



## Travis County Commissioners Court Agenda Request

**Meeting Date:** August 6, 2013

**Prepared By:** Michael Hettenhausen **Phone #:** (512) 854-7563

**Division Director/Manager:** Anna Bowlin, Division Director of Development Services and Long Range Planning

**Department Head:** Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Daugherty, Precinct Three

**AGENDA LANGUAGE:** Consider and take appropriate action on the Revised Preliminary Plan Sweetwater Ranch Section One - Revision Number 2 [559 total lots (534 single family lots, 22 municipal utility district (MUD) lots, two commercial lots, and one wastewater treatment plant lot - 311.4 acres - No ETJ)] in Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

The first revised preliminary plan, approved by Court on December 30, 2005, consisted of 561 total lots (544 single family lots, 16 MUD and HOA lots, and one commercial lot) on 311.4 acres. This revision proposes to reduce the total number of lots from 561 to 559, which includes decreasing the number of single family lots from 544 to 534, increasing the number of MUD lots from 16 to 22, increasing the number of commercial lots from one to two, and adding a wastewater treatment plat lot. The revised preliminary plan proposes to reduce the total linear footage of new streets to preserve more of the natural character of the property. The application includes 27,610 linear feet of proposed public streets; the previous revised preliminary plan consisted of 32,914 linear feet of proposed public streets. The property fronts on State Highway 71 to the north and Pedernales Summit Parkway to the south. Water service will be provided by the Lazy Nine MUD. Parkland fees in lieu of parkland dedication will be satisfied with each final plat out of the preliminary plan.

### **STAFF RECOMMENDATIONS:**

This revised preliminary plan application meets all Travis County requirements, and staff recommends approval of the revised preliminary plan.

### **ISSUES AND OPPORTUNITIES:**

This revision does not propose any changes to the approved phasing agreement.

Staff has not received any inquiries or registered any interested parties for this application.

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**ATTACHMENTS/EXHIBITS:**

Precinct map

Location map

Proposed revised preliminary plan

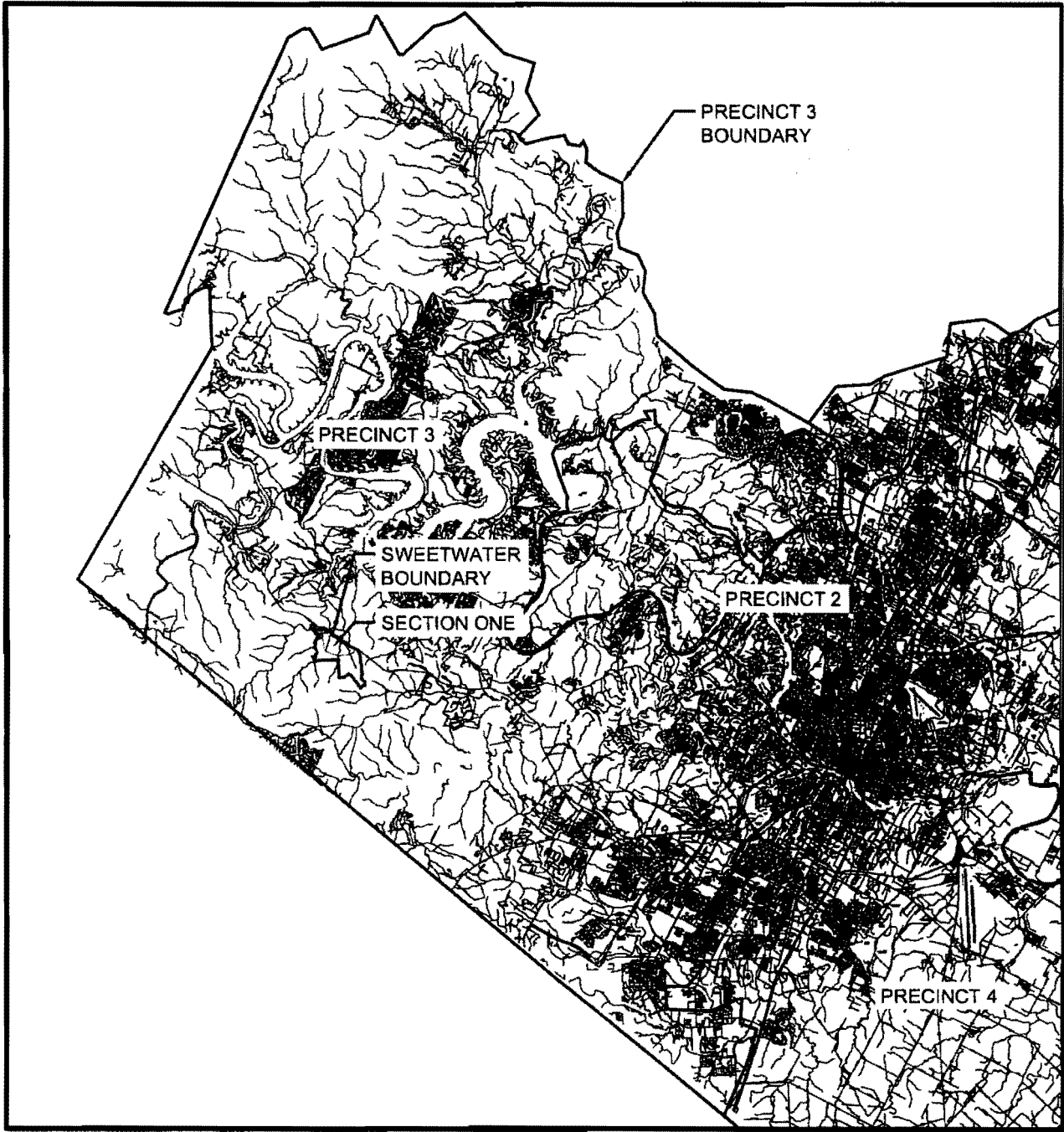
**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

**CC:**


**SM:AB:mh**

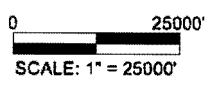
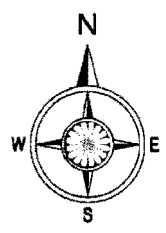
**1101 - Development Services Long Range Planning - Sweetwater Ranch Section 1 Revised Preliminary Plan**

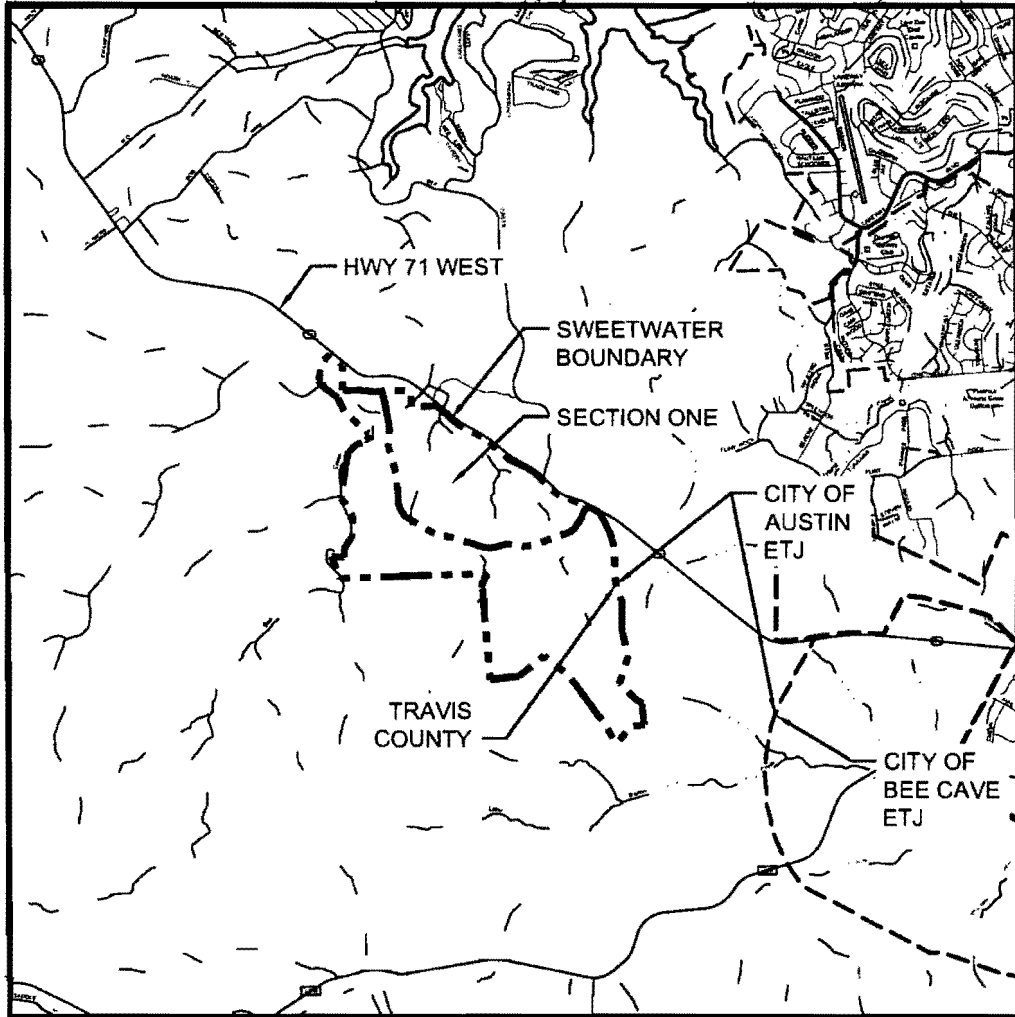


**LOCATION MAP**  
 SWEETWATER  
 SECTION ONE

**Malone/  
 Wheeler, Inc.**

Engineering & Development Consultants  
 7500 Rialto Blvd, Bldg 1, Suite 240  
 Austin, Texas 78735  
 Phone: (512) 899-0601 Fax: (512) 899-0655  
 Firm Registration No. F-786

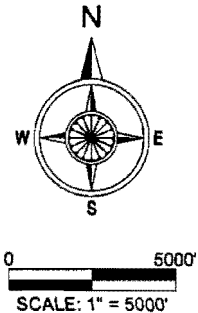




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**GENERAL NOTES**

1. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AND WATER QUALITY FENCING AS MAY BE NECESSARY AND SHALL NOT PREVENT ACCESS BY GOVERNMENTAL AUTHORITIES.
2. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE TRAVIS COUNTY FOR REVIEW. MAINFALL RUNOFF SHALL BE LESS THAN THAT OF UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
3. NO BURLING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS & WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY LORNA AND TRAVIS COUNTY.
4. COURTYARD DATUM IS PROVIDED BY AERIAL TOPO FLOWN BY CITY OF AUSTIN.
5. WATERBESH STATUS - THIS SUBDIVISION IS LOCATED IN THE BEE CREEK LAKE TRAVIS WATERBESH.
6. ENVIRONMENTAL CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RESERVATIONS MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
9. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADED MAY EXCEED 1% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROFESSIONALS BY THE TRANSPORTATION AND NATURAL RESOURCES DEPARTMENT.
10. THE LANDOWNER DEVELOPER WILL SURVEY EACH LOT WITH WATER FROM LAZY NINE MUNICIPAL UTILITY DISTRICT 1A OR 1B WATER AND WASTEWATER IMPROVEMENTS ARE REQUIRED. THE LANDOWNER DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS AND FOR PROVIDING THE IMPROVEMENTS.
11. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TRAVIS COUNTY AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO LORNA AND TRAVIS COUNTY FOR REVIEW.
12. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
13. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
15. TOTAL ACRESAGE: 311.4
16. TOTAL LOTS: 509
17. SINGLE FAMILY LOTS: 834 (SEE TABLE 1)
18. OPEN SPACE, O.E. & W.O. LOTS: 71 (SEE TABLE 1)
19. F.S.L. LOTS: 152 (SEE TABLE 1)
20. COMM. LOTS: 26 (SEE TABLE 1)
21. WWTPL LOTS: 15 (SEE TABLE 1)
22. LINEAR FEET OF STREETS: 27,819.1 F. (SEE TABLE 2)
23. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
24. FLOODPLAIN INFORMATION PROVIDED PER FEMA PANEL: PANEL NO. 4840200001 - DATE SEPTEMBER 26, 2006.
25. STREET NAMES, WIDTHS AND R.O.W. WIDTHS: SEE TABLE 2
26. THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. 20820048.
27. MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAN BOUNDARIES FALL OUTSIDE C.O.A. ETJ, BEE DAVE ETJ, LAKEWAY ETJ AND WILL BE REGULATED BY TRAVIS COUNTY. MUNICIPAL JURISDICTION - LAZY NINE MUNICIPAL UTILITY DISTRICT 1A OR 1B
28. THERE ARE NO CEMETERY SITES WITHIN THIS PRELIMINARY PLAN.
29. THERE ARE NO EXISTING OR PROPOSED SCHOOL SITES IN THIS PRELIMINARY PLAN.
30. WATER AND WASTEWATER SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY LAZY NINE MUNICIPAL UTILITY DISTRICT 1A OR 1B VIA A UTILITY SERVICE ARRANGEMENT WITH LORNA IN ACCORDANCE WITH THE LORNA LETTER DATED NOVEMBER 11, 2003 IN WHORE SUBJECT IS "WATER AND WASTEWATER SERVICE TO LAZY NINE MUNICIPAL UTILITY DISTRICT" AS APPROVED BY L.C.R.A. BOARD OF DIRECTORS. DATE:
31. THOSE LOTS DESIGNATED AS COMMON AREA/NO LOTS WILL BE DEDICATED TO AND MAINTAINED BY A HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
32. RESIDENTIAL DRIVEWAYS ARE PROHIBITED ON FEDERAL/STATE BUREAU HIGHWAY.
33. WITHIN A SHORT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EXISTING BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNERS IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDARIES OF SUCH EASEMENT AT ALL TIMES.
34. ADDITIONAL SLOPE EASEMENTS MAY BE REQUIRED AT THE TIME OF FINAL PLAT REVIEW AS SUPPORTED BY ASSOCIATED CONSTRUCTION PLANS.
35. WITHIN A SHORT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EXISTING BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNERS IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDARIES OF SUCH EASEMENT AT ALL TIMES.

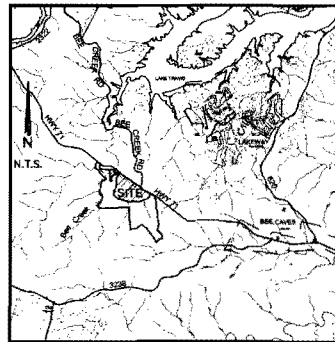
SECTION ONE ESTIMATED IMPERVIOUS COVER PER SECTION 62.20103 STORMWATER DRAINAGE AND FLOODPLANS OF THE TRAVIS COUNTY STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS:

TOTAL AREA CONTAINED IN SECTION ONE PRELIMINARY PLAN	311.4 AC.
TOTAL OPEN SPACE	113.9 AC.
IMPERVIOUS COVER ATTRIBUTED TO HOUSES	28.5 AC.
IMPERVIOUS COVER ATTRIBUTED TO STREETS	23.1 AC.
IMPERVIOUS COVER ATTRIBUTED TO COMMERCIAL LOT	7.0 AC.
IMPERVIOUS COVER ATTRIBUTED TO WASTEWATER TREATMENT PLANT SITE	0.8 AC.
IMPERVIOUS COVER ATTRIBUTED TO COMMUNITY SWIMMING POOL AND RECREATION CENTER	2.4 AC.
TOTAL IMPERVIOUS COVER	61.3 AC.
PERCENT IMPERVIOUS COVER	19.6%

# REVISED PRELIMINARY PLAN SWEETWATER RANCH SECTION ONE REVISION #2

**LEGAL DESCRIPTION**

BEING A 2259.22 ACRE TRACT OF LAND OUT OF AND PART OF THE FOLLOWING THIRTEEN (13) SURVEYS: F. STERZING SURVEY NO. 62, H. PRUETT SURVEY NO. 51, SAM WILBY SURVEY NO. 527, C.J. STROTHER SURVEY NO. 606, SEALE-MORRIS & SEALE SURVEY NO. 62, J.W. KAY SURVEY NO. 111, W.A. BARLOW SURVEY NO. 86, J.H. LOHMAN SURVEY NO. 524, E. HALLMAN SURVEY NO. 61, G.E. LUNSFORD SURVEY NO. 648, J. PALMER SURVEY NO. 636, T.C. RAILROAD CO. SURVEY SURVEY NO. 162, AND THE J.C. DEGMAN SURVEY NO. 537, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THOSE SAME TRACTS OF LAND CALLED FIRST TRACT AND SECOND TRACT CONVEYED TO MRS. O.H. DAVENPORT BY DEE OF RECORD IN VOLUME 1214, PAGE 472 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (THE "DEED RECORDS")



THIS PROJECT IS TO COMPLY WITH TRAVIS COUNTY STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISION

DATE OF ORIGINAL SUBMITTAL - 04/30/04  
 DATE OF ORIGINAL APPROVAL - 06/29/04  
 DATE OF RE-SUBMITTAL WITH REVISIONS - 08/02/05  
 DATE OF APPROVAL - 05/23/2006  
 DATE OF RE-SUBMITTAL - REVISION 1 - 02/02/12  
 DATE OF RE-SUBMITTAL - REVISION 2 - 05/22/2012

FEMA MAP NUMBER: 48453C03R5H  
 EFFECTIVE DATE: SEPT. 26, 2008  
 PRECINCT: TRAVIS COUNTY THREE  
 TAX MAP PARCEL ID: 12696  
 ACREAGE 311.4 ACRES

**DEVELOPER/OWNER:**

WS - COS DEVELOPMENT, LLC

**CONTACT:**

DANIEL GREEN  
 52 MASON STREET  
 GREENWICH, CT 06830  
 PHONE 203.413.7700

**SWEETWATER DEVELOPMENT PLAT NOTES:**

1. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE U.S. ARMY CORPS OF ENGINEERS FOR REVIEW AND ISSUANCE OF PERTINENT AND APPROPRIATE PERMITS, IF ANY ARE REQUIRED, PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE LOWER COLORADO RIVER AUTHORITY WATER RESOURCES PROTECTION DIVISION FOR REVIEW AND CONSIDERATION OF A NON-POINT SOURCE POLLUTION CONTROL PERMIT PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
3. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF TRANSPORTATION AUSTIN DISTRICT, TOGETHER WITH APPROPRIATELY COMPLETED APPLICATIONS FOR DRIVEWAY PERMITS BY TRUSTEES. IN ADDITION, PERTINENT AND APPROPRIATE ROW RESERVATION AREAS, IF SUCH RESERVATIONS MAY BE DEMAND TO BE REQUIRED VIA MUTUAL CONSIDERATION AND CONSENT BETWEEN THE OWNER/DEVELOPER AND LOCAL TO ACCOMMODATE FUTURE EXPANSIONS OF SH 111 MUST BE INCLUDED FOR CONSIDERATION FOR THE FINAL PLAT(S) OF THIS SUBDIVISION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
4. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR WATER, WASTEWATER AND STORMWATER MANAGEMENT INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND/OR LOWER COLORADO RIVER AUTHORITY (LCRA) AS APPROPRIATE, AND THE LAZY NINE MUNICIPAL UTILITY DISTRICT FOR REVIEW AND CONSIDERATION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
5. ADDITIONAL SLOPE EASEMENTS MAY BE REQUIRED AT THE TIME OF FINAL PLAT REVIEW AS SUPPORTED BY ASSOCIATED CONSTRUCTION PLANS.

**INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN (200 SCALE)
3	PRELIMINARY PLAN (100 SCALE)
4	PRELIMINARY PLAN (100 SCALE)
5	PRELIMINARY PLAN (100 SCALE)
6	PRELIMINARY PLAN (100 SCALE)

UTILITIES:  
 FEDERAL/STATE ELECTRIC COOP.  
 TIME WARNER CABLE  
 AT&T TELEPHONE

LAZY NINE MUNICIPAL UTILITY DISTRICT  
 C/O ALLEN BOONE HUMPHRIES ROBINSON,  
 LLP  
 1108 LAVACA STREET  
 AUSTIN, TX. 78701

**ENGINEER**

**Malone/Heeler, Inc.**  
 Engineering & Development Consultants  
 7900 Riano Blvd, Bldg 1, Suite 240  
 Austin, Texas 78755  
 Phone: (512) 698-0801 Fax: (512) 698-0865  
 Firm Registration No.: F-788



**SURVEYOR**

**Delta Survey Group Inc.**  
 8111 Boulder Loop, Ste. 102, Austin, TX. 78748  
 Austin, TX 78748  
 www.deltasurveygroup.com  
 CONTACT: JOHN BRALTEGIAN, P.L.S.





SCALE: 1" = 40'

LEGEND

1" = 40'	1" = 80'	1" = 160'
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.....	.....	.....

SHEET 3  
 OF 6  
 DATE: 3/27/93  
 DESIGNED BY: MWM  
 CHECKED BY: MWM  
 TITLE: PRELIMINARY PLAN



**Malone/Wheeler, Inc.**  
 Engineering & Development Consultants  
 7500 Rialto Blvd. Bldg 1, Suite 240  
 Austin, Texas 78726  
 Phone: (512) 899-0801 Fax: (512) 899-0856  
 Firm Registration No. P-798

SWEETWATER RANCH  
 SECTION ONE  
 PRELIMINARY PLAN  
 (NOT FOR CONSTRUCTION)

NO.	DATE	REVISION	BY

NO. DATE	BY

**SWEETWATER RANCH**  
SECTION ONE  
**PRELIMINARY PLAN**  
(NOT FOR CONSTRUCTION)

**Malone/Sheeler, Inc.**  
Engineering & Development Consultants  
7400 Beale Blvd. Bldg. 1, Suite 240  
Austin, Texas 78732  
Phone: (512) 899-0601 Fax: (512) 899-0655  
Purs. Registration No. P-758



DESIGN BY: TM  
CHECKED BY: MM  
DATE: 3/22/2012  
**SHEET 4**  
OF **6**

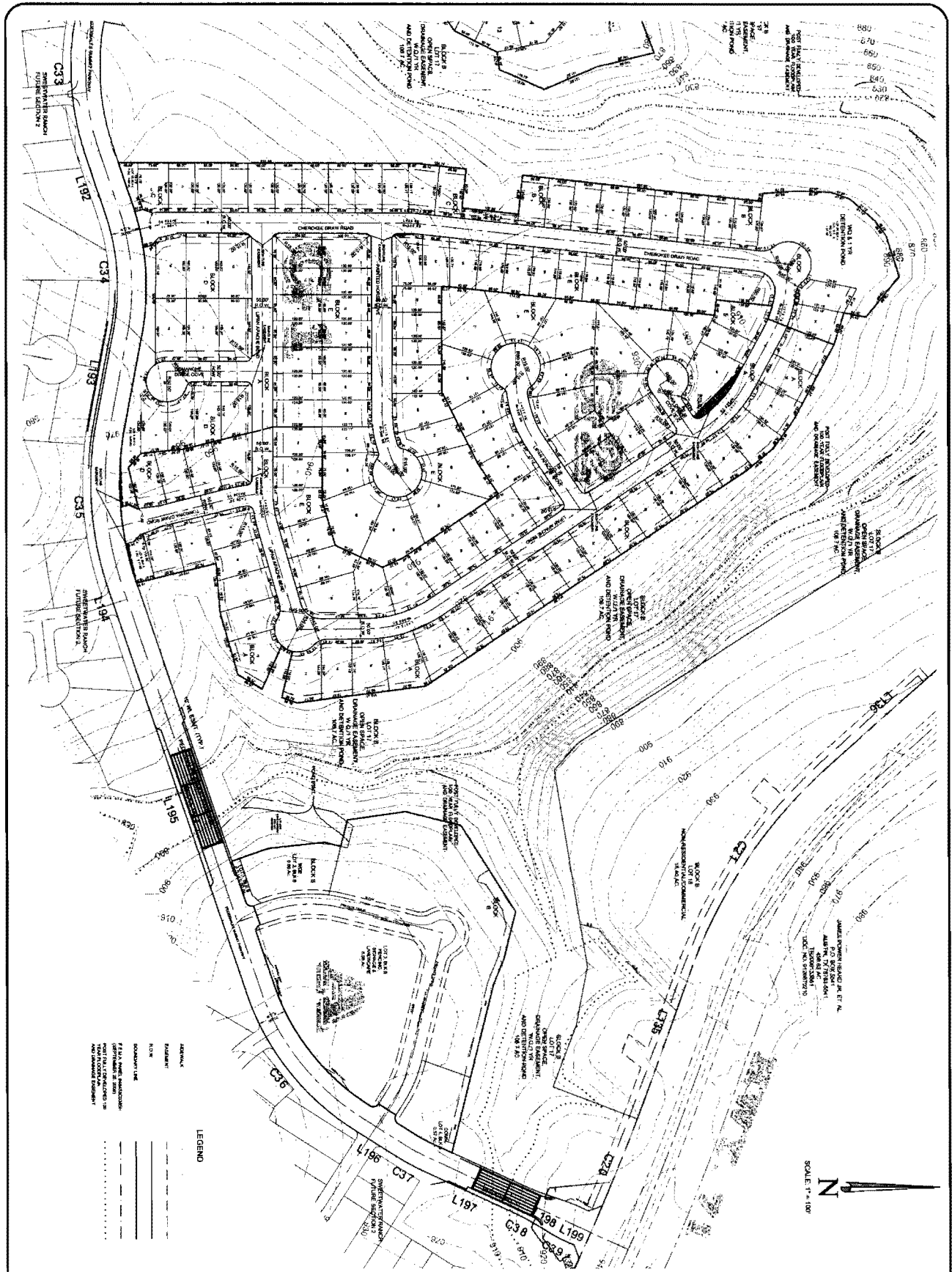


SCALE 1" = 100'

N  
North Arrow pointing up

- LEGEND**
- BOUNDARY LINE
  - EASEMENT
  - E.O.P.
  - EASEMENT LINE
  - POULTRICK PROPERTY
  - POULTRICK PROPERTY
  - POULTRICK PROPERTY
  - POULTRICK PROPERTY
  - POULTRICK PROPERTY
  - POULTRICK PROPERTY





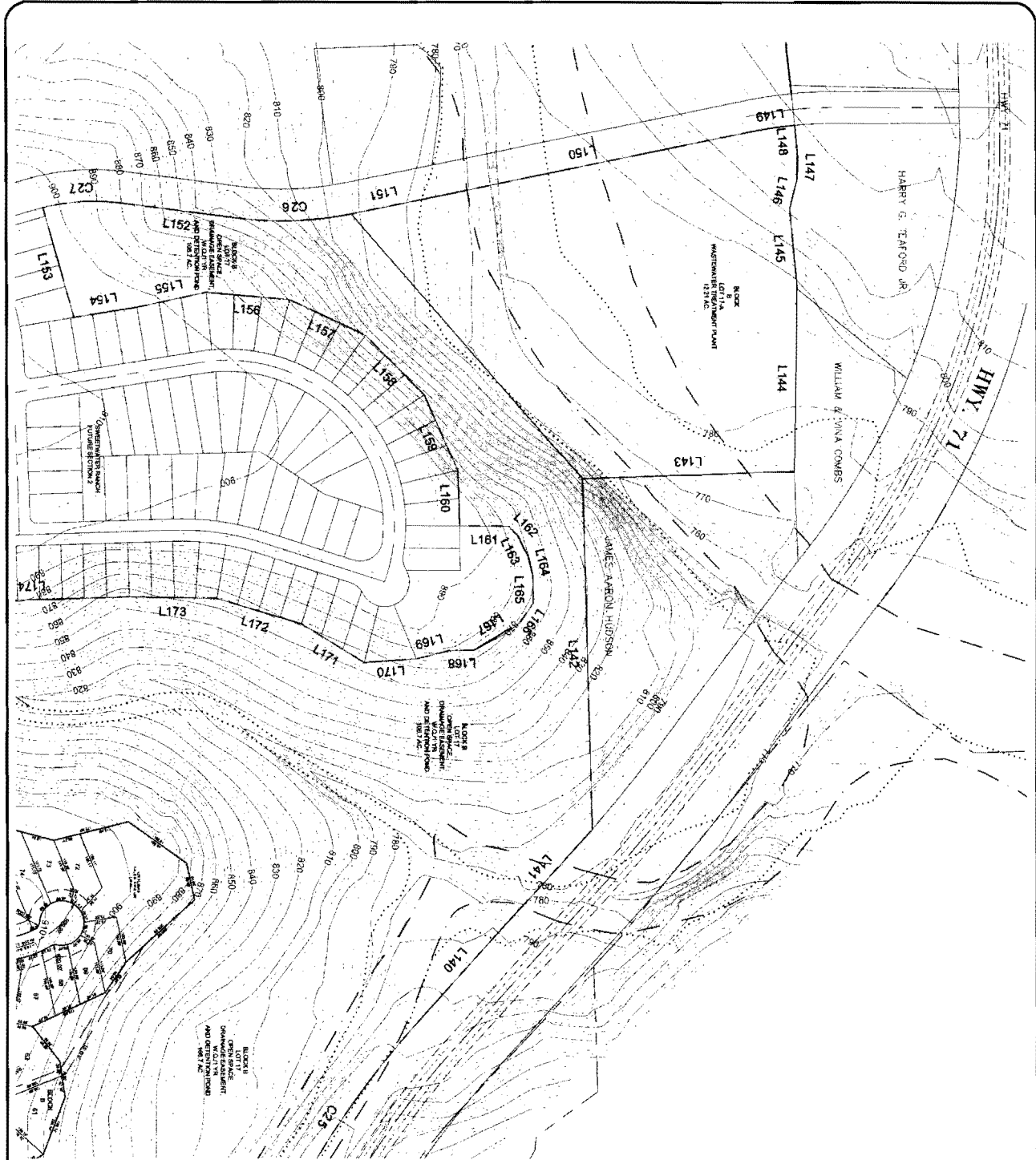
DATE	DESCRIPTION	BY

**Malone/Wheeler, Inc.**  
 Engineering & Development Consultants  
 7500 Riata Blvd, Bldg 1, Suite 240  
 Austin, Texas 78735  
 Phone: (512) 898-0811 Fax: (512) 899-0555  
 Firm Registration No. F-796

**SWEETWATER RANCH  
 SECTION ONE  
 PRELIMINARY PLAN  
 (NOT FOR CONSTRUCTION)**

NO.	DATE	REVISION	BY

SHEET 5  
 OF 6



LEGEND

(Dashed line)	PROPERTY LINE
(Solid line)	ROAD CENTERLINE
(Dotted line)	WATERWAY
(Thin solid line)	BOUNDARY LINE
(Thick solid line)	SETBACK LINE

DATE: 11/23/05  
DRAWN BY: [unintelligible]  
CHECKED BY: [unintelligible]  
DESIGNED BY: [unintelligible]  
SCALE: 1" = 100'

DATE: 11/23/05  
DRAWN BY: [unintelligible]  
CHECKED BY: [unintelligible]  
DESIGNED BY: [unintelligible]

**Malone/**  
**Wheeler, Inc.**  
Engineering & Development Consultants  
7500 Rialto Blvd, Bldg 1, Suite 240  
Austin, Texas 78758  
Phone: (512) 899-0601 Fax: (512) 899-0655  
Firm Registration No. F-786

SWEETWATER RANCH  
SECTION ONE  
PRELIMINARY PLAN  
(NOT FOR CONSTRUCTION)

NO	DATE	REVISION