

AGENDA ITEM 22

Discuss and consider taking action on variance requests for Spear's Ranch on Salado Creek.

County Engineer Joe England advised the major portion of this 1,950 acre proposed private subdivision located on Farm-to-Market 487 and County Road 305 five miles west of Jarrell is located west of Salado Creek. The seventy-four (74) single family residential tracts average approximately 26 acres each. The subdivision is proposed as a private development with private roads, restrictive covenants, a property owners association which dues will include an allocation for future and ongoing street maintenance for the private roads.

The County Engineer also discussed a strip of old right-of-way on Farm-to-Market 487 constructed in 1954 along an old county road running parallel to old Florence-Jarrell-Schwertner Railroad. The right-of-way plans for FM 487 indicate a small incremental strip between the existing county right-of-way or the old fence line for the county road and the proposed right-of-way. He felt this would be considered public right-of-way.

Mr. England advised the required testing results should be submitted to his office. Judge Doerfler requested removal of note on plat stating Williamson County will maintain the roads with replacement to state that Williamson County will never maintain these roads in perpetuity.

Moved: **Commissioner Hays**

Seconded: **Judge Doerfler**

Motion: To approve variances for Spear's Ranch On Salado Creek to 3.2.1, B3.3.2, B4.2, B4.4, B5.2, B.6 and B10.4.2. of the Williamson County Subdivision Regulations.

Vote: Motion carried 5 – 0

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May 10, 2000

Austin
Longview
Tyler
Lufkin
Dallas

Mr. David Hays
County Commissioner, Precinct 3
3151 S. E. Inner Loop, Suite C
Georgetown, Texas 78626

Re: Spears Ranch on Salado Creek
Variance Requests

Dear Commissioner Hays:

The proposed subdivision, Spears Ranch at Salado Creek, is located on FM 487, approximately 5 miles west of Jarrell, Texas. Access to the proposed subdivision will be from the existing FM 487 and County Road 305 roadways. This subdivision is proposed as a private development with private roads, restrictive covenants, and a property owners association. The property owner's association dues will include an allocation for future and ongoing street maintenance for the private roads within the subdivision.

This development is proposed as a large-acreage subdivision totaling approximately 1,950 acres and comprised of 74 single-family residential tracts. The average tract size is approximately 26 acres.

By this letter, the developer of this subdivision is requesting that the Commissioners Court grant variances to the Williamson County Subdivision Regulations as approved 02-01-2000. A table on the following page lists the requirements of specific items in the Subdivision Regulations.

Please place approval of this preliminary plat on the Commissioner's Court agenda for the meeting of Tuesday, May 16, 2000. There is also a strip of old ROW along FM 487 that needs to be addressed in the Court meeting. Please include discussion and action on this old ROW in the agenda item for this subdivision.

8711 Burnet Rd.
Suite A-10
Austin, TX 78757
512-451-6664
512-451-1241 Fax



VARIANCE REQUESTED FOR THE FOLLOWING ITEMS	
Item No.	Subdivision Regulations Requirement
3.2.1	Provide existing topographic contours at two foot intervals for subdivision where streets are proposed, ten foot intervals for all other subdivisions.
B3.3.2	The pavement cross section in a rural subdivision shall be 20 feet of travel way with paved four foot shoulders or an 18" ribbon curb whose average daily trip (ADT) is less than 1,000.
B4.2	This section specifies the testing requirements during construction.
B4.4	All pavement is to be designed by a professional engineer. The design is to be based upon a soils report of samples taken along the proposed roadways. Test holes will be placed at a maximum spacing of 500 feet. The County Engineer shall review the report along with the street and drainage construction plans for the subdivision.
B5.2	The subgrade must be inspected and approved by an Independent Testing Laboratory and a certified copy given to the County Engineer, who must approve the report prior to application of the base.
B.6	Base Material: This section specifies the requirement for TxDOT Type A Grade 2 base crushed base material. It also requires 98% density and testing by an approved Independent Testing Laboratory.
B10.4.2	Drainage for local and collector streets, roads and bridges shall be designed to convey the 25-year storm.

VARIANCE JUSTIFICATION	
Item No.	Justification For Variance
3.2.1	This development is proposed as a large-acreage subdivision totaling approximately 1,950 acres, 74 single-family residential tracts with an average tract size of approximately 26 acres. We believe that the requirement for two-foot contours is appropriate for smaller lot subdivisions, but is not necessary for developments with these tract sizes in this type of terrain.
B3.3.2	All streets inside this development are considered local streets. We are proposing private roadway of 24 feet width of paved surface (Two course chip seal) with 2-foot crushed stone base shoulders on each side of the road. This will provide a 20-foot driving surface with 4-foot shoulders, 2-foot of the shoulder will be a paved portion and 2-foot of the shoulder will be crushed stone base. We will apply the oil used in the chip seal process to the entire width of the base material. In order to provide additional protection for the pavement, ribbon curb and/or other protective measures will be installed in the roadway areas where storm-water runoff will spill over the road.
B4.2	The existing soil structure in the development is predominately rock that is covered with a few inches of topsoil. Therefore, we believe the testing needed for subgrade and base material in this development will be substantially different than what might be needed in other areas of Williamson County. For example, if you are constructing a road on top of existing rock, there is no need to test the rock subgrade. During construction, in most areas the subgrade will be excavated down to rock. In any areas where expansive clay material is encountered, the expansive clay will be removed and replaced with non-expansive material and provide ordinary compaction of this non-expansive material. If there are any areas where this construction procedure is not performed, the subgrade will be tested every 500 linear feet as stated in the regulations (e.g. the embankments under the roadway for the approaches to the Salado Creek bridge).
B4.4.4 B5.2	The existing soil structure in the development is predominately rock that is covered with a few inches of topsoil. Test holes at maximum spacing of 500 feet will most likely indicate rock. We are proposing to remove any expansive clay material that might be encountered during construction, and replace it with non-expansive material. The non-expansive replacement material will be tested every 500 feet as indicated in the subdivision regulations.

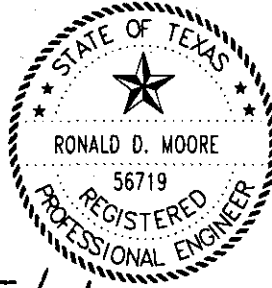
Item No.	Justification For Variance
B6	<p>Base Material: The crushed stone for construction of the roads within this development will be obtained on site. The overwhelming majority of the land within this development is rock. We have consulted with a contractor, Odell Geer of Bell County, who has constructed roads in rocky areas similar to this. The contractor has cored the existing rock material onsite and performed tests to determine that the material meets the hardness (L.A. Abrasion) requirements of TxDOT Item 247, Type A, Grade 2 road base. He indicated that he can mine the rock, then crush the rock roadbed with a grid-roller. This pit-run base material will be placed on top of the existing rock subgrade after the subgrade has been cleared and grubbed. Many State Roads were constructed in the past with this method. In the past, TxDOT used a construction specification "Item 246 Foundation Course" from their 1982 specification book for construction of these type of roads. We are proposing to use Item 246 to construct the roads within this development. The acceptance criteria as stated in Item 246.2 for gradation will refer to the gradation specified in TxDOT Item 247, Type A, Grade 2.</p>
B10.4.2	<p>All streets in this development are classified as local streets. The Salado Creek crossing, as designed, conveys the 10-year flow and will convey a portion of the 25-year storm, with the remainder of the 25-year flows crossing over the roadway at an approximate depth of 0.5-feet above the roadway pavement. Currently, prior to any development, the 25-year flows run across the existing State road, FM487, approximately 0.5-feet deep.</p> <p>For the interior streets: there is no clearly defined channel bank for the drainage structure within the subdivision (under Appaloosa Cove near Buckskin Cove). As a result, the floodplain width in those areas is rather wide (300 – 500 feet) and shallow (2-4 feet). Since there is not much depth available to place a drainage structure with large openings, we propose to convey the 10-year storm. For the purposes of drainage within a large-acreage development such as this, we believe conveyance of the 10-year storm is adequate.</p>

If you have any questions or comments, or if we need to discuss the specifics of any items related to this proposed development, please contact me or Wade Benton at (512) 451-6664.

Very truly yours,

Ronnie Moore

Ronnie D. Moore, P.E.
Division Manager
KSA ENGINEERS, INC.



05/10/00

c: Mr. Joe M. England, P.E., County Engineer
Leon Thompson

AGENDA ITEM 23

Consider granting final plat approval to Block House Creek, Phase G

County Engineer Joe England advised this proposed subdivision is located within the extra territorial jurisdiction of the City of Cedar Park whose Planning Commission has signed the plat. New procedure requires the Mayor to sign the plat after it has been approved in Commissioners Court.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To grant final plat approval to Block House Creek, Phase G.

Vote: Motion carried 5 – 0

AGENDA ITEM 24

Consider granting final plat approval to Block House Creek, Phase H.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To grant final plat approval to Block House Creek, Phase H.

Vote: Motion carried 5 – 0

AGENDA ITEM 25

Consider granting final plat approval to Chandler Creek, Section. 9, Block A, Lot 1.

Moved: **Commissioner Limmer**

Seconded: **Judge Doerfler**

Motion: To grant final plat approval to Chandler Creek, Section 9, Block A, Lot 1 contingent upon a 10' strip of property for right-of-way being dedicated to Williamson County by separate document being filed in the Real Property Records of Williamson County.

Vote: Motion carried 5 – 0

AGENDA ITEM 26

Consider approving resolution for Senator Hutchison commemorating completion of Jarrell Park.

Commissioner Hays requested this item be added to the consent agenda.

Moved: **Commissioner Hays**

Seconded: **Judge Doerfler**

Motion: To approve resolution for Senator Hutchison commemorating completion of Jarrell Park.

Vote: Motion carried 5 – 0

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