



December 7, 2017

To:

J. Terron Evertson, PE, CFM, DR
County Engineer
Williamson County, TX
tevertson@wilco.org
(512) 943-3330

From:

Rainer Ficken, AICP
NASH Rancho Hill, LLC
Vice President - Development
Newland Communities
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(512) 923-7720

Terron,

As previously discussed, NASH Rancho Hills, LLC, is requesting a variance(s) to the Williamson County Subdivision Regulations (Adopted October 24, 2017), under Section 10, titled Variances. This variance(s) is required to relieve the economic hardship due to past County direction concerning the process of County Review and Approval of condo development within Williamson County and satisfies the spirit of 'justice' within the Williamson County Subdivision Regulations under Section 10, Variances.

We request specific variance(s) to issues as discussed in the Williamson County Engineers Letter, dated December 6, 2017, now attached as Exhibit A, for Rancho Sienna, Section 19, Block, A, Lot 1, designated Condominium Lot (per Preliminary Plat), including but not limited to all variances and waivers addressed within the letter

Subsequently NASH Rancho Hills, LLC respectfully requests specifically request the following variances from the Sections of the Williamson County Subdivision Regulations:

- **Variance to Section 9.9**
- **Variance to Section B3.6.3**
- **Variance to Section B3.6.4**
- **Variance to Section B3.7.2**
- **Variance to Section B3.7.6**
- **Variance to Section B3.8.1**
- **Variance to Appendix F2**
- **Variance to Hammerheads**

NASH Rancho Hills, LLC hereby acknowledges and represents to Williamson County that it understands that:

1. In the event the herein requested variances are granted, that such variances will only be applicable to the current approved Preliminary Plat of Rancho Sienna, Section 19, Block, A, Lot 1, designated Condominium Lot and that all regulations of the Williamson County Subdivision Regulations will apply to all other developments developed by NASH Rancho Hills, LLC in Williamson County unless the Williamson County Commissioners Court should otherwise grant specific a variance for a particular development in accordance with the Williamson County Subdivision Regulations;

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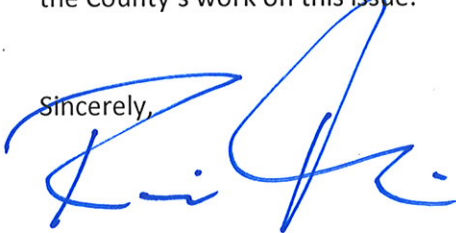
Newland Communities is the property manager for the referenced project.

December 5, 2017

2. In the event the herein requested variances are granted, Williamson County will not be obligated or liable for the maintenance of any roadways/streets, drainage or other improvements within the Rancho Sienna, Section 19, Block, A, Lot 1, (designated Condominium Lot) and that such obligations shall rest solely on NASH Rancho Hills, LLC, the Rancho Sienna 19 Condominium Regime/Association, or its successor, other governmental entity and/or the development's property/unit owners association but, in on event, on Williamson County. Furthermore, NASH Rancho Hills, LLC, the Rancho Sienna 19 Condominium Regime/Association, or its successor will place signs at each vehicular entrance to Rancho Sienna, Section 19, Block, A, Lot 1, (designated Condominium Lot) notifying condominium/property owners and the public that all roadways/streets within the development are not maintained by Williamson County; and
3. All other condominium developments (other than a development which is granted a variance) in Williamson County constitute a subdivision that shall comply in all respects with Williamson County Subdivision Regulations and the Williamson County Engineering Guidelines, and an application for plat approval of the such proposed subdivision shall be prepared and submitted to the Williamson County Commissioners Court in accordance with the terms and procedures set forth in the regulations.

NASH Rancho Hills, LLC requests to be on the December 12, 2017 Commissioners Court Agenda. We appreciate the County's work on this issue.

Sincerely,



Rainer Ficken, AICP

NASH Rancho Hill, LLC

Vice President - Development

Newland Communities

rficken@newlandco.com

EXHIBIT A

From: Doug Woodall

Sent: Wednesday, December 06, 2017 10:55 AM

To: Terron Evertson <tevertson@wilco.org>

Subject: Rancho Sienna Section 19, Phase 1 Condominium Variances/Waivers

As discussed yesterday, below are variances for the Rancho Sienna Section 19, Phase 1 condominiums.

Private Roads

- Variance - 9.9 requires that the Owner shall provide a maintenance schedule for the roads to the County Engineer for approval prior to placement of the final plat on the Commissioners Court agenda for approval. The schedule shall include the maintenance activities, their cycle of occurrence, and the current cost of providing the maintenance activity. The total cost of the activities along with a rate of inflation shall be used to determine the annual assessment per lot.

P&P Sheet / Typical Section

- Variance – Minimum design speed for local roadways is 25 MPH. (Three locations for horizontal curves only, and on hammerhead/dead-end streets only. The rest meets 25 MPH)
- Variance – The minimum vertical landing length approaching intersections is 50' for local roads with a maximum grade of 2%. The hammerhead drives/streets do not meet this at 12 locations, but the rest of the roadways do.
- Variance – Private parking areas/spaces are not allowed along public streets.
- Variance – Dead end roads in residential developments that are not proposed to be extended at some time in the future and have a throat length of 150 feet or less shall have a cul-de-sac with a minimum right-of-way radius of 50 feet and a minimum pavement radius of 40 feet to LOG. Hammerhead design will not be allowed (The plans have 7 hammerhead street ends)

Lot Requirements

- Variances - Plat notes typically address setback requirements; however, as this development was platted as one condominium lot, setbacks are not dimensioned per Appendix F2 which requires 25 feet setbacks from the edge of the right-of-way. The building setbacks for this project appear to be 20 to 25 feet from the back of curb.

Per previous discussion, I left off the comments on fees.