

AGENDA ITEM 20

Consider holding public hearing for cancellation of lot 1, block 12 and block 30 a portion of amended plat lots 1-12, block 12; lot 2, block 19; lots 10-21, block 29, and all of block 30 of Brushy Creek Subdivision, section two.

Joe England addressed the Court.

Moved: **Commissioner Hays**

Seconded: **Commissioner Curlee**

Motion: To hold a public hearing for cancellation of lot 1, block 12 and block 30 a portion of amended plat lots 1-12, block 12; lot 2, block 19; lots 10-21, block 29, and all of block 30 of Brushy Creek Subdivision, section two at 10:00 on Tuesday, April 20, 2004.

Vote: **3 – 0**

Public Hearing Opens at 10:01 A.M.

David Bodenman, of Hy-Land Joint Venture; Parm T. Ferrie, a resident of 8207 Broken Branch Drive in Round Rock; and Chris M. Helfrich, a resident of 8201 Broken Branch Drive in Round Rock, addressed the Court.

Public Hearing Closes at 10:14 A.M.

Moved: **Commissioner Hays**

Seconded: **Commissioner Curlee**

Motion: To approve cancellation of lot 1, block 12 and block 30 a portion of amended plat lots 1-12, block 12; lot 2, block 19; lots 10-21, block 29, and all of block 30 of Brushy Creek Subdivision, section two.

Vote: **3 – 0**

< Attachment >



Highland Resources, Inc.
Real Property Division
Central Texas Properties

March 15, 2004

Honorable John C. Doerfler and Williamson County Commissioners
c/o Joe England, P.E.
County Engineer
3151 Southeast Inner Loop, Suite B
Georgetown, TX 78626

**Subject: Submission of Subdivision Plat for Brushy Creek Sections Four and Five
and Variance to Building Setback Standards**

Dear Judge Doerfler and Members of the Commissioners Court:

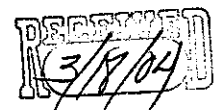
We are pleased to present a preliminary plat for **Sections 4 and 5, Brushy Creek Subdivision**. These sections are a re-plat of two large lots, Lot 1, Block 12 and Block 30 of the *Amended Plat of Lots 1-12, Block 12; Lot 2, Block 19; Lots 10-21, Block 29 and All of Block 30 of Brushy Creek Subdivision Section Two*. These two lots are noted on this existing plat to be used for "Multi-Family Units".

We request your approval to re-plat these lots for single-family home lots. We believe that single-family homes are more appropriate for the neighborhood than are apartments.

In order for this single-family plan to be feasible, we request your approval to vary from the standard building setbacks, by approving a ten-foot (10') street side yard setback for corner lots, which is the current standard in the neighborhood. Additionally, in lieu of the current twenty-five foot (25') front yard building setback, we request that you approve a twenty-foot (20') front yard building setback.

The following are some features of this single-family project that you may wish to consider as you review our request:

- The property is currently platted for apartments. Highland believes that a single-family home is more appropriate and desirable for this neighborhood. To make this single-family project feasible for this location and market, it is necessary to offer a home that fits on lots that are 45 to 50 feet in width and approximately 105 feet in depth.
- In order to build quality homes of a size appropriate for the neighborhood on lots of this size, building setbacks need to be changed to maximize the buildable area of the lots.



- The proposed twenty-foot (20') front yard building setback will provide for a driveway that is adequate in length to park vehicles without encroaching on the sidewalk.
- Detached single-family homes provide an affordable alternative for young Williamson County professionals who might otherwise be limited to choosing apartment living.

We hope you see the benefits to the community and tax base from these single-family homes and support a Motion to **"Approve Brushy Creek Sections Four and Five, including a ten-foot (10") street side yard setback for corner lots, and a twenty-foot (20') front yard building setback."**

I thank you and appreciate your consideration.

Sincerely,

HIGHLAND RESOURCES, INC.

A handwritten signature in black ink, appearing to read "David Bodenman". The signature is fluid and cursive, with the first name "David" being more prominent than the last name "Bodenman".

David Bodenman
Vice President

AGENDA ITEM 21

Discuss and consider granting a variance request for Brushy Creek, Section 4 and 5.

Joe England addressed the Court.

Moved: **Commissioner Hays**

Seconded: **Commissioner Limmer**

Motion: To grant a variance request for Brushy Creek, Section 4 and 5.

Vote: **3 – 0**

AGENDA ITEM 22

Discuss and consider preliminary plat approval of Brushy Creek, Section 4 and Section 5.

Joe England addressed the Court.

Moved: **Commissioner Limmer**

Seconded: **Commissioner Curlee**

Motion: To grant preliminary plat approval of Brushy Creek, Section 4 and Section 5.

Vote: **3 – 0**

AGENDA ITEM 23

Discuss and consider amended plat approval of Mason Subdivision.

Joe England addressed the Court.

Moved: **Commissioner Hays**

Seconded: **Commissioner Curlee**

Motion: To approve amended plat approval of Mason Subdivision.

Vote: **3 – 0**

AGENDA ITEM 24

Consider and pre-approve HVJ Associates, Inc. For geotechnical engineering services for Road Bond projects within Williamson County.

Mike Weaver addressed the Court.

Moved: **Commissioner Curlee**

Seconded: **Commissioner Limmer**

Motion: To pre-approve HVJ Associates, Inc. for geotechnical engineering services for Road Bond projects within Williamson County.

Vote: **3 – 0**

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