**

I thank you and appreciate your consideration.

Sincerely,

HIGHLAND RESOURCES, INC.



David Bodenman
Vice President

approved 5-25-04
John C. Daupler

AGENDA ITEM 25

Discuss and consider preliminary approval of Brushy Creek, Section 6.

Joe England addressed the Court. **Commissioner Birkman** asked that Mr. England speak with the school about putting in a crosswalk.

Moved: **Commissioner Hays**

Seconded: **Commissioner Birkman**

Motion: To grant preliminary approval of Brushy Creek, Section 6.

Vote: **5 – 0**

AGENDA ITEM 26

Discuss and consider final plat approval of the amended plat of Lots 12, and 16A, Twin Springs, Section One.

Joe England addressed the Court.

Moved: **Commissioner Hays**

Seconded: **Commissioner Boatright**

Motion: To grant final plat approval of the amended plat of Lots 12, and 16A, Twin Springs, Section One.

Vote: **5 – 0**

AGENDA ITEM 27

Discuss and consider approving variance to local street width for Blessing Community (a manufactured home community).

Joe England addressed the Court.

Moved: **Commissioner Birkman**

Seconded: **Commissioner Hays**

Motion: To approve variance to local street width for Blessing Community (a manufactured home community).

Vote: **5 – 0**

< Attachment >