



October 31, 2019

City of Austin
Development Services Department
505 Barton Springs Road
Austin, TX 78704

**Re: FAR Variance Letter - Hill Country Roadway Overlay
Solera Reserve (SPC-2019-0078C)
6401 FM 2222 Road
Austin, Texas 78731**

To Whom It May Concern:

The purpose of this letter is to request a Land Use Commission Variance for the Solera Reserve development to consolidate the allowable Floor-to-Area (FAR) on slopes as regulated by the Hill Country Roadway Ordinance.

The Hill Country Roadway regulations (LDC §25-2-1122) prescribe FAR limitations on topographical slopes for commercial developments. The limitations vary across the Hill Country Roadway intensity zones. This site includes constructible slopes within three intensity zones (low, moderate, and high) – however, the proposed development has been clustered to on the moderate intensity zone.

We are requesting a Land Use Commission Variance to effectively combine the site-wide FAR limitations. The requested variance will not have an adverse impact on impervious cover, depth of cut/fill, or construction on slope – in fact, these characteristics and the overall limits of disturbance are minimized by clustering the development.

If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel Wixson".

Joel Wixson, P.E.
Project Manager



