

AGENDA ITEM # 6June 8, 1999VOL.104, pg.522

Discuss and take appropriate action on showbarn rules & regulations and any other business relating to the showbarn.

Commissioner Hays distributed proposed showbarn rules and regulations which were discussed with suggestions for amendment. No action was taken on this item which will be added to the agenda of June 15, 1999.

AGENDA ITEM # 7June 8, 1999

Consider granting approval to multiple variances of the subdivision regulations for Stonewater Subdivision.

Stonewater Project Manager Jim Powell discussed the 1,560 acre Nash Ranch purchased in 1998, bounded on south by Chandler Road, west by IH 35, east by Farm-to-Market 1460 and bisected by Westinghouse Road on the north. An additional 7.5 acres, 10 acres off the back of the Motorola tower site and 34 acre Magnolia-Lone Star site have also been purchased to extend the property to the corner of Chandler Road and Farm-to-Market 1460. The properties are located within the extra territorial jurisdiction of the cities of Round Rock and Georgetown both of which have approved conceptual plans for the project. After a lengthy review and revision process the City of Round Rock approved the 896 residential lot development preliminary plat.

The United States Corps of Engineers has approved a 404 permit for excavation and Turner Collie and Braden, Inc. Engineers has received preliminary plat approval from the City of Round Rock. Development agreement has been accomplished on that portion of the property located within the City of Round Rock e.t.j. and two approximately 450 acre municipal utility districts have been created on the residential portion with a possible public improvement district on the IH 35 frontage property. The MUD's are approximately 6 months away from full fledged operation.

Landscaping maintenance will be accomplished by Newland Communities, L.L.C. initially and ultimately by the Homeowners Association. The roads will be the responsibility of Williamson County after Williamson County subdivision regulations have been met (approval, 60% occupancy or 2 years) until annexation by the cities of Round Rock and/or Georgetown.

The 10 year Stonewater project is a 1660 acre community which will build out to 3,100 single family detached homes, 700 apartment units and 1 million feet of office space hopefully on IH 35 frontage. Newland Communities, L.L.C. has committed to projects of this magnitude and length numerous times in their 30 year history.

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Newland Communities, L.L.C. is aware a portion of the property is located in the Road District with approximately \$1.2 million in assessments and is hoping to have the Homeowners Association collect and make annual payments to the Road District. Commissioner Boatright suggested the assessment being paid upon the closing of each house would be simpler for bookkeeping.

Master development fee of \$2.5 million to City of Round Rock will be paid as net bond reimbursements are received by Newland Communities, L.L.C. - \$600,000.00 advance in \$200,000.00 annual increments with first payment due upon final plat approval of first phase by the City of Round Rock - hopefully in September or October of this year.

Upon presentation of the conceptual plans for preliminary plat to the Williamson County Engineer, numerous comments have been addressed except for the following 3 variances being requested:

1. Variance from Section 3.3.4 to allow a minimum design speed of 25 miles per hour on Clear Springs and Wandering Stream.
2. Variance from Sections 3.2.5 and 3.3.4 to allow for slower design speeds on collector roads with a centerline radius of less than 725 feet and local streets with a centerline radius of less than 300 feet.
3. Variance from section 2.2 to allow cross-streets at a maximum distance greater than 1,500 feet.

Scott A. Smiley, P.E. and Associate Vice President of Turner Collie & Braden, Inc. answered questions addressed to the request for the variances.