

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.

VOL.104, pg.522

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.

Moved: Judge Doerfler
 Seconded: Commissioner Boatright
 Motion: To approve multiple variances of the subdivision regulations for Stonewater Subdivision.
 Vote: Motion carried 5 - 0

< Clerk copy here >

JUN. 7. 1999 9:15AM TURNER COLLIE BRADEN

NO. 714 P. 2/2

Turner Collie & Braden Inc.

Engineers • Planners • Project Managers

400 West 15th Street
 Suite 500
 Austin, Texas 78701
 512 472-4519
 Fax 512 472-7519

June 7, 1999

Williamson County Commissioners Court
 c/o Williamson County Courthouse
 8th & Austin Avenue (2nd Floor)
 Georgetown, Texas 78626

Re: Stonewater Development - Variance Request
 TC&B Job No. 22-27636-030

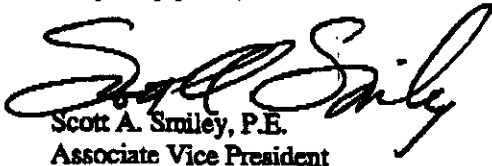
Members:

On behalf of our client, Newland Communities, L.L.C., we respectfully request the following variances to the Williamson County Development Regulations.

1. Variance from Section 3.3.4 to allow a minimum design speed of 25 MPH on Clear Springs and Wandering Stream. The lower design speed will allow for safe sight distances at all intersections, and can be initiated with traffic control signage erected during subdivision construction.
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. Posted speeds will be determined to be consistent with AASHTO standards. The proposed limits will be provided during construction plan and final plat review.
3. Variance from section 2.2 to allow cross-streets at a maximum distance greater than 1500 feet. Due to the existing topography and the proposed golf course, cross-streets at 1500 foot, or more frequent, intervals is not possible.

Your favorable consideration of these variances and the preliminary plat is submitted is requested. Please call me if there are any questions concerning this information.

Very truly yours,


 Scott A. Smiley, P.E.
 Associate Vice President

*approved 6-8-99
 John C. Doerfler*

xc: Jim Powell - Newland
 Keith Young, Roger Durden, Tom Burson - TCB (Austin)
 File

70

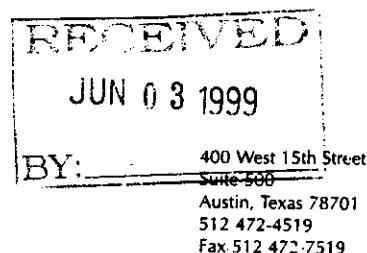
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Turner Collie & Braden Inc.

Engineers • Planners • Project Managers



June 3, 1999

Mark Kronkosky, P.E.
Williamson County Road and Bridge Dept.
1900 Georgetown Inner Loop
Suite B
Georgetown, TX 7862

**Re: Stonewater Development
Variance Request
Turner Collie & Braden Job No. 22-27636-030**

Dear Mr. Kronkosky:

On behalf of our client, Newland Communities, L.L.C., we respectfully request the following variances to the Williamson County Development Regulations.

1. Variance from Section 3.3.4 to allow a minimum design speed of 25 MPH on Clear Springs and Wandering Stream. The lower design speed will allow for safe sight distances at all intersections, and can be initiated with traffic control signage erected during subdivision construction.
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. Posted speeds will be determined to be consistent with AASHTO standards. The proposed limits will be provided during construction plan and final plat review.
3. Variance from section 2.2 to allow cross-streets at a maximum distance greater than 1500 feet. Due to the existing topography and the proposed golf course, cross-streets at 1500 foot, or more frequent, intervals is not possible.

To clarify Specific Comment 2, additional right of way will be obtained prior to constructing the traffic circle at the intersection of Sunrise Road and Lake Springs Drive, or a temporary "T" intersection will be constructed that is contained within dedicated street right of way.

The roadway classification of Summer Pond Trail is mentioned in comment 5. We propose that Williamson County allow us to determine the right of way needs for this road at the time of final platting. We request that the County endorse the condition that the City of Round Rock placed upon their approval of the preliminary plat. "That the sufficiency of the proposed right of way for Summer Pond Trail and all stub streets must be demonstrated to the satisfaction of Public Works prior to submission of the respective final plat."

The abbreviated elbows mentioned in comment 6 are intended as a design alternative and should be viewed as an intersection, not a curve.

Comment 7 notes that the offset distance between Green View Loop and Stonewater Parkway is small. Green View traffic has a western access point. Signage will be provided to ensure smooth traffic flow into this neighborhood.

71

Turner Collie & Braden Inc.

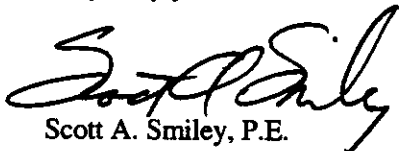
The reduced offset distance, noted in comment 8, between Outcrop Court and Rippling Water Place should not be problematic due to there only being eight single family lots served by Outcrop Court. The private drives onto Stonewater Parkway will be controlled with one median opening per driveway. The other end of the private driveway will operate in a right turn only fashion.

Comment 9 concerns traffic control at the intersection of the unnamed street between lots 813 & 814 and Creek Side Circle. Stop signs will be placed at two Creek Side Circle legs of this intersection and at the intersection of the unnamed street with Stonewater Parkway. Turning movements onto the unnamed street from Stonewater Parkway will not be controlled with a stop sign and will not back up into Stonewater Parkway.

The 90-degree turns noted in comment 10 fall under variance request item 2. According to AASHTO standards, the proposed radii will support a speed of 15 MPH for Whispering Creek Way and 20 MPH for Clear Spring Way.

Please call me if there are any questions concerning this information.

Very truly yours,



Scott A. Smiley, P.E.
Associate Vice President

xc: Mike Heilgenstein – Williamson County Pct #1
Frankie Limmer – Williamson County Pct #4
Jim Powell - Newland
Keith Young – TCB (Austin)
Tom Burson – TCB (Austin)
Roger Durden – TCB (Austin)
File

JOE M. ENGLAND, P.E.
 COUNTY ENGINEER



1900 Georgetown Inner Loop, Suite B
 Georgetown, Texas 78626
 Telephone (512) 930-3330
 Fax (512) 930-3335

Williamson County
 Unified Road System

REVIEW COMMENTS # 1	DATE: 10/8/1998
S & D <input checked="" type="checkbox"/> PRELIM PLAT	PROJECT DESCRIPTION:
WW <input type="checkbox"/> FINAL PLAT	Stonewater Phase One
SITE PLAN <input type="checkbox"/> HYDROLOGY	
OTHER <input type="checkbox"/>	Pct. # 1
LOCATION:	REVIEWER: MAK
COMMENT NO.	SHEET NO.
REG NO.	COMMENTS

- | | | |
|---|--------|--|
| - | 3.1.1 | Prior to any subdivision of land, it is recommended that the Owner set a meeting with the Precinct Commissioner and the County Engineer. The Owner shall present a conceptual drawing showing the street alignments and the lots. The Precinct Commissioner and the County Engineer will provide general comments and requirements to the Owner. Based upon the comments and requirements, the owner or his representative will submit seven copies of the preliminary plat of the subdivision to the Precinct Commissioner's office and one copy to the County Engineer's office. |
| - | 3.1.7 | Prior to approval of the plat, the Owner shall pay a scanning fee of \$75.00/sheet to the County Engineer. This fee will be waived if the Owner supplies the County Engineer with a digital file of the final plat. The digital file shall be in a .DWG format or a format that is readily convertible to .DWG format. |
| - | 3.2.2. | Provide tangent lengths, centerline radii, names, and right-of-way dimensions for all proposed and existing streets. SEVERAL OF THE STREETS CONTAIN ERRONEOUS CURVE INFORMATION OR ARE MISLABELED. |
| - | 3.2.3. | Provide proposed and existing easements and detention ponds. |
| - | 3.2.4. | Provide proposed property line dimensions and radii. |
| - | 3.2.5. | Provide adjacent property owners names, addresses, and deed record. |

VOL 0104 PAGE 527

- 3.2.6. Provide name, address, telephone number and fax number for the subdivision owner and engineer.
- 3.2.7. Provide city limits, surveys, section, and county boundaries.
- 3.2.9. Provide approval of the incorporated city when the subdivision is within the extraterritorial jurisdiction of that city. The owner must obtain preliminary approval of the city before preliminary approval by Commissioners' Court.

Contact the Williamson County 911 Addressing Coordinator at 930-3370 for address assignment and road name verification. Provide the Coordinator with a copy of the plat. Return this document with the Coordinator's signature for road name verification.

Williamson County Addressing
Coordinator
Preliminary plat approval

Drainage calculations are required to determine whether stormwater management controls are necessary. We suggest that if a drainage study is required, that is if the development contains a waterway with a drainage basin greater than 64 acres, then this study should be provided at the preliminary plan phase to avoid conflicts at the final plat phase.

Review for collector or arterial roads. Generally, collector streets are required for developments with 125 lots or greater.

SPECIFIC ADDITIONAL COMMENTS:

1) In general, the traffic circles are something that the County has not experienced and, therefore, we are concerned about their use. We request that you provide us with the following information -- locations within the State or other states where they are used, collision reports pertaining to circles, a description of the median within the circle (i.e., raised concrete with ground level landscaping), striping and signage plan and a layout of any channelizing devices. We would like a copy of the simplified TIA information that was sent to Mr. Tom Word, Traffic Engineer at the City of Round Rock. As we previously discussed, we will need to be assured that truck traffic -- specifically WB50, can negotiate the circle.

2) The traffic circle on Sunrise Dr. will need to be completed with the Phase One improvements. A separate easement dedicating the remainder of the circle is required if right-of-way is not included by plat.

VOL 0104 PAGE 528

- 3) A sight distance easement is required across lots 724 & 725. A sight distance easement for lots 662 & 663 may also be necessary (a variance from the Commissioners' Court may allow for a 25 MPH speed along Clear Spring Court which may contain the easement within the 10' B.L.).
- 4) There are numerous streets within this plan that do not contain centerline radii in compliance with the adopted design speeds -- 300' for local streets at 30 MPH & 725' for collectors at 40 MPH.
- 5) The following streets exceed the County's requirement of 1500' for a local street -- Wandering Stream Way, Waterfall Trail, Running Springs Way and Summer Pond Trail (if it remains as a local street).
- 6) There are several abbreviated elbows within this plan, such as, Green View Loop, Creek Side Circle, Whispering Creek Way, etc.. Explain why they are used instead of the standard elbow.
- 7) The intersection (offset) distance for Green View Loop at Waterfall Trail from Stonewater Parkway needs to be increased. Turning movements into and out-of Green View Loop can not occur if there is more than about four (4) cars waiting to turn from Waterfall Trail.
- 8) The offset distance between Outcrop Court and Rippling Water Place is not 150'. The private drive access easements should also comply with the offset requirement or be aligned across from each other.
- 9) How will the intersection of the unnamed street between Lots 813 & 814 and Creek Side Circle be signed for traffic control (placement of stop signs). Will the unnamed street have sufficient storage area for cars entering and exiting Stonewater Parkway?
- 10) There are several streets that have 90 degree turns without a sufficient turning radius or an elbow (i.e., Whispering Creek Way & Clear Spring Way).
- 11) We reserve the right to comment on the drainage study when it is updated to reflect the proposed conditions (i.e., after the golf course is designed).

AGENDA ITEM # 8

June 8, 1999

VOL.104, pg.529

Consider approving preliminary plat approval to Stonewater Subdivision.

Moved: Judge Doerfler

Seconded: Commissioner Boatright

Motion: To approve preliminary plat approval to Stonewater Subdivision.

Vote: Motion carried 5 - 0

AGENDA ITEM # 9

June 8, 1999

Consider abandonment of an undeveloped 60' right-of-way easement for proposed extension of Young Ranch Road and note public utility releases.

Moved: Commissioner Limmer

Seconded: Commissioner Hays

Motion: To approve abandonment of an undeveloped 60' right-of-way easement for proposed extension of Young Ranch Road noting public utility releases from Pedernales Electric Cooperative, General Telephone Electronics and Chisholm Trail Special Utility District **subject to the sale of two 10+ acre tracts as represented** (if both tracts are not sold the easement will not be abandoned).

Vote: Motion carried 5 - 0

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AGENDA ITEM # 10

June 8, 1999

Consider approving partial vacation of public utility easement in Hunter's Glenn, Section 2.

Moved: Commissioner Boatright

Seconded: Commissioner Hays

Motion: To approve partial vacation of 1.407 acre public utility easement in Hunter's Glenn, Section 2 which was dedicated to Williamson-Travis County Municipal Utility District No. 1 in Volume 1096, page 161 of the Williamson County Deed Records.

Vote: Motion carried 5 - 0 < Clerk copy here >