

April 6, 2018

From: Ed Horne
Santa Rita C7 Investments, LLC
8200 N. Mopac, Suite #300
Austin, Texas 78759

To: J. Terron Evertson, PE, CFM
County Engineer
3151 SE Inner Loop, Suite B
Williamson County, Texas 78626
tevertson@wilco.org
(512) 943-3330

Re: Request for Variances
Bellagio at Santa Rita Ranch (RJE Job #2549)

Dear Mr. Evertson:

Santa Rita C7 Investments, LLC is requesting certain variances to the Williamson County Subdivision Regulations (adopted August 20, 2013) in accordance with Section 10, titled Variances. The Bellagio at Santa Rita Ranch project in question is a private, condominium-type development. It consists of two lots totaling approximately 155 acres separated by a public collector roadway (Tierra Rosa Boulevard). The development is part of the Santa Rita Ranch development and located adjacent to, and south of, the Santa Rita Ranch Ph 1 development which is currently under various stages of development and/or construction. The preliminary plat for Bellagio at Santa Rita Ranch was approved by the Williamson County Commissioners Court on January 24, 2017.

Lot 1 will be divided into three phases and Lot 2 will be divided into two phases. Construction plans for Lot 1 Phase 1 have been completed and have received partial approval. However, this variance request is being made for both Lot 1 and Lot 2.

This variance(s) is being requested to relieve the potential 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.

It is understood that at the time of the granting of these variances, Williamson County has only reviewed construction plans for Bellagio at Santa Rita Ranch, Lot 1 Phase 1. Plans have not been submitted or reviewed by the County for Lot 1, Phases 2 and 3 and Lot 2 Phases 1 and 2. Any variance not included in this overall request will require an additional variance request from the Williamson County Commissioner's Court, and must be received within three years from the date of approval of this variance request. The backup material provided is specific to Bellagio at Santa Rita Ranch, Lot 1, Phase 1. However a general utility layout showing the proposed road alignments, lot layouts, trails, drainage, systems and

utility layouts are provided for informational purposes for the remainder of the development for Lot 1 and also for Lot 2, Phase 1 and 2.

We specifically request the following variances and/or waivers from the referenced sections of the of the Williamson County Subdivision Regulations (WCSR) and/or City of Austin Transportation Criteria Manual (ATCM):

- Variance to **¶B3.6.3 and Appendix G, Pavement Cross Section in an Urban Residential Subdivision** – **Standard:** *The width of the travel way shall be 30 feet.* **Provided:** The roadway section for this development will be 30 feet back-of-curb to back-of-curb and 4-inch rolled curb. The local streets within the remainder of Lot 1 and all of Lot 2 will incorporate this same cross section.
- Waiver to **¶5.3.1 (H) ATCM, Single Joint Use Driveway** – **Standard:** *No more than three (3) residences may be served by a single joint use driveway without constructing to private road standards.* **Provided:** The joint use driveways proposed in Lot 1 Phase 1 will serve a total of 68 homes and are being built to public road standards, except as provided by this variance. The remainder of Lot 1 and all of Lot 2 will be similar in design.
- Variance to **¶B3.8.1, Dead End Roads and Cul-de-Sacs** - **Standard:** *...residential dead end roads having a throat length longer than 150 feet shall have a cul-de-sac with a minimum...50 feet to LOG.* **Provided:** Road “E” (Sheet 16) has a throat length of approximately 200 feet but incorporates a cul-de-sac with a 40-foot radius. All construction plans for this development are, or will be, reviewed for approval by Emergency Services District No. 4 (Liberty Hill Fire Department).
- Variance to **¶1.3.2 Table 1-7 (ATCM) Minimum Horizontal Landing Length** – **Standard:** *The minimum vertical landing length (grade <2%) approaching intersections for local streets is 50 feet.* **Provided:** The vertical grade along Road “E” is 3.4% along the required 50 feet. This grade has been flattened as much as practical to accommodate interior grading and drainage from the proposed structures. Due to the existing topography, there may be other areas with this development where the minimum vertical landing length of <2% cannot be achieved. In such cases, these grades will be flattened as much as practical. For future sections within this development, we would request this variance to allow up to a 4% landing, which is consistent with the City of Austin Alternative Geometric guidelines.
- Variance to **¶B2.2, Road Alignments** – **Standard:** *Unless all lots in a subdivision have an area of 5 acres or greater, road segments that have homes taking direct access onto them shall have a maximum spacing of 1,500 feet between stop conditions or 90° turns.* **Provided:** Due to the unique design characteristics of this private condominium development, several of the roads (for example, Road “A” and Road “B”) will exceed the 1,500-foot maximum length at ultimate buildout. This will also occur within the future sections proposed for this project.
- Waiver for **Private Parking Areas** - **Standard:** *Private parking areas/spaces are not allowed along public streets.* **Provided:** Approximately 28 parking spaces are planned along a single low speed roadway (Road “C”) to be built as part of an amenity center in a future phase of Lot 1. Future Phases of Lot 1 and 2 may also be designed with parking spaces along the private drives to allow parking for access to greenbelt or overflow parking areas for guests.

In the event the herein requested variances are granted, that such variances will only be applicable to the Bellagio at Santa Rita Ranch development and that all regulations of the Williamson County Subdivision Regulations will apply to all other developments developed by Santa Rita C7 Investments, 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.

Williamson County will not be obligated or liable for the maintenance of any roadways, drainage or other improvements within the Bellagio at Santa Rita Ranch development and that such obligations shall rest solely on Santa Rita C7 Investments, LLC, its successor, and/or the development's property/unit owner's association but in no event on Williamson County. Furthermore, Santa Rita C7 Investments, LLC will place signs at each entrance to Bellagio at Santa Rita Ranch notifying property owners and the public that all roadways within the development are private and are not maintained by Williamson County.

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.

Santa Rita C7 Investments, LLC appreciates Williamson County's work on this issue and requests to be on the next available Commissioners Court meeting agenda for approval of these variances.

Regards,

A handwritten signature in black ink, appearing to read 'Ed Horne', written in a cursive style.

Ed Horne
Santa Rita C7 Investments, LLC