



## Travis County Commissioners Court Agenda Request

**Meeting Date:** August 27, 2013

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

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

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

**Sponsoring Court Member:** Commissioner Davis, Precinct One

**AGENDA LANGUAGE:** Consider and take appropriate action on the Revised Preliminary Plan Number 2 of Star Ranch Phase 2 [35 total lots (27 single family lots and eight commercial lots - 22.09 acres - City of Hutto ETJ)] in Precinct One.

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

The first revised preliminary plan, approved by Commissioners Court in 2005, consisted of 12 commercial lots and eight residential lots on approximately 20 acres. This revision proposes to reduce the number of commercial lots from 12 to eight and increase the number of residential lots from eight to 27 on 22.09 acres. Also, the revision includes a new cul-de-sac, Quealy Dome Cove, which will connect to the new Muirfield Bend Drive, both proposed as public ROW. Fiscal surety and parkland fees in lieu of dedication are not required with this revised preliminary plan. Water and wastewater service will be provided by Williamson County Water, Sewer, Irrigation, and Drainage District Number 3.

### **STAFF RECOMMENDATIONS:**

This revised preliminary plan application meets all Travis County requirements and has been approved by the City of Hutto on August 1, 2013; staff recommends approval of the revised preliminary plan.

### **ISSUES AND OPPORTUNITIES:**

Staff has not been contacted by anyone via e-mail, telephone, or letter on this development, and staff has not registered any interested parties nor received any other inquiries for this project.

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

N/A

### **ATTACHMENTS/EXHIBITS:**

Location map

Precinct map

Precinct map  
Existing Revised Preliminary Plan  
Proposed Revised Preliminary Plan

**REQUIRED AUTHORIZATIONS:**

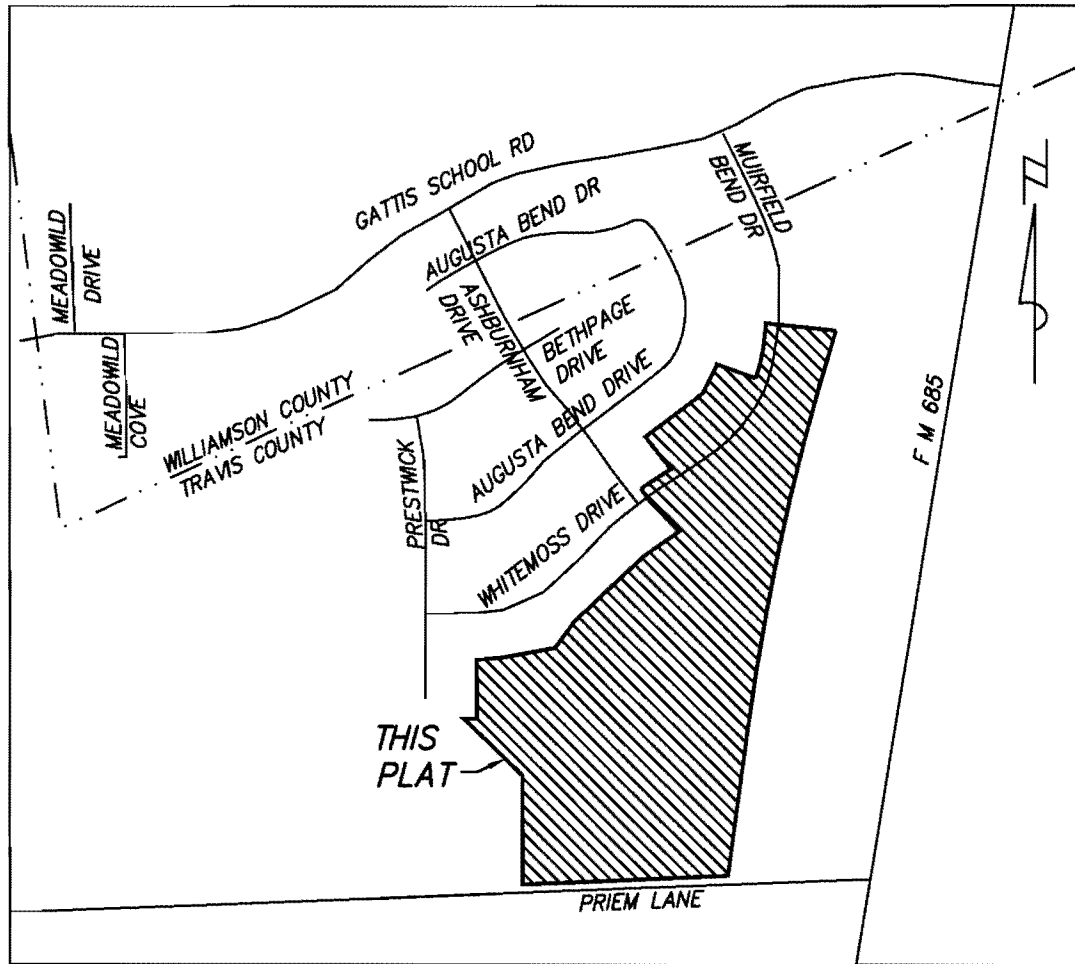
Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

**CC:**


**SM:AB:mh**

**1101 - Development Services Long Range Planning - Star Ranch Revised Preliminary Plan  
Phase 2 Number 2**

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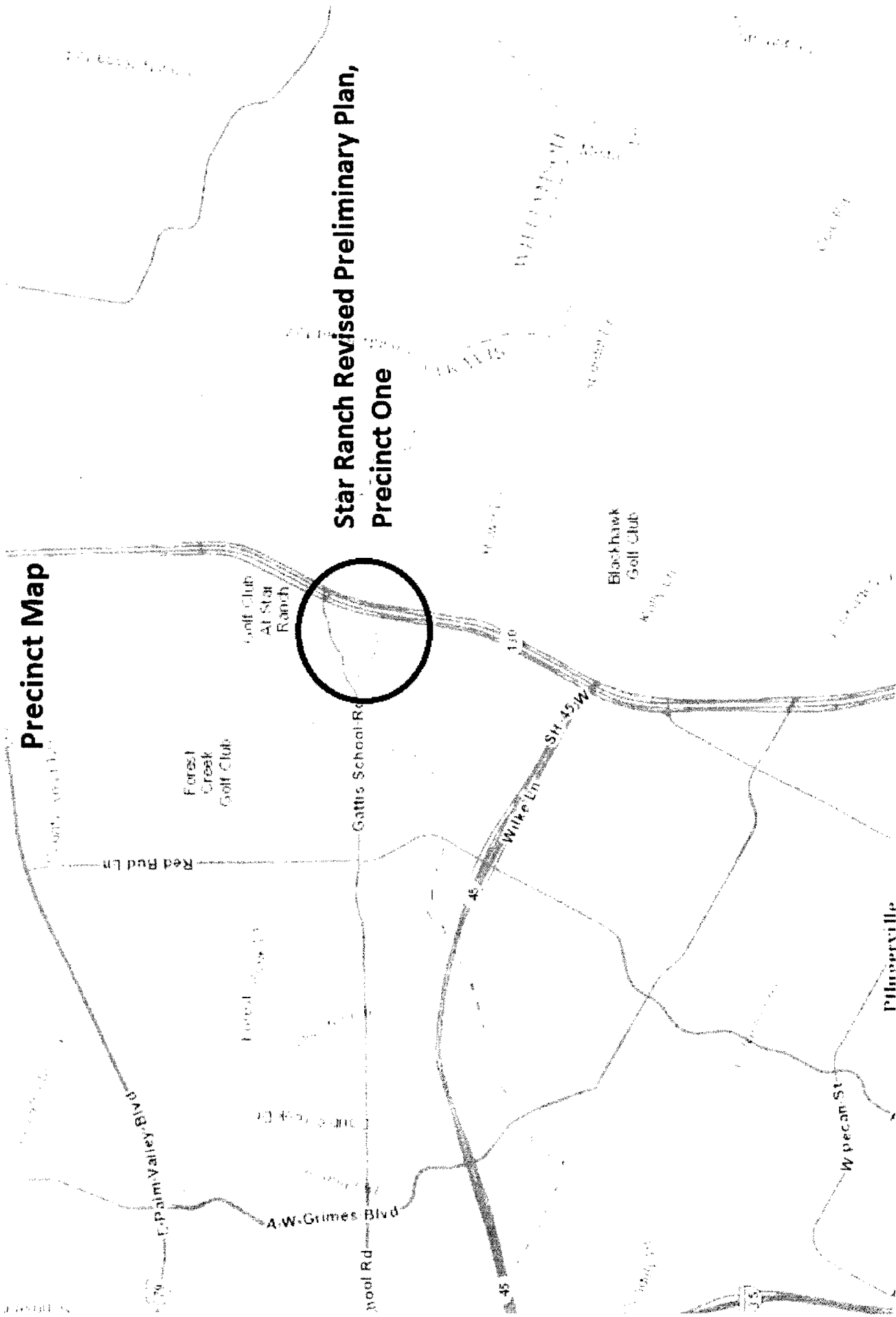
LOCATION MAP  
NOT TO SCALE

STAR RANCH PHASE 2

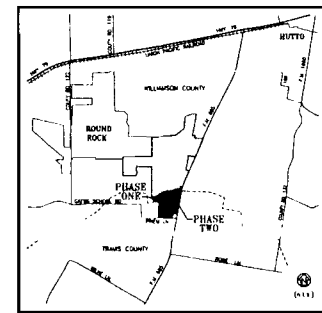
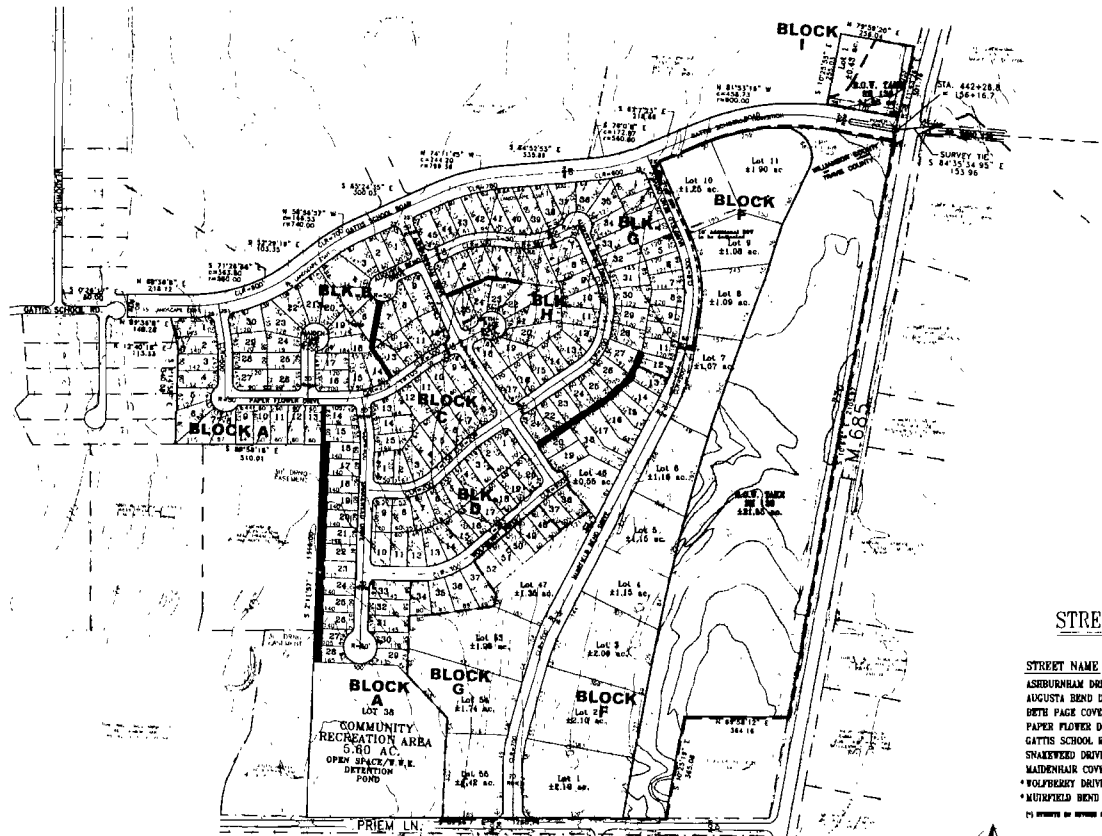
**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

# Precinct Map

## Star Ranch Revised Preliminary Plan, Precinct One



# Existing Revised Preliminary Plan



### LEGEND

- ORIGINAL APPROVED PRELIMINARY PLAN "HILLS OF FOREST CREEK - PHASE 1"
- REVISED AREA OF PRELIMINARY PLAN (51.99 ac.)
- PROPERTY BOUNDARY
- R.O.W. / BLOCK DELINEATION
- INTERNAL LOT LINES
- ADJACENT LOT LINES
- LANDSCAPE EASEMENT
- BUILDING SETBACK LINES
- EXISTING FENCE LINES
- 15' STORM SEWER ESMT.
- 25'-30' DRAINAGE EASEMENT
- W.L.E. WATERLINE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- S.S.E. STORM SEWER EASEMENT

### STREET DESIGN TABLE

STREET NAME	LINEAR FEET	RIGHT OF WAY
ASHBURNHAM DRIVE	1113'	50'
AUGUSTA BEND DRIVE	2207'	50'
BETH PAGE COVE	125'	50'
PAPER FLOWER DRIVE	1217'	50'
GATTS SCHOOL ROAD	2695'	60'-90'
SHAKESPEARE DRIVE	992'	50'
MATHERVALE COVE	225'	50'
MULFORD DRIVE	832'	50'
MULFORD BEND DRIVE	2502'	50'-70'

### LAND USE SUMMARY OVERALL

RESIDENTIAL	=	34.73 ac. (43%)
60's X 120's	=	(34.73 ac.) (43%) (179 lots)
RETAIL	=	23.43 ac. (29%) (17 lots)
COMMUNITY	=	5.60 ac. (7%) (1 lot)
RECREATION	=	
ROAD USAGE	=	16.98 ac. (21%)
TOTAL ACRES	=	80.74 ac.
TOTAL LOTS	=	197
TOTAL BLOCKS	=	9

### LAND USE SUMMARY OF REVISED AREA

RESIDENTIAL	=	2.91 ac. (6%)
60's X 120's	=	(2.94 ac.) (6%) (15 lots)
RETAIL	=	23.43 ac. (45%) (17 lots)
ROAD USAGE	=	3.02 ac. (6%)
R.O.W. TAKE	=	22.6 ac. (43%)
TOTAL ACRES	=	51.99 ac.
TOTAL LOTS	=	32
TOTAL BLOCKS	=	3

### ENGINEER OF RECORD:



### TYPICAL NOTES

- Water and wastewater service to the development will be provided by the Williamson County Water, Wastewater and Drainage District and will be installed to meet City of Austin criteria.
- Driveway access to Gatts School Road is prohibited from all residential lots.
- Concrete sidewalks will be installed as per the City of Austin Ordinance requirements.
- All curb returns shown on this plan were designed with a 20' radius unless otherwise noted.
- Driveway access to Whooly White Drive is prohibited from lots 1 & 9, Block H, lot 1, Block H and lot 45, Block C.
- More land dedication requirements for the tract will be satisfied by donation of land contained within Block C, lot 81 on the preliminary plan and shall be dedicated to the Municipal Utility District by general warranty deed and acceptable evidence of clear title. Evidence that all taxes have been paid shall be furnished to the MUD prior to final plat approval.
- No other final plat flood hazard areas exist on the site as per Travis County Map #48453000252, effective date June 15, 1992, page 27 of 410 and Williamson County Map #4849100350C, effective date September 27, 1991, page 335 of 400.
- Deed restrictions for all residential areas in the subdivision will be provided on the final plat stage.
- Block C lots 1-4, 12, Block F lots 1-13 and Block I lot 1 are planned for future Retail use.
- Block E lots 5-12 and Block G lots 13-20 may be combined for Townhome/Condominium use.

### ADDITIONAL ADJACENT PROPERTY OWNERS (AS NUMBERED ABOVE)

- |   |   |
|---|---|
| ① CITY OF HOUSTON COUNTY<br>1117 W. HOUSTON COUNTY<br>ROUND ROCK, TX 78664                          | ⑩ CITY OF HOUSTON COUNTY<br>1117 W. HOUSTON COUNTY<br>ROUND ROCK, TX 78664        |
| ② TRACER HOLDINGS<br>AND WASTEWATER DISTRICT<br>1714 GATTS SCHOOL ROAD<br>ROUND ROCK, TX 78664      | ⑪ JOHN A. & JANE ANN BROWN<br>1281 W. HOUSTON COUNTY<br>ROUND ROCK, TX 78664-8328 |
| ③ JIM M. BROWN<br>300 W. HOUSTON COUNTY<br>ROUND ROCK, TX 78664                                     | ⑫ JERRY & JANE BROWN<br>1281 W. HOUSTON COUNTY<br>ROUND ROCK, TX 78664-8328       |
| ④ TRACER HOLDINGS<br>AND WASTEWATER DISTRICT<br>1714 GATTS SCHOOL ROAD<br>ROUND ROCK, TX 78664-8328 | ⑬ JERRY & JANE BROWN<br>1281 W. HOUSTON COUNTY<br>ROUND ROCK, TX 78664-8328       |
| ⑤ JIM M. BROWN<br>300 W. HOUSTON COUNTY<br>ROUND ROCK, TX 78664                                     | ⑭ J. J. BROWN<br>1281 W. HOUSTON COUNTY<br>ROUND ROCK, TX 78664-8328              |
| ⑥ TRACER HOLDINGS<br>AND WASTEWATER DISTRICT<br>1714 GATTS SCHOOL ROAD<br>ROUND ROCK, TX 78664-8328 |   |
| ⑦ CURT SPICE<br>200 W. HOUSTON COUNTY<br>ROUND ROCK, TX 78664                                       |   |

## REVISED PRELIMINARY PLAN

February 4, 2005

INITIAL SUBMITTAL DATE  
APPROVED BY CITY OF HOUSTON  
(LIVE SEALS) IN MAY 2, 2005

LAND STRATEGIES INC.  
1010 LAND CREEK CV.  
SUITE 100 78746  
AUSTIN, TX 78746  
P.O. Box 163961  
Austin, Texas 78716  
FAX: (512) 328-8172  
LST@LandStrat.com  
LSP 11/05/01

LAND STRATEGIES INC. & ASSOCIATES  
PAUL LINEHAN & ASSOCIATES

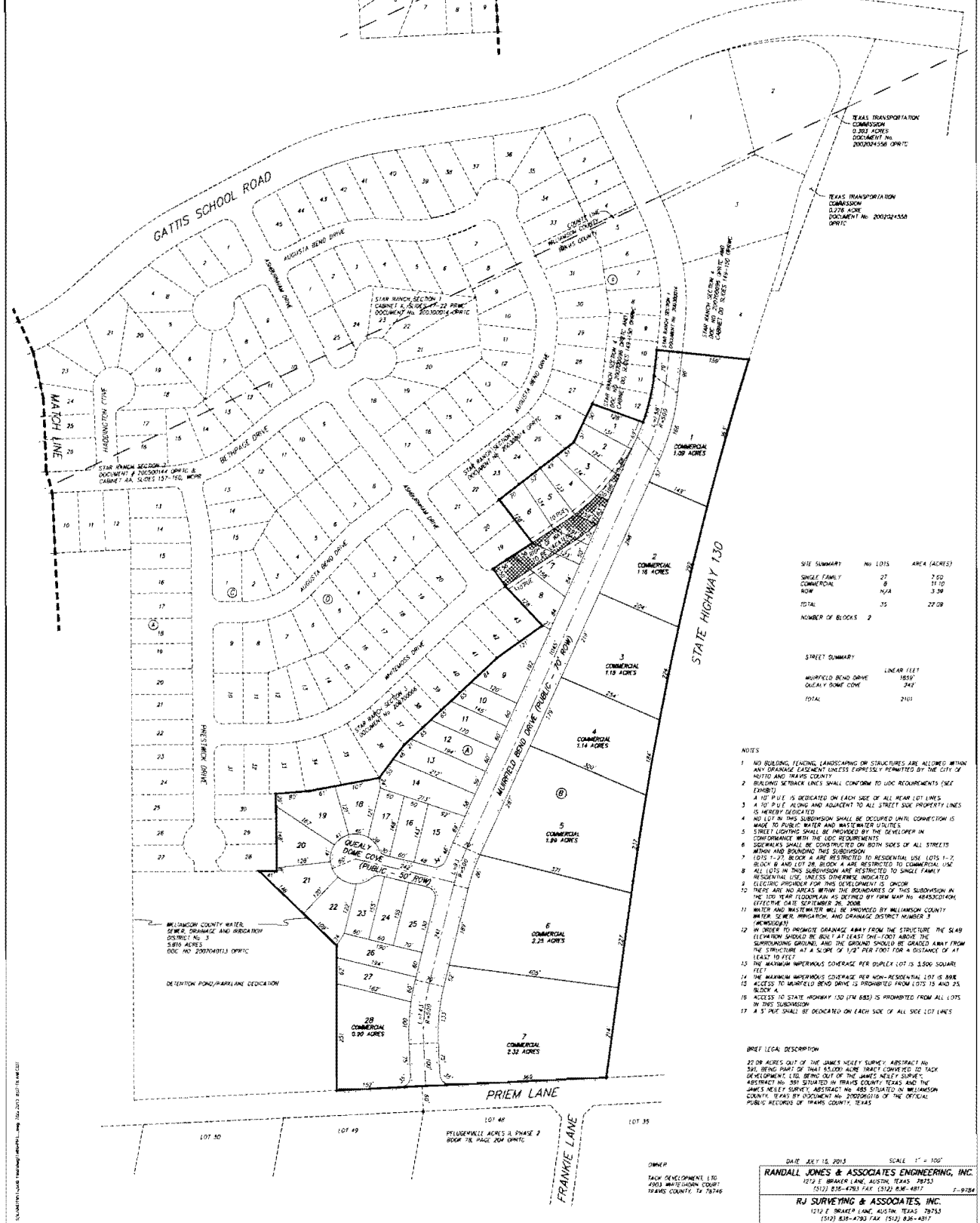
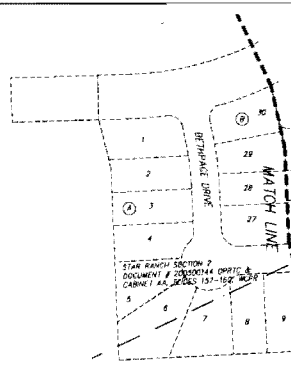
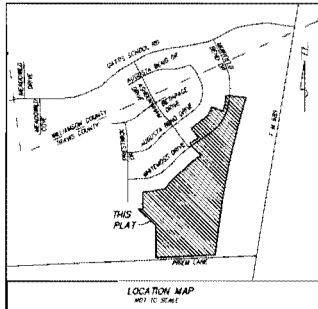
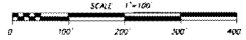
OWNER INFORMATION:  
Tin Thompson  
P.O. Box 163961  
Austin, Texas 78716  
Phone: (512) 306-0600  
Fax: (512) 306-0592

REVISION BLOCK:  
NO. DATE: EMBEL COMMENTS  
1 1/11/05 RESPOND TO COMMENTS DATED 5/2/05

Star Ranch - Phase 2  
SW Corner of FM 685 and Gatts School Road  
Formerly known as "Hills of Forest Creek - Phase 1"  
Preliminary Plan

SHEET  
1 OF 2

REVISED PRELIMINARY PLAT No. 2 OF  
**STAR RANCH PHASE 2**  
 WILLIAMSON COUNTY & TRAVIS COUNTY, TEXAS



**SIZE SUMMARY**

	NO. LOTS	AREA (ACRES)
SINGLE FAMILY	27	7.62
COMMERCIAL	8	11.10
ROW	N/A	3.39
<b>TOTAL</b>	<b>35</b>	<b>22.09</b>

**NUMBER OF BLOCKS 2**

**STREET SUMMARY**

	LINEAR FEET
MURKELD BEND DRIVE	1859'
GREATLY BOWT CORN	342'
<b>TOTAL</b>	<b>2201'</b>

- NOTES**
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO AND TRAVIS COUNTY.
  - BUILDING SETBACK LINES SHALL CONFORM TO LOCAL REQUIREMENTS (SEE EXHIBIT).
  - A 10' P.U.V. IS DESIGNATED ON EACH SIDE OF ALL NEAR LOT LINES.
  - A 10' P.U.V. ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DESIGNATED.
  - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTE WATER UTILITIES.
  - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE LOCAL REQUIREMENTS.
  - SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
  - LOTS 1-23 BLOCK A ARE RESTRICTED TO RESIDENTIAL USE. LOTS 1-7, BLOCK B AND LOT 28, BLOCK A ARE RESTRICTED TO COMMERCIAL USE.
  - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
  - ELECTRIC PROVIDER FOR THIS DEVELOPMENT IS ONCOR.
  - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100 YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48453C0104N, EFFECTIVE DATE SEPTEMBER 26, 2008.
  - WATER AND WASTE WATER WILL BE PROVIDED BY WILLIAMSON COUNTY WATER, SEWER, WASTEWATER, AND DRAINAGE DISTRICT NUMBER 3 (MEMPHIS).
  - IN ORDER TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
  - THE MAXIMUM IMPERVIOUS COVERAGE PER SINGLE LOT IS 1,500 SQUARE FEET.
  - THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 8000.
  - ACCESS TO MURKELD BEND DRIVE IS PROHIBITED FROM LOTS 15 AND 25, BLOCK A.
  - ACCESS TO STATE HIGHWAY 130 (FM 882) IS PROHIBITED FROM ALL LOTS IN THIS SUBDIVISION.
  - A 5' P.U.V. SHALL BE DESIGNATED ON EACH SIDE OF ALL SIDE LOT LINES.

**BRIEF LEGAL DESCRIPTION**

27 OR ACRES, OUT OF THE JAMES NEELY SURVEY, ABSTRACT NO. 340, BEING PART OF TRAVIS COUNTY, TEXAS, TRACT COVERED BY EACH DEVELOPMENT, (E.D. BEING OUT OF THE JAMES NEELY SURVEY, ABSTRACT NO. 340, SITUATED IN TRAVIS COUNTY, TEXAS AND THE JAMES NEELY SURVEY, ABSTRACT NO. 488, SITUATED IN WILLIAMSON COUNTY, TEXAS BY INSTRUMENT NO. 2005024358 (OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS).

DATE: JULY 15, 2013  
 SCALE: 1" = 100'  
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 4212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 838-4763 FAX: (512) 838-4817 F-9184  
**RJ SURVEYING & ASSOCIATES, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 838-4763 FAX: (512) 838-4817

WILLIAMSON COUNTY WATER, SEWER, WASTEWATER, AND DRAINAGE DISTRICT NUMBER 3 (MEMPHIS)

OWNER:  
 TACK DEVELOPMENT, LTD.  
 4300 WHITEHORN COURT  
 TRAVIS COUNTY, TX 78746