

SKG
ENGINEERING, LLC
FIRM REGISTRATION NUMBER F-7608
SURVEYING • ENVIRONMENTAL • LAB/CMT

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June 20, 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 Seven
Tyler County, Texas

Lakeland Ranch is proposing to develop Section Seven of the Lakeland Ranch Subdivision in Tyler County, Texas. We would like to request a variance from the rule in Section 3.2.a. of the Tyler County Subdivision Regulations which prohibits roadway intersections that are not 90° where Lakeland Drive intersects “Rd-4”, a tract reserved for future road use. We believed this variance to be justified for the following reasons:

- Both intersecting roads are existing roads being re-built to county specifications.
- Both roads are lined on each side with mature oak trees. Altering the location of the intersection would result in the destruction of multiple mature trees.
- The current intersection location is at the peak of a hill, moving the intersection to meet the 90° requirement will impair visibility of oncoming traffic.
- The developer will cut back the portion of the intersection on the side of the acute angle as described in 3.2.c.

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.

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CC: Gates Walcott
Enclosures