

Consider approving a variance from 3.3.12 Williamson County regulation for Woods of Brushy Creek, Section VI, Phase II.

County Engineer Joe England advised Gray - Jansing and Associates, Inc. had requested a variance from posting the fiscal prior to recordation of the plat. A notation would be added to the plat stating "No lot in this subdivision may be occupied until the street construction has been accepted as complete by Williamson County or acceptable fiscal has been posted with Williamson County".

This proposed subdivision is located within the extra territorial jurisdiction of the City of Round Rock which has approved the plat. There are approximately 3,600 feet of roadway in Phase II and 2,500 feet in Phase III.

Moved: Commissioner Hays

Seconded: Commissioner Boatright

Motion: To approve variance from 3.3.12 Williamson County subdivision regulations for Woods of Brushy Creek, Section VI, Phase II with note located on plat "No lot in this subdivision may be occupied until the street construction has been accepted as complete by Williamson County or acceptable fiscal has been posted with Williamson County."

Vote: Motion carried 4 - 0

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GRAY • JANSING & ASSOCIATES, INC.

September 16, 1998

Commissioner David Hayes
Williamson County Precinct No. 3
1900 Georgetown Inner Loop
Georgetown, TX 78626

Re: Woods of Brushy Creek Section VI, Phases I, II & III
Final Plat Fiscal
GJA Nos. 382-7977-14 382-7978-14 382-7979-14

Dear Commissioner Hayes:

Thank you for your help regarding fiscal for the above referenced plats. We have met with Mr. England and discussed the posting of fiscal for these plats.

We would like to request a variance from the requirement for the posting of fiscal prior to the recordation of these three plats. In support of this variance request, we will place a note on these plats which will state "No lot in this subdivision may be occupied until the street construction has been accepted as complete by Williamson County or acceptable fiscal has been posted with Williamson County". This note was placed on the previous three sections recorded by HRI Development (Meadows of Brushy Creek, Sections 3, 4, and 5) in the Brushy Creek Municipal Utility District and served to successfully meet the County's fiscal requirement. These three sections are now built out and the streets are accepted as complete. HRI and the title company have a history of enforcing this plat note.

We would like to request that this variance, for all three plats, the plats themselves, and the vacation of Corners of Brushy Creek, Section 3, be placed on the Commissioner's Court agenda for consideration on September 29, 1998. Should you have any questions or concerns regarding this request, please call me at 452-0371 or Mr. Bodenman at 474-6491. Thank you again for your help with this issue.

Sincerely,

GRAY • JANSING & ASSOCIATES, INC.

Jeffrey S. Reed
Jeffrey S. Reed

*approved 9-29-98
John C. Deery*

JSR:bjf
Attachments

cc: Mr. Joe England, P.E., Williamson County
Mr. Mark Kronkosky, Williamson County
Mr. David Bodenman, HRI Development Corporation
Mr. David W. Gray, P.E.; Gray • Jansing & Associates, Inc.
Mr. Stephen K. Collins, P.E.; Gray • Jansing & Associates, Inc.

Consulting Engineers
8217 Shoal Creek Blvd., Suite 200 • Austin, Texas 78737-7592 • (512) 452-0371 FAX (512) 454-9933



Consider granting final plat approval to Woods of Brushy Creek Section VI, Phase II.

County Engineer Joe England advised this property is located within the extra territorial jurisdiction of the City of Round Rock which has approved the plat. All Williamson County requirements have been met says Mr. England.

Moved: Commissioner Hays

Seconded: Commissioner Boatright

Motion: To grant final plat approval to Woods of Brushy Creek Section VI, Phase II.

Vote: Motion carried 4 - 0

AGENDA ITEM # 19

September 29, 1998

Consider granting a variance from 3.3.12 Williamson County regulation for Woods of Brushy Creek, Section VI, Phase III.

Moved: Commissioner Hays

Seconded: Commissioner Mehevec

Motion: To grant variance from 3.3.12 Williamson County subdivision regulations for Woods of Brushy Creek, Section VI, Phase III.

Vote: Motion carried 4 - 0

< Clerk copy filed with Agenda #17 >

AGENDA ITEM # 20

September 29, 1998

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Consider granting final plat approval to Woods of Brushy Creek, Section IV, Phase III.

Moved: Commissioner Hays

Seconded: Commissioner Mehevec

Motion: To grant final plat approval to Woods of Brushy Creek, Section VI, Phase III.

Vote: Motion carried 4 - 0

AGENDA ITEM # 21

September 29, 1998

Consider approving a variance from 1500 foot road length for The Lookout at Brushy Creek.

County Engineer Joe England advised the property is located within the extra territorial jurisdiction of the City of Hutto, which is currently in the process of reviewing the plat. A substantial amount of the subdivision is located within the flood plane and the developer and his engineer are in the process of obtaining federal flood plane information.

Mr. England stated the 100 year flood plane federal guidelines allow construction of homes if they are elevated one foot above the flood plane.

The entire subdivision consisting of stick-built homes will be platted and constructed at the same time.

The soils are highly erosive and road realignments may be required.

The developer is dedicating 45' of right-of-way from the centerline of existing and adjacent roads for total of 90' right-of-way when adjacent property owner dedicates another 45 feet.

Commissioner Mehevec asked if the cemetery association would be dedicating additional right-of-way and the owner answered in the affirmative.

Moved: Commissioner Mehevec

Seconded: Commissioner Hays

Motion: To approve a variance from 1500' road length for The Lookout at Brushy Creek.

Vote: Motion carried 4 - 0