

April 21, 2023

23-E-1353

Tyler County Commissioners Court
Tyler County Courthouse
100 W. Bluff, Room 102
Woodville, Texas 75979

Subject: Request for Variance
 Lakeland Ranch – Section Six
 Tyler County, Texas

Lakeland Ranch is proposing to develop Section Six of the Lakeland Ranch Subdivision in Tyler County, Texas. We would like to request a variance from the rule in Section 3.3.c of the Tyler County Subdivision Regulations which prohibits roadways along dams or other water impoundments. We believed this variance to be justified for the following reasons:

- The existing roadway is already in place along the top of the dam.
- There is no decrease in width of the roadway along the top of the dam.
- Significant elevation changes are present along the back side of the dam that would require substantial infrastructure and costly engineering to achieve relocating the road.
- The developer will install guardrails for the full length along both sides of the dam.
- The developer will install speed bumps on each end of the dam.

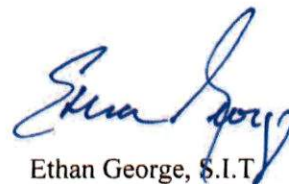
We believe there are special circumstances affecting the land involved such that the strict application of the subdivision regulations would deprive the developer of the reasonable use of their land and, that by granting the variance with the listed conditions would not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

If you have any questions or comments, please do not hesitate to contact us at (325) 655-1288.

Sincerely,
SKG Engineering



Russell Gully, P.E.



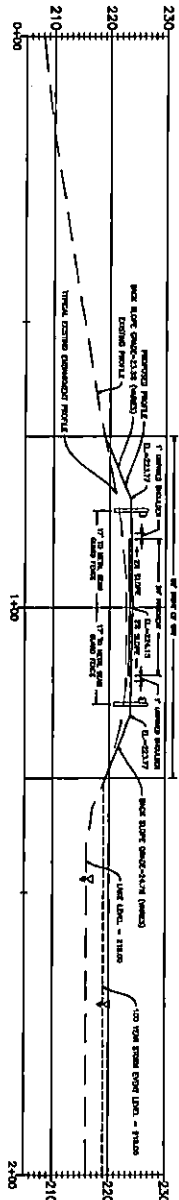
Ethan George, S.I.T.

April 21, 2023
F-7608

CC: Gates Walcott

Enclosures

Project: Lakeland Ranch, Tyler County, Texas
 Date: 08/15/2017
 Scale: 1"=40'



Scale: 1"=40'

DATE	BY	CHKD BY
08/15/2017	CS1	
PROJECT	LAKELAND RANCH	
SECTION	SECTION SIX	
SCALE	1"=40'	
NO.	CS1	

LAKELAND DRIVE
 CROSS SECTION
 STA 168+00

LAKELAND RANCH
 SECTION SIX
 TYLER COUNTY, TEXAS

LAKELAND RANCH, LLC
 CLAY SIGNER
 781 TWENTY NINE DRIVE, APT. 8108
 AUSTIN, TEXAS 78727



SKG
 ENGINEERING, LLC
 SURVEYING + ENVIRONMENTAL + LABORATORY

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