



August 22, 2017

Katherine Cromwell, AICP
Williamson County Planner
3151 SE Inner Loop, Suite B
Georgetown, TX 78626

**Re: The Ridge at Cross Creek Preliminary Plat Revision #2
Variance Request**

Dear Ms. Cromwell:

We hereby request a variance from the Williamson County Subdivision Regulation Section B3.2 stating that road design requirements shall adhere to the City of Austin's Transportation Criteria Manual. In particular Section 1.3.2(E):

E. Cul-de-sac.

Cul-de-sac streets are open at one (1) end, the closed end constructed so as to facilitate traffic circulation in the reverse direction. Single outlet streets serve a network of streets with one (1) point of access (see Figure 1-58 in Appendix H of this manual). Note that the distance from the System Origination Point (SOP) to the System Termination Point (STP) should be less than 700 feet.

Due to site limitations (topography and floodplain) there are really no viable alternatives to the current proposed layout. The current cul-de-sac length is 936 feet with only fourteen homes gaining access. Therefore, we feel it meets the intent of the Ordinance to limit the number of homes with only one access point.

Thank you for your assistance in this matter and please contact us at the above address if you should have any questions or need additional information.

Sincerely,

Luke Basey
Clear Rock LLC
Enclosures

pn:204-005-20