



## Travis County Commissioners Court Agenda Request

**Meeting Date:** November 5, 2013

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

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

**Department Head/Title:** Steven M. Manila, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Todd, Precinct Two

### **AGENDA LANGUAGE:**

Consider and take appropriate action on the following requests in Precinct Two:

- A) A variance from Title 30-2-159 private streets for the McCormick Ranch on Lake Austin Preliminary Plan;
- B) A variance from Title 30-2-151 for the internal streets within McCormick Ranch on Lake Austin to not connect with existing streets;
- C) A variance from Title 30-3-191 for Phases 1 and 3 of the McCormick Ranch on Lake Austin to not construct sidewalks; and
- D) A variance from Title 30-2-158 for Granite Shoals Road in Phase 3 of the McCormick Ranch on Lake Austin Preliminary Plan to be greater than 2,000 feet in length.

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

The McCormick Ranch on Lake Austin Preliminary Plan consists of 146 total lots (131 residential lots, 11 greenbelt/drainage lots, 3 private street/drainage easement/public utility easement lots, and 1 cemetery lot) on 211.6 acres. The property fronts on Selma Hughes Park Road, and includes 12,722 linear feet of proposed private streets. Water and wastewater service will be provided by Water Control and Improvement District #17 (WCID). However, this agenda request is for variances only.

A) Title 30-2-159(A) states the platting board may approve a variance allowing a private street in a subdivision if the requirements of this section are met. The developer has submitted final plats out of the pending preliminary plan that comply with the requirements. For instance, the developer is in the process of preparing private covenants, conditions, and restrictions that provide for the ownership, maintenance, fee assessment, and association dues, as well as bylaws that provide for membership and voting rights.

B) Title 30-2-151 states streets of a new subdivision shall be aligned with existing streets on adjoining property. As proposed, the internal streets of McCormick Ranch

on Lake Austin do not connect with the existing streets, namely Merlene Drive, which exists as a stub out west of the proposed preliminary plan. The developer's engineer has designed the internal streets in this manner to avoid encroachment on a Critical Environmental Feature (CEF).

C) Title 30-3-191 states a person who subdivides property shall install sidewalks, however the developer is requesting a variance from this section of the land development code for Phases 1 and 3 of the McCormick Ranch on Lake Austin Preliminary Plan. Phases 1 and 3 of the proposed preliminary plan consist of large residential lots, and no pedestrian generators exist within one half mile of these phases. Phase 2, which consists, of smaller residential lots, proposes sidewalks on one side of internal streets, as allowed under 30-3-191(C).

D) Title 30-2-158(C) states a new subdivision may have one access street if the access street meets certain requirements, one of which is the street cannot be greater than 2,000 feet in length. Granite Shoals Road is proposed to be 3,223 feet in length and as such requires a variance from this section.

**STAFF RECOMMENDATIONS:**

Staff recommends items A, B, C, and D for approval since the developer has met all requirements for the variances.

**ISSUES AND OPPORTUNITIES:**

Staff has not received any inquiries from adjacent property owners.

Upon approval of the variances, the preliminary plan will be scheduled for approval by the City of Austin Zoning and Platting Commission and the Travis County Commissioners Court.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

None.

**EXHIBITS/ATTACHMENTS:**

- Location map
- Precinct map
- Proposed preliminary plan
- Variance request letter

**REQUIRED AUTHORIZATIONS:**

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

**CC:**


**MH:AB:mh**

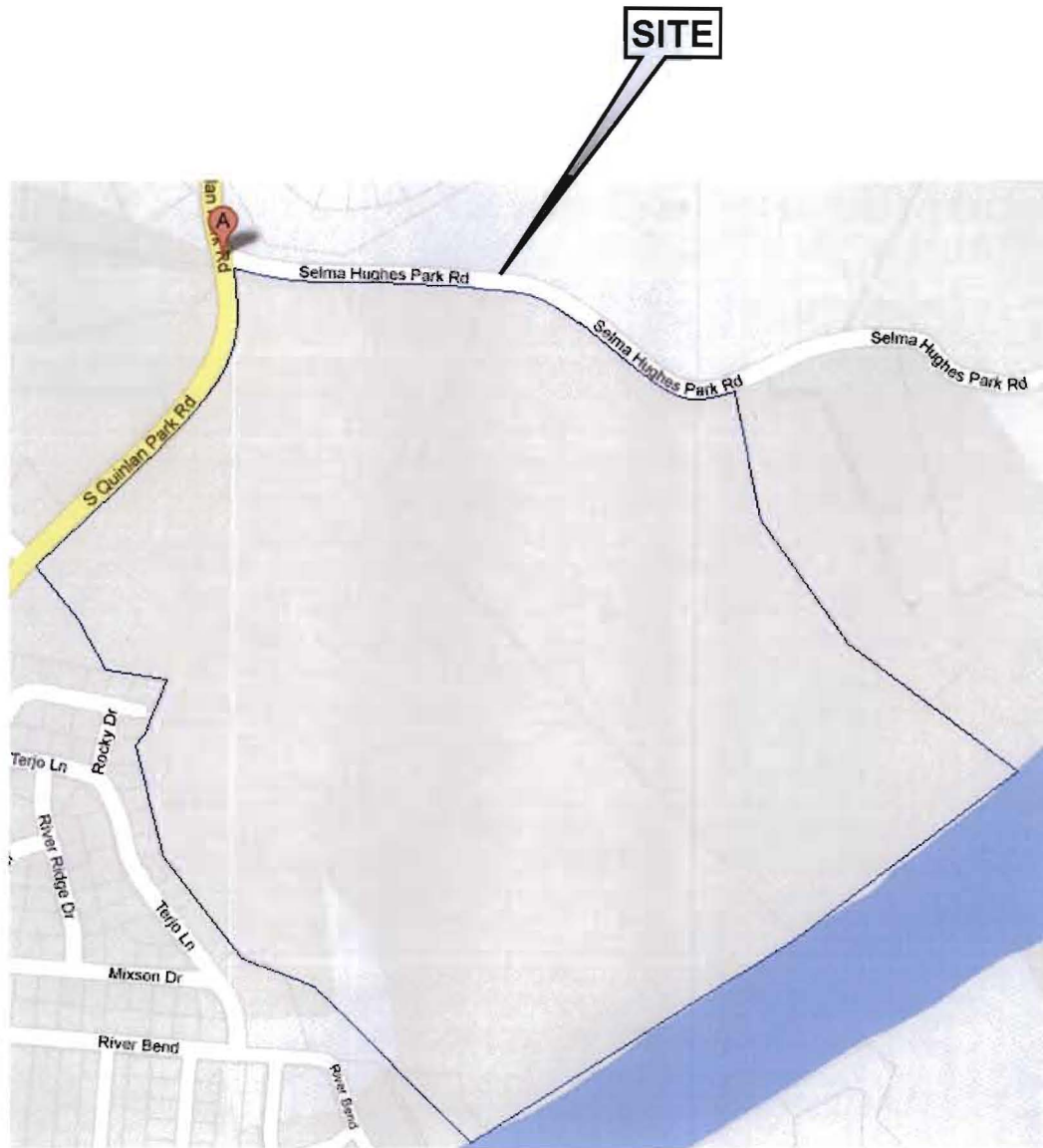
**1101 - Development Services Long Range Planning- McCormick Ranch on Lake Austin  
Preliminary Plan - Variances Only**

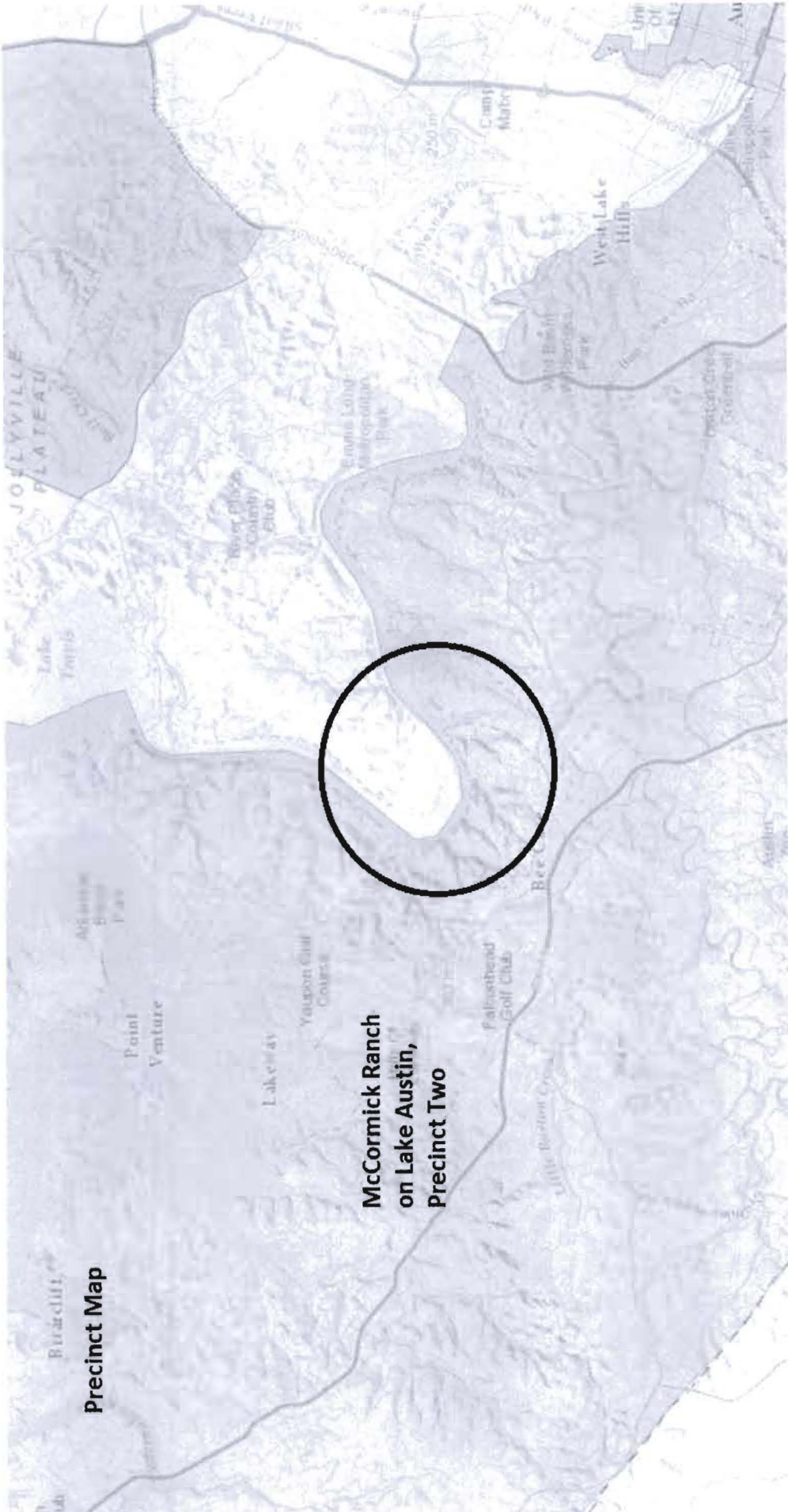


# Location Map

McCormick Ranch

TBPE Firm #11206





**Precinct Map**

**McCormick Ranch  
on Lake Austin,  
Precinct Two**



Texas Engineering Solutions logo with address: 5100 West Creek Road, Suite 204, Austin, TX 78746

PROJECT DATA: PROJECT NAME: MCCORMICK RANCH ON LAKE AUSTIN, PROJECT NO: 13-00000000

CONSULTANTS: TEXAS ENGINEERING SOLUTIONS, AUSTIN SPATIAL TECHNOLOGIES

OWNER/DEVELOPER: TR VISTA PRESERVE LLC, 200 W. BRUNNEN ROAD, SUITE 1000, AUSTIN, TX 78702

NO DATE DESCRIPTION: PRELIMINARY PLAN NOTES (CONT.)

MCCORMICK RANCH ON LAKE AUSTIN

COVER SHEET

SHEET INDEX

- 1. PRELIMINARY PLAN FOR MCCORMICK RANCH ON LAKE AUSTIN
2. ENGINEER'S CERTIFICATION
3. VICINITY MAP
4. PRELIMINARY PLAN NOTES

OWNER/DEVELOPER: TR VISTA PRESERVE LLC

CONSULTANTS / CONTRACTORS: SURVEYOR: AUSTIN SPATIAL TECHNOLOGIES

LEGAL DESCRIPTION: TRACT 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PARKLAND DEDICATION: THE PARKLAND DEDICATION REQUIREMENT WILL BE SATISFIED WITH EACH FINAL PLAN

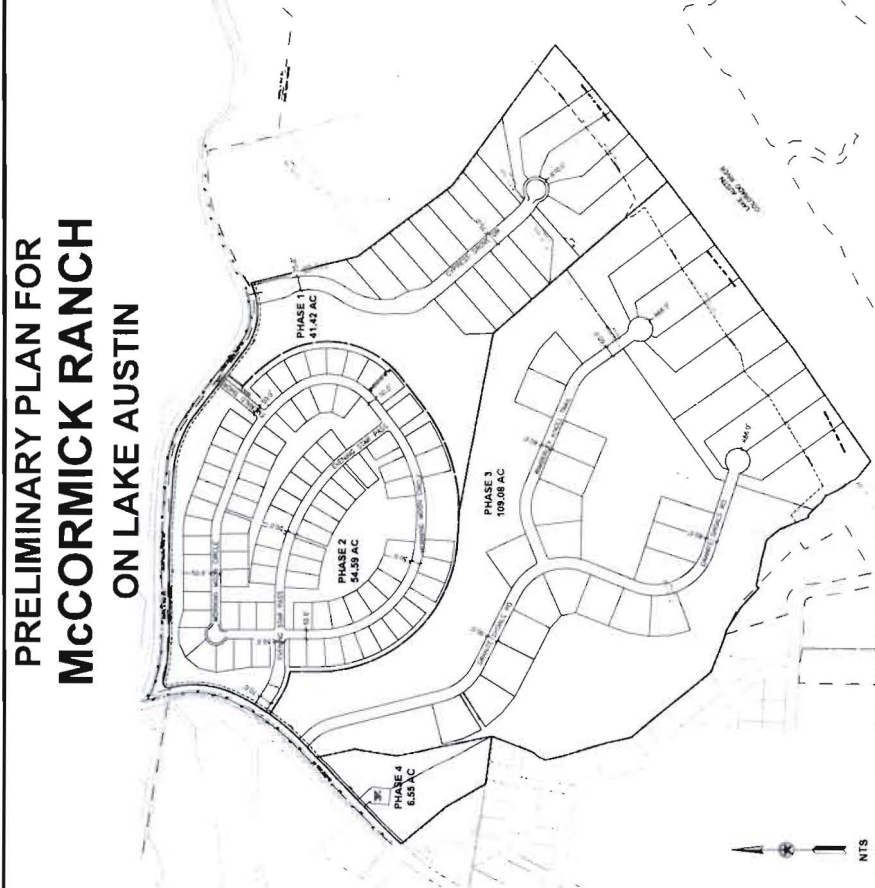
STREET / ROADWAY INFORMATION: THE STREET SHALL BE THE PROVISIONAL NAME AS DETERMINED BY THE CITY OF AUSTIN IN ACCORDANCE WITH THE CITY OF AUSTIN STREET NAMING PLAN AND THE CITY OF AUSTIN STREET NAMING PLAN

LAND USE SCHEDULE table with columns: LAND USE, CODE, AREA (SQ FT), AREA (AC)

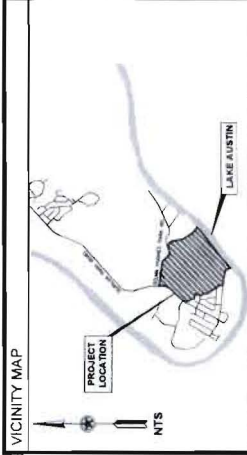
FLOOD PLAIN NOTE: A PORTION OF THIS SITE IS WITHIN THE CHANNEL 1:100 FLOOD PLAIN AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, DATED 12/19/99

TRAVIS COUNTY VARIANCE NOTES: A VARIANCE TO SECTION 201.111 (FLOOD ALTIMETER) SHALL BE ALLOWED IF THE FLOOD ALTIMETER IS LOCATED AT THE CORNER OF THE LOT

SIGNATURE BLOCK: TRAVIS COUNTY COMMISSIONER'S OFFICE

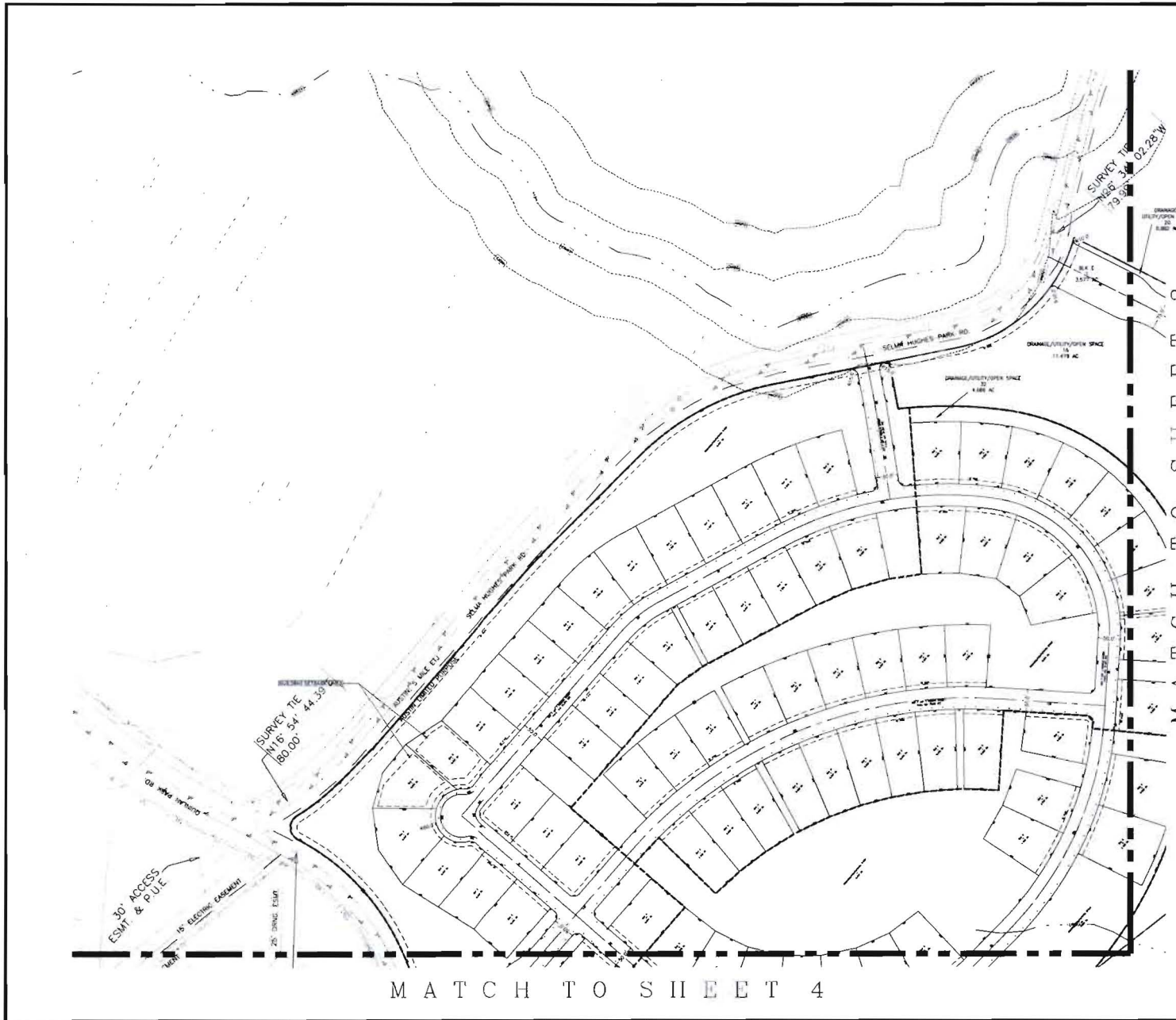


REVISIONS table with columns: NO, DATE, DESCRIPTION, APPROVED BY



ENGINEER'S CERTIFICATION: I, TRAVIS COUNTY COMMISSIONER, DO HEREBY CERTIFY THAT THE ENGINEER HAS COMPLETED THE REQUIRED WORK AND THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE

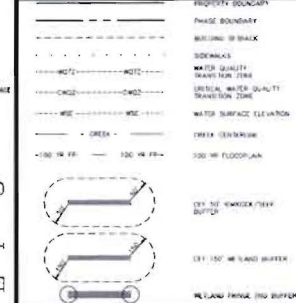
PRELIMINARY PLAN NOTES: 1. THE PROJECT IS SUBJECT TO THE CITY OF AUSTIN DEVELOPMENT CODE... 2. THE PROJECT IS SUBJECT TO THE CITY OF AUSTIN DEVELOPMENT CODE... 3. THE PROJECT IS SUBJECT TO THE CITY OF AUSTIN DEVELOPMENT CODE...



**ORIENTATION AND SCALE**



**LEGEND**



**NOTES**

1. ALL DIMENSIONS SHOWN ARE TO BE FINISHED.  
 2. SETBACKS SHOWN ARE TO BE FINISHED.  
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 10. SETBACKS SHOWN ARE TO BE FINISHED.

**STREET LINE & CURVE TABLE**

STATION	CHORD BEARING	CHORD	CHORD BEARING	CHORD	CHORD BEARING	CHORD
0+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
1+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
2+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
3+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
4+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
5+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
6+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
7+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
8+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
9+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
10+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
11+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
12+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
13+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
14+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
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19+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
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22+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
23+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
24+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
25+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
26+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
27+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
28+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
29+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00
30+00	N89°48'00"W	100.00	S01°12'00"E	100.00	S89°48'00"W	100.00

LINE TABLE	LINE TABLE
11 281.7	111 301.7
12 281.7	112 301.7
13 281.7	113 301.7
14 281.7	114 301.7
15 281.7	115 301.7
16 281.7	116 301.7
17 281.7	117 301.7
18 281.7	118 301.7
19 281.7	119 301.7
20 281.7	120 301.7
21 281.7	121 301.7
22 281.7	122 301.7
23 281.7	123 301.7
24 281.7	124 301.7
25 281.7	125 301.7
26 281.7	126 301.7
27 281.7	127 301.7
28 281.7	128 301.7
29 281.7	129 301.7
30 281.7	130 301.7



**Texas Engineering Solutions**  
 5001 Ben Caves Road  
 Suite 204  
 Austin, Texas 78746  
 P: 512-994-0559  
 F: 512-994-0559  
 TBP# No. 11226

**PROJECT DATA**  
 COUNTY: Travis  
 CITY/LIMITED: City of Austin  
 DISTRICT: R1A  
 PROJECT: 30' ACCESS ESMT. & P.U.E.  
 PREPARED BY: Connor J. Dierker  
 CHECKED BY: Connor J. Dierker  
 DATE: 10/23/2013  
 SCALE: AS SHOWN  
 OWNER / DEVELOPER: MCCORMICK RANCH ON LAKE AUSTIN

**CONSULTANTS**

**REVISIONS**

NO.	DATE	DESCRIPTION

DATE: October 23, 2013  
 PLOTTED: October 23, 2013  
 PLOTTER: HP DesignJet 5000  
 HORIZONTAL SCALE: 1" = 100'  
 VERTICAL SCALE: 1" = 100'

**MCCORMICK RANCH ON LAKE AUSTIN**

PRELIMINARY  
 PLAN 1 OF 4









## TEXAS ENGINEERING SOLUTIONS

5000 Bee Caves Rd, Suite 206  
Austin, Texas 78746  
P: (512) 904-0505  
F: (512) 904-0509

TBPE Firm #11206



October 24, 2013

Commissioner's Court of  
Travis County, Texas  
City of Austin  
P.O. Box 1748  
Austin, TX 78767



### McCormick Ranch on Lake Austin, Preliminary Plan Waiver Request and Justification Letter

McCormick Ranch on Lake Austin is a proposed residential subdivision in northwest Austin. The development is located on two legal tracts comprising of approximately 211.64 acres at the southeast corner of Quinlan Park Road and Selma Hughes Park Road. The project consists of one-hundred thirty-one (131) single-family lots, eleven (11) greenbelt lots, three (3) private street/drainage/PUE lots, and one (1) cemetery lot. The site is primarily located within the limited purpose jurisdiction of the City of Austin with a portion adjacent to Lake Austin located within the full purpose jurisdiction of the City of Austin. Development of these tracts include the construction of the entire civil infrastructure required for the proposed subdivision which has been broken into four separate phases as seen in this Preliminary Plan. This development is subject to the Steiner Ranch Development Agreement filed with the Travis County Official Public Records as Document #2001180704 AND Document #2001180705. On behalf of TR Vista Preserve, LLC, Texas Engineering Solutions would like to request a waiver for the following items associated with the Preliminary Plan for McCormick Ranch.

- Request for the allowance of private streets within Phases One, Two, and Three of the McCormick Ranch on Lake Austin subdivision which may be granted under §30-2-159(A) of the Austin/Travis County Subdivision Regulations and §25-4-171(A) of the Austin City Code.  
**A request is being made to allow for private streets within Phases One, Two, and Three of the McCormick Ranch on Lake Austin subdivision as permitted based on Section VIII(B)(1) of the Taylor Woodrow/Steiner Ranch Development Agreement, Document #2001180705.**
- Request that any proposed private streets within Phase Three of the McCormick Ranch on Lake Austin subdivision are not required to align with the existing Merlene Drive created with the River Ridge subdivision (C8-72-093) which may be granted under §30-2-151 of the Austin/Travis County Subdivision Regulations and §25-4-151 of the Austin City Code.  
**A request is being made to not extend Merlene Drive into the McCormick Ranch on Lake Austin subdivision due to the presence of a critical environmental feature (CEF) which restricts roadway extension. The buffer zone of this CEF resides roughly 50 feet directly in line with the current alignment of Merlene Drive and design guidelines for roadway geometry provide that no such alignment will avoid development within the CEF buffer area.**

- Request that sidewalks not be required adjacent to the private streets for Phase One or Phase Three of the McCormick Ranch on Lake Austin subdivision which may be granted by the platting board under §30-3-191(B) of the Austin/Travis County Subdivision Regulations.

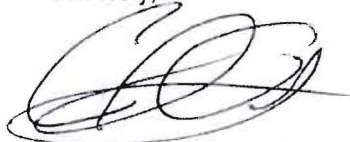
**A request is being made to forgo installation of sidewalks along the private streets within Phase One and Phase Three of this subdivision which will consist of ribbon curb and roadside ditches for purposes of drainage control. Additionally, there are no pedestrian generators such as schools, churches, offices, commercial developments or public spaces within a ½ mile of the subdivision. No sidewalks are located in the adjacent right-of-ways, and sidewalks would not be considered the only means of access by the Americans with Disabilities Act.**

- Request an administrative waiver from the requirement that any private streets within Phase Three of the McCormick Ranch on Lake Austin subdivision are to connect to two different external streets which may be granted under §30-2-158(C) of the Austin/Travis County Subdivision Regulations and §25-4-157(C) of the Austin City Code.

**A request is being made to have any private streets within Phase Three of this subdivision as single access streets which is permitted as defined in §30-2-158(C)(1)(c)(i) of the Austin/Travis County Subdivision Regulations and §25-4-157(C)(2)(c)(i) of the Austin City Code. The proposed width of Granite Shoals Road will be at least 36 feet wide for a minimum distance of 100 feet as required by the cited regulations. Per Section VIII(B)(9)(a) of the Taylor Woodrow/Steiner Ranch Development Agreement, "single outlet streets (including cul-de-sacs and dead ends" may be granted administrative waivers without review by City board, commission or council.**

Texas Engineering Solutions and TR Vista Preserve, LLC are aware that this waiver would be required to meet the goals of this development, and we are looking forward to coordinating with the City through the development of this subdivision. If you should have any questions pertaining to this project or if you need further explanation, please feel free to call our office at (512) 904-0505.

Sincerely,



Connor J Overby, P.E.  
Project Engineer  
Texas Engineering Solutions  
TBPE Firm #11206

