

Hutto 525 Development Partners , LP
10235 West Little York, Suite 300
Houston, TX 77040

December 6, 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 Phase 2, Sections 1 & 2

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 Phase 2, Section 1 (Block B: Lots 2-10 & 12-26, Block C: Lots 2-10 & 12-26, Block D: Lots 2-10 & 12-27, and Block K: Lots 2-8 & 10-20) and Flora Phase 2, Section 2 (Block E: Lots 1-10 & 14-23 and Block F: Lots 1-10 & 14-23). 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 F2 to allow for a 20' building setback to allow the builder to efficiently place the 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. This variance has been granted previously in this development for the Phase 1A development.

Please find attached to this letter as "Exhibit A" the proposed plot plan for the lots in question.

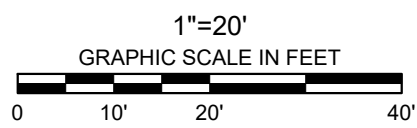
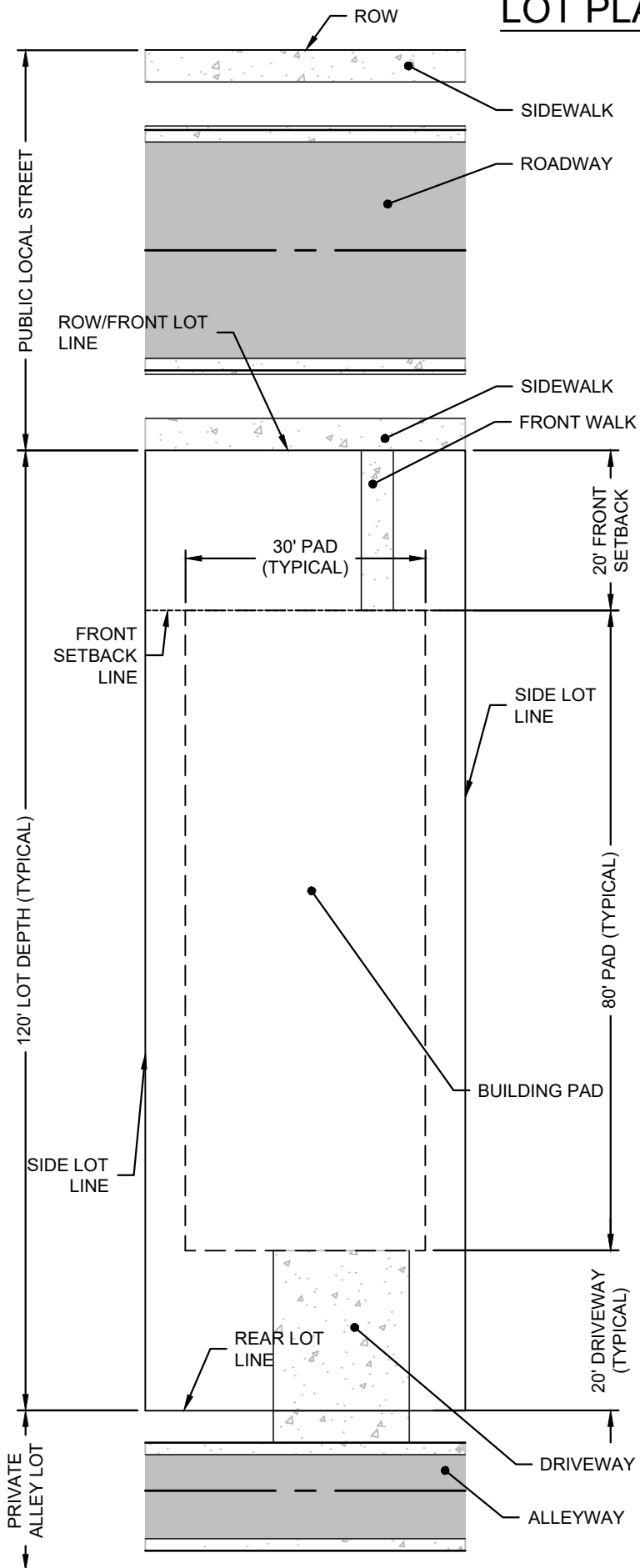
Respectfully,

A handwritten signature in blue ink, appearing to read "Matt Janke", with a stylized flourish at the end.

Matt Janke
Vice President, Land Development and Acquisition

TYPICAL ALLEY LOADED
LOT PLAN

- NOTES:
1. DIMENSIONS WILL VARY BY ACTUAL PRODUCT CHOSEN.



PROJECT NO. 1727-11823	DRAWN BY: NK
DATE: 09/12/2024	CHECKED BY: AB



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