

June 17, 2024

Adam Boatright
Williamson County Engineer
3151 S.E. Inner Loop, Suite B
Georgetown, TX 78626

RE: Variance Request for 20' Front Setbacks at Flora Sections 3 and 4

Dear Mr. Boatright,

We are currently developing alley-loaded lots (homes that are accessed via private rear alleys but face the public road) in Flora Section 3 (Block F 1-12 and 16-28, Block G 1-16 and 20-29, and Block H 1-16 and 20-29) and Section 4 (Block B 1-17 and 19-29, and Block C 1-16 and 18-24). These lots are only accessible by vehicle via the rear alleys and not from the public roads in front of the homes.

We respectfully request a variance of the 25' building setback requirement per the County's Subdivision Regulations Appendix F 2 to allow for a 20' building setback to allow the builder to efficiently place their product on these 40' lots.

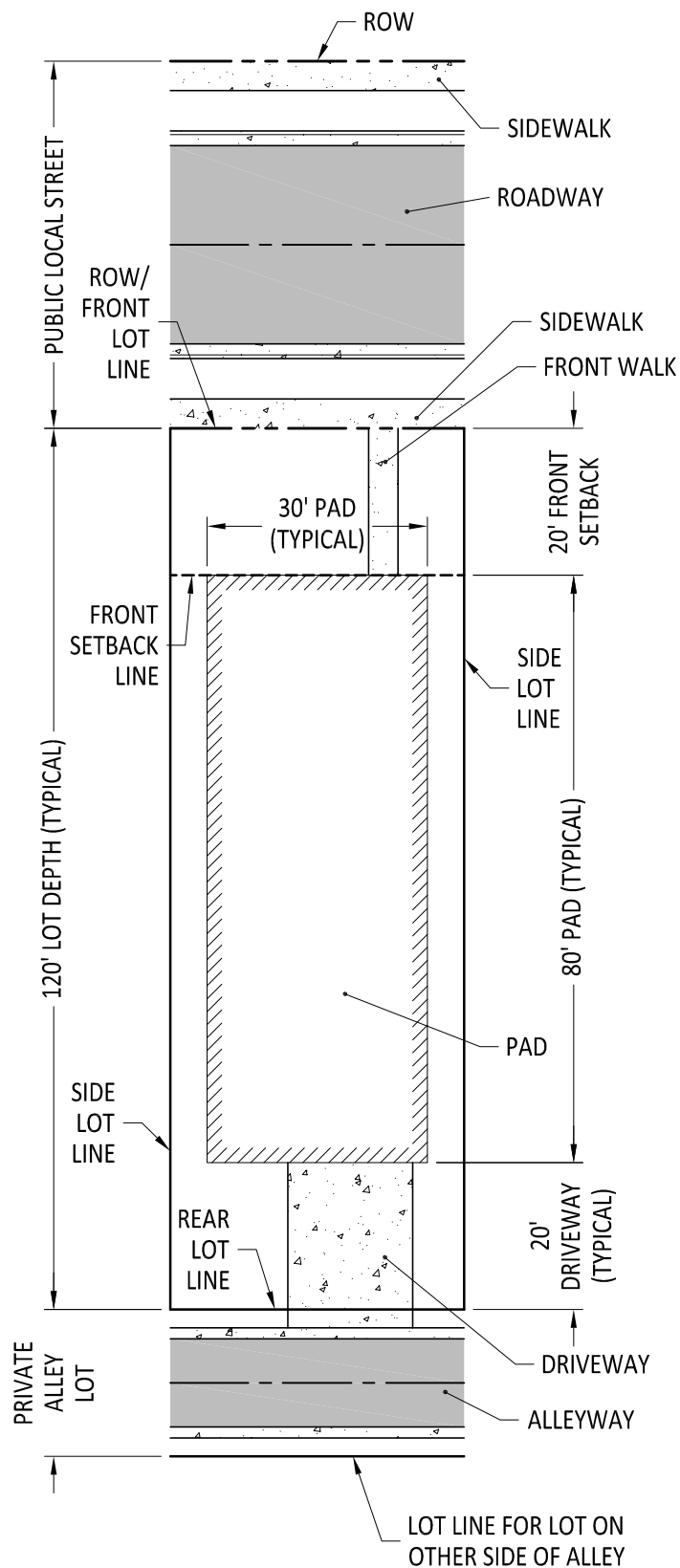
This will allow the builder to construct driveways long enough to avoid any extended vehicles from intruding into the 20' private driveway alley at the rear of these lots. All lots will have frontage along streets meeting right-of-way and pavement width requirements per County Subdivision Regulations and will be primarily accessed from the rear, privately maintained alleys. The ultimate reason for this request is to ensure the safety and navigability of the rear alleys.

Please find attached to this letter as "Exhibit A" the proposed plot plan for the lots in question. Should you have any questions, I can be reached at (708) 370-1123 or jgrabinski@empirecontinental.com.

Respectfully,

A handwritten signature in black ink that reads "Joe Grabinski".

Joe Grabinski



0' 25'
SCALE: 1"=25'

NOTES:

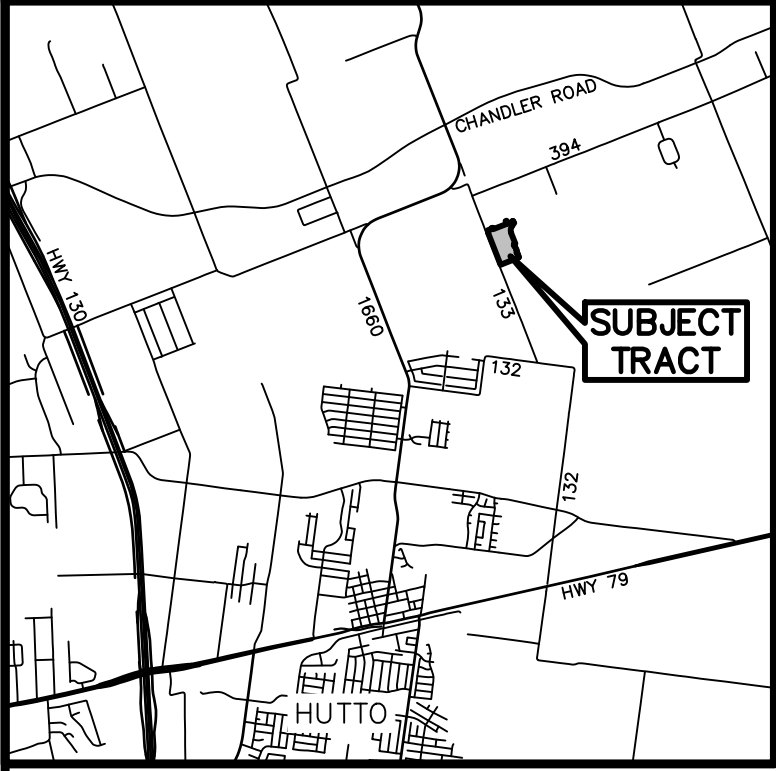
1. DIMENSIONS WILL VARY BY ACTUAL PRODUCT CHOSEN.



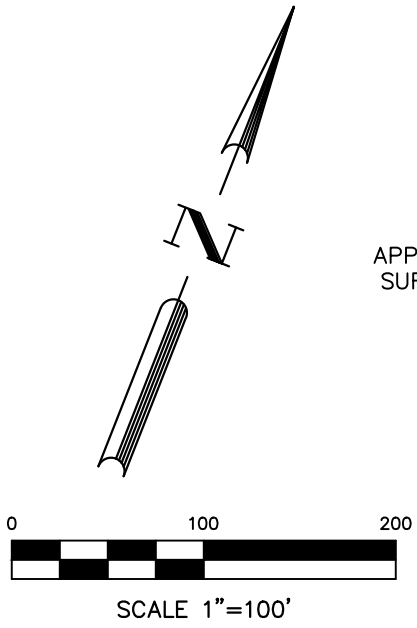
BGE, INC.

101 W. LOUIS HENNA BLVD., STE 400
AUSTIN, TX 78724
512-879-0400 FIRM NO. F-1046

TYPICAL ALLEY LOADED LOT
PAD PLOT PLAN



VICINITY MAP
NOT TO SCALE



BEARING BASIS NOTE:

THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2011). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES THE COMBINED SCALE FACTOR IS 1.00012.

UNITS: U.S. SURVEY FEET
DATE OF FIELD SURVEY: OCTOBER 9, 2019

JOHN DYKES
SURVEY
ABSTRACT 310

PUBLIC UTILITY AND
ACCESS EASEMENT
BY SEPARATE INSTRUMENT
DOC. NO. O.P.R.W.C.

FLORA PHASE 1A
SECTIONS 1, 2 & 5
DOC. NO. O.P.R.W.C.

JOHN DYKES
SURVEY
ABSTRACT 310

APPROXIMATE
SURVEY LINE

FINAL PLAT
FLORA PHASE 1A
SECTION 3

A SUBDIVISION OF 27.895 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
WILLIAMSON COUNTY, TEXAS

26
AMENDED MONADALE ESTATES
AT MUSTANG CREEK
SECTION TWO
CAB. I, SLD. 82-83
P.R.W.C.

JOHN THOMAS
SURVEY
ABSTRACT 310

HUTTO 525 DEVELOPMENT PARTNERS, LP
CALLED 120.01 AC.
DOC. NO. 2020121616
O.P.R.W.C.

24
AMENDED MONADALE ESTATES
AT MUSTANG CREEK
SECTION TWO
CAB. I, SLD. 82-83
P.R.W.C.

STEPHEN KELPZIG & DONNA KLEPZIG
CALLED 38.55 AC. (TRACT 3)
VOL. 2631, PG. 688
O.R.W.C.

P.O.C.
911.85'
S 23°29'19" E

P.O.B.

HAZY AUTUMN LANE
70' R.O.W.

N 68°29'16" E 145.18'

S 55°48'54" W 140.01'

S 48°03'31" W 161.54'

S 40°18'04" W 189.12'

S 32°32'33" W 171.59'

S 50.63'

N 68°37'50" E 156.18'

S 78°27'20" W 139.29'

S 68°29'16" W 134.09'

S 68°29'16" W 134.10'

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JOHN THOMAS
SURVEY
ABSTRACT 310

HUTTO 525 DEVELOPMENT PARTNERS, LP
CALLED 120.01 AC.
DOC. NO. 2020121616
O.P.R.W.C.

N 68°29'16" E 570.00'

S 57°54'29" W 120.00'

S 16°08'54" W 120.00'

S 17°36' E 120.00'

S 20°45'14" E 120.00'

S 21°30'44" E 120.00'

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SLE. DETAIL "A"
SHEET 4

S 35°20' E 120.00'

S 12°38'30" E 120.00'

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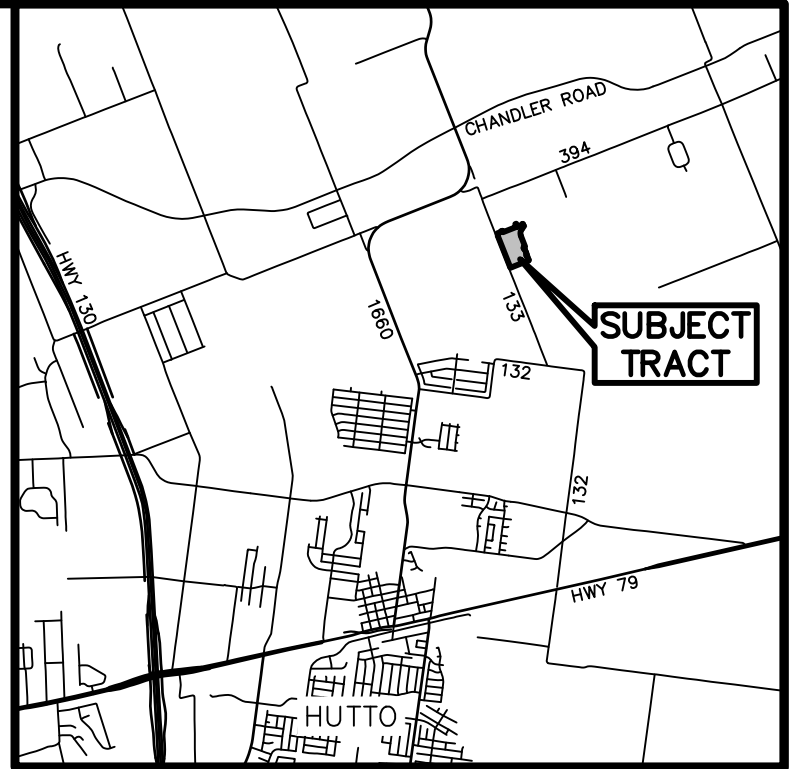
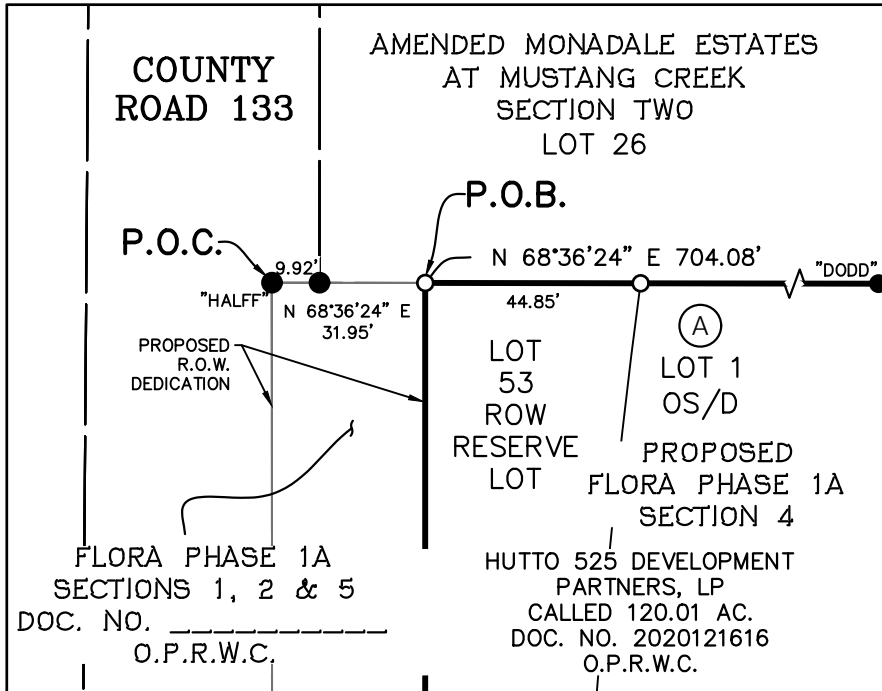
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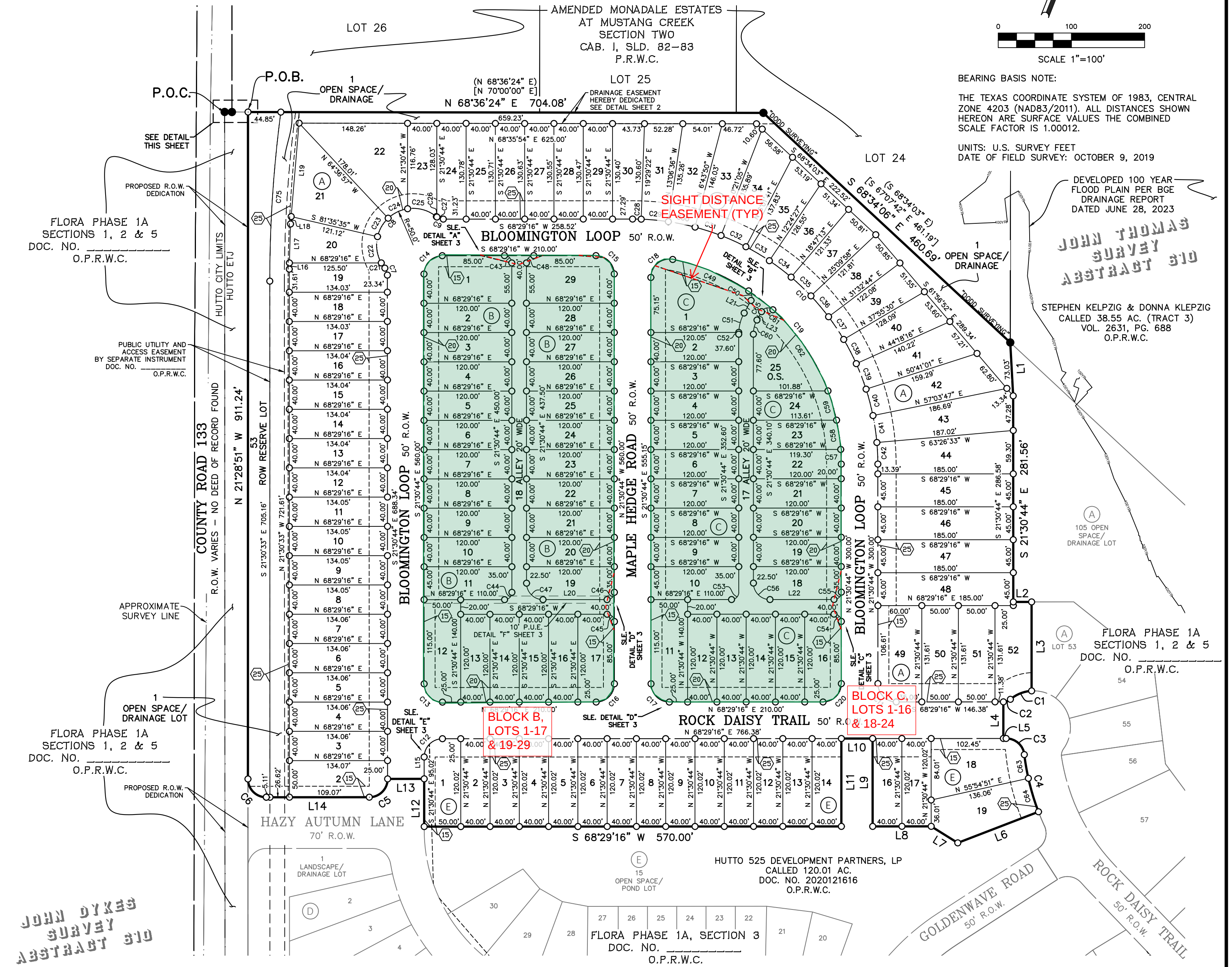
S 17°36' E 120.00'

S 20°45'14" E 120

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	120	15.587 AC.
OPEN SPACE/DRAINAGE LOT	1	1.075 AC.
OPEN SPACE	1	0.177 AC.
ALLEY	2	0.609 AC.
ROW RESERVE LOT	1	0.666 AC.
RIGHT-OF-WAY	-	3.808 AC.
TOTAL	125	21.922 AC.



STREET NAMES							
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	TYPE	DESIGN SPEED	PAVEMENT WIDTH (EOP - EOP)	URBAN/RURAL	CLASSIFICATION
BLOOMINGTON LOOP	50 FT.	1,887 FT.	PUBLIC	25 MPH	30 FT.	URBAN	LOCAL
ROCK DAISY TRAIL	50 FT.	816 FT.	PUBLIC	25 MPH	30 FT.	URBAN	LOCAL
MAPLE HEDGE ROAD	50 FT.	660 FT.	PUBLIC	25 MPH	30 FT.	URBAN	LOCAL
TOTAL		3,363 FT.					



JOHN DYKES
SURVEY
ABSTRACT 610

SUBMITTAL DATE: JANUARY 4, 2024

OWNERS:
HUTTO 525 DEVELOPMENT PARTNERS LP
10235 WEST LITTLE YORK, SUITE 300
HOUSTON, TX 77040
(713)239-2925 (EXT. 5002)

FINAL PLAT FLORA PHASE 1A SECTION 4

A SUBDIVISION OF 21.922 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
WILLIAMSON COUNTY, TEXAS

- LEGEND
- CAB. CABINET
 - DOC. DOCUMENT
 - D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
 - ETJ EXTRATERRITORIAL JURISDICTION
 - NO. NUMBER
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
 - PG. PAGE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - SLD. SLIDE
 - VOL. VOLUME
 - () RECORD INFORMATION DOCUMENT NUMBER 2020121616 O.P.R.W.C.
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - FOUND CONCRETE MONUMENT
 - SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
 - △ CALCULATED POINT
 - (A) BLOCK IDENTIFIER
 - (25) BUILDING SETBACK LINE (DISTANCE AS NOTED)



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502