

November 15, 2020

Mr. Sofia Nelson
Planning Director
City of Georgetown
809 Martin Luther King Jr St.
Georgetown, TX 78626

**Re: Wolf Lakes Village PUD Amendment
Letter of Intent
Georgetown, TX**

Dear Ms. Nelson,

Please accept the following as the Letter of Intent for the Wolf Lakes Village PUD Amendment. As you are aware, the City approved the 164-acre Wolf Lakes Village PUD in 2018. Since that time, Wolf Lakes, LP, the owners of the property, have been working with potential end users of the development and currently have multiple properties under contract as well as one property sold to Seton Ascension. We are excited about the progress being made towards the unique development that the City and Wolf Lakes, LP desire. While working with the buyers, potential buyers, and City staff, we realized that modifications need to be made to the existing PUD to allow more flexibility for the changing market while still maintaining the high level of development that we want to achieve.

In order to gain the additional flexibility, we have proposed a PUD Amendment that keeps with the intent of the original PUD but allows additional flexibility for engineering and utility design, roadway layout, and the accommodation of a potential large scale user at the intersection of University Ave. and Wolf Lakes Drive.

The major issues being addressed include the following:

- Ability to relocate the traffic circle shown at Wolf Lakes Drive and Memorial Drive to another location within the development.
- Ability to eliminate interior roadways, with staff approval, due to some larger users such as Ascension Seton, needing to span across conceptual roadways.
- Allowing for more flexibility on transformer placement at the request of the City of Georgetown staff, but maintaining aesthetics by providing screening
- More clearly defining a boundary for Class I materials required in the Highway/Gateway Overlay
- Allowing modified street setbacks for buildings that have a non-primary façade facing a street.

In addition to these items, we anticipate visiting with the parks department to review the overall PUD amenities in light of the fact that our engineering has demonstrated that the required detention/WQ ponds, which are being designed as wet pond amenities, are much larger than the concept plan

contemplated and therefor are significantly increasing the open space/amenities within the development.

Please let me know if you have any questions or need additional information. We look forward to working with you and the rest of the City staff in making this unique development a reality.

Best Regards,
Wolf Lakes, L.P.

Brian Birdwell
Authorized Development Consultant