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August 31, 2023

Attn: Milton Powers, Tyler County Judge

Tyler County Courthouse
100 W. Bluff, Room 102
Woodville, Texas 75979
(Via email: judge@co.tyler.tx.us)

**Re: LAKELAND RANCH SECTION NINE
Subdivision Plat
Engineer's Review**

Dear Judge Powers,

Acting in the capacity of the Tyler County Engineer, GLS has reviewed the Application for LAKELAND RANCH SECTION NINE for compliance with the Tyler County Subdivision Regulations.

Our review is based upon the following documents:

- Plat and documents received by email cc from eg@skge.com on 8/11/2023.
- Email from Kelly Jobe on 8/17/23 authorizing our review, having received the deposit on that date.
- Variance request received by email from eg@skge.com on 8/24/23
- Response to 8/24/23 GLS letter received by email from eg@skge.com on 8/27/23
- Subdivision Bond received by email from gateswalcott@gmail.com on 8/30/23
- Cover letter and Revised Construction Plans, Plat, and Hydraulic Analysis received by email from eg@skge.com on 8/31/23

The application was complete as of 8/27/23.

The developer has requested a variance (attached) from Appendix M requiring an assumption of 10 one-way trips per day per singled-family residence to estimate to ADT of proposed streets.

According to the Subdivision Regulations application of 10 trips per day per lot, the calculated total ADT of Lakeland Ranch Sections 1-7 and Section 9 (roughly 400 lots) would be approximately 4000 trips, which could result in the need some of the previously approved roads to be Major Collector roads. In response to my letter to you dated August 14, 2023 regarding this issue, the Developer submitted a DRAFT request for a variance from Appendix M's presumption of generation of 10 one-way trips per day per singled-family residence. We agree with a variance allowing use of 3.44 one-way trip generation per day per single-family residence for Lakeland Ranch Subdivision on the basis of the five reasons listed in their letter. Because the subdivision will have two access points, none of the roads within the subdivision should exceed an ADT of 1000. We recommend approval of the requested variance on the basis of project-specific justification of use of a lower average daily traffic trip generation.

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T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 351

T.B.P.E.L.S. FIRM NO. 10110900
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We recommend **conditional approval** of the application if, AND ONLY IF, the variance request is approved. The only condition to be met before the plat is finalized and filed with the County Clerk is to provide the original Subdivision Bond signed by Lakeland Ranch LLC.

Should you have any questions or concerns, let us know.

Sincerely,



08/31/23

Cc: Kelly Jobe, Deputy Clerk kjobe.cc@co.tyler.tx.us
Joe Blacksher, Precinct 1 Commissioner jblacksher@co.tyler.tx.us
Gates Walcott, gateswalcott@gmail.com
Ethan George, eg@skge.com
Jeremy Overby, joverby@glstexas.com