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## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2010-0095

**Z.A.P. DATE:** July 2, 2013

**SUBDIVISION NAME:** Hills of Bear Creek-Preliminary Plan

**AREA:** 77.71 Acres

**LOT(S):** 206 Total Lots

**OWNER/APPLICANT:** Chester & Martha Johnson

**AGENT:** Hanrahan/Pritchard  
Eng. Inc. (Larry Hanrahan)

**ADDRESS OF SUBDIVISION:** 2101 West FM 1626

**GRIDS:** D-10-11

**COUNTY:** Travis

**WATERSHED:** Bear and Little Bear Creeks

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Single-Family Residential, Open Space, Amenity Center, Commercial, Drainage and Public ROW

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets within the subdivision.

**DEPARTMENT COMMENTS:** The request is for approval of a preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision includes standard and large lots for single family residences. It also proposes a 5.04 acre commercial lot to be located on FM 1626. The plan is composed of 206 lots on 77.71 acres. Water and wastewater will be provided by the City of Austin.

The applicant originally was requesting a variance from Title 30-2-158(B(2) Access to Streets (Requires that a new subdivision must have at least two access streets and each of the two access streets must connect to a different external street - FM 1626). The variance was presented to Commissioner's Court on March 12, 2013 and was discussed by court. There was opposition from adjacent property owners who opposed the variance. The court recommended the applicant meet with those property owners and there were several meetings that took place. After several meetings and discussions with County Staff, Commissioner Gerald Daugherty and TXDOT, the applicant subsequently agreed to add a connection to FM 1626 and therefore the variance was no longer required. The applicant also voluntarily agreed to the following conditions with the residents of Bear Creek Park neighborhood and are noted on letter prepared by the applicants

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engineer, Larry Hanrahan. See attached letter. The conditions included the following: 1) adding the connection to FM 1626, 2) reduction in lots from 208 to 196, 3) adding an emergency access through adjacent baseball fields, 4) widening Johnson Lane to collector status, and 5) extend fire flow to residents of the Bear Creek Park neighborhood and others.

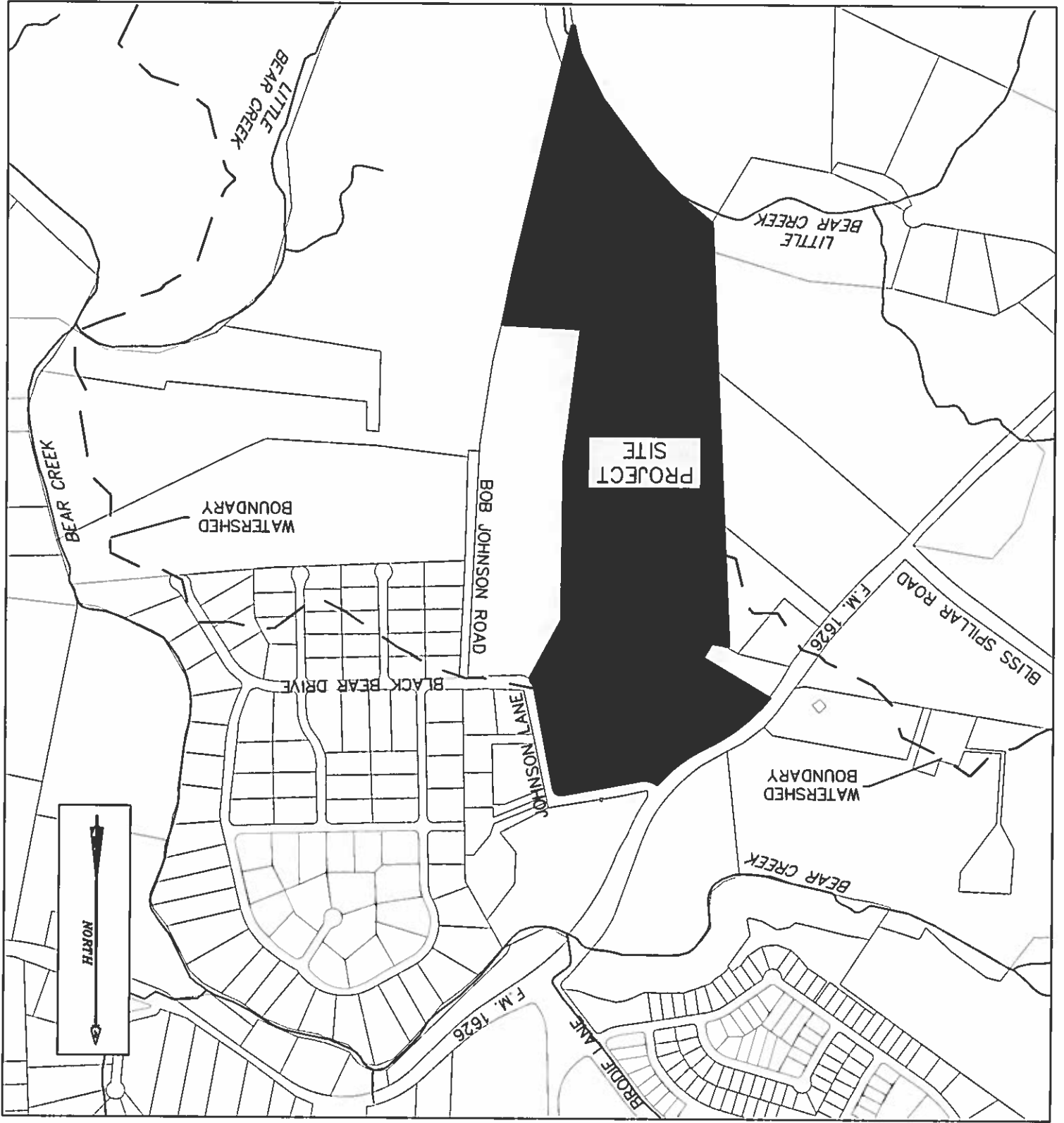
**STAFF RECOMMENDATION:** The preliminary plan meets all applicable state, county, and City of Austin Title 30- LDC requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

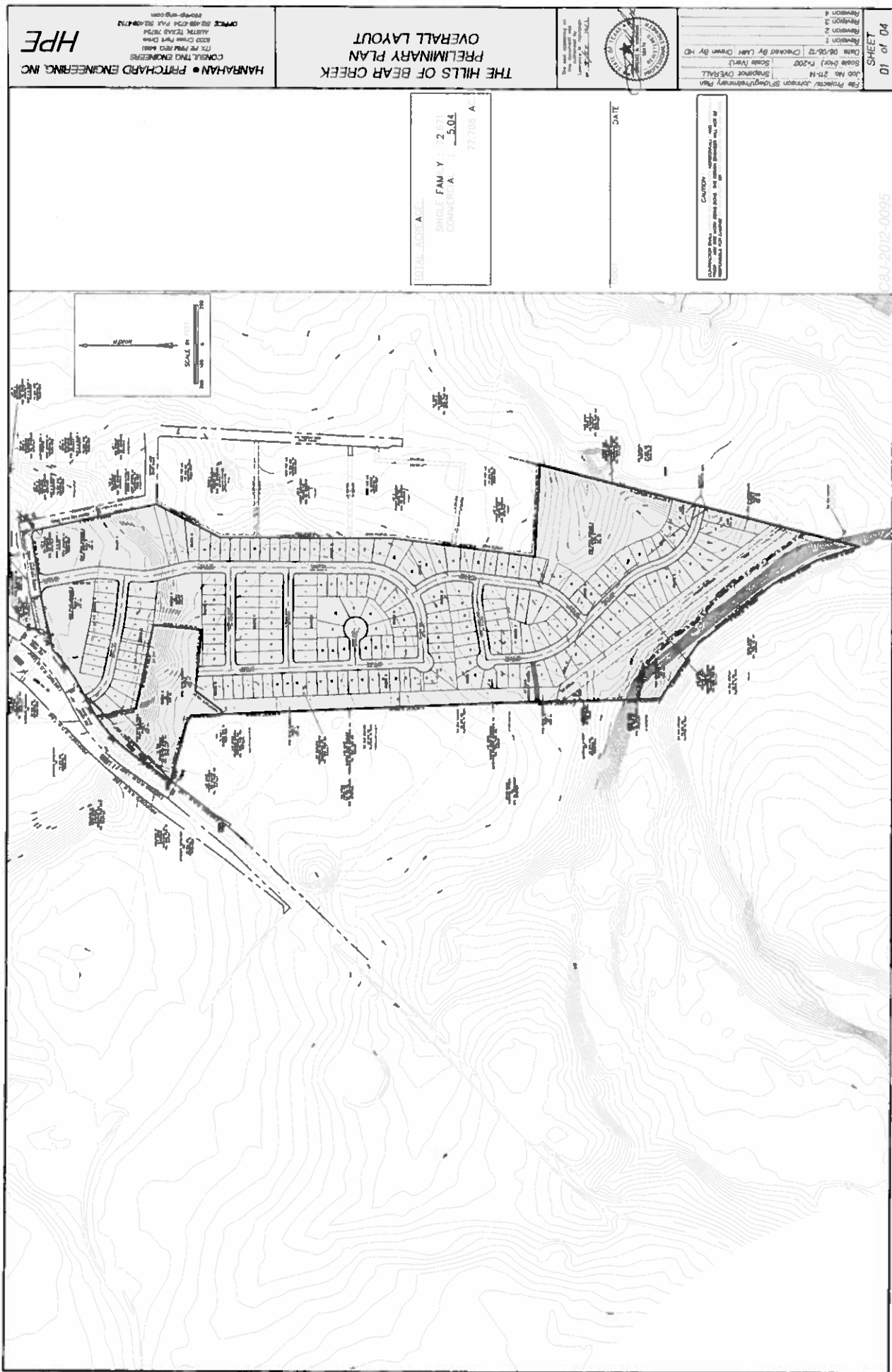
**CASE MANAGER:** Jose Luis Arriaga  
Email address: [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us)

**PHONE:** 854-7562

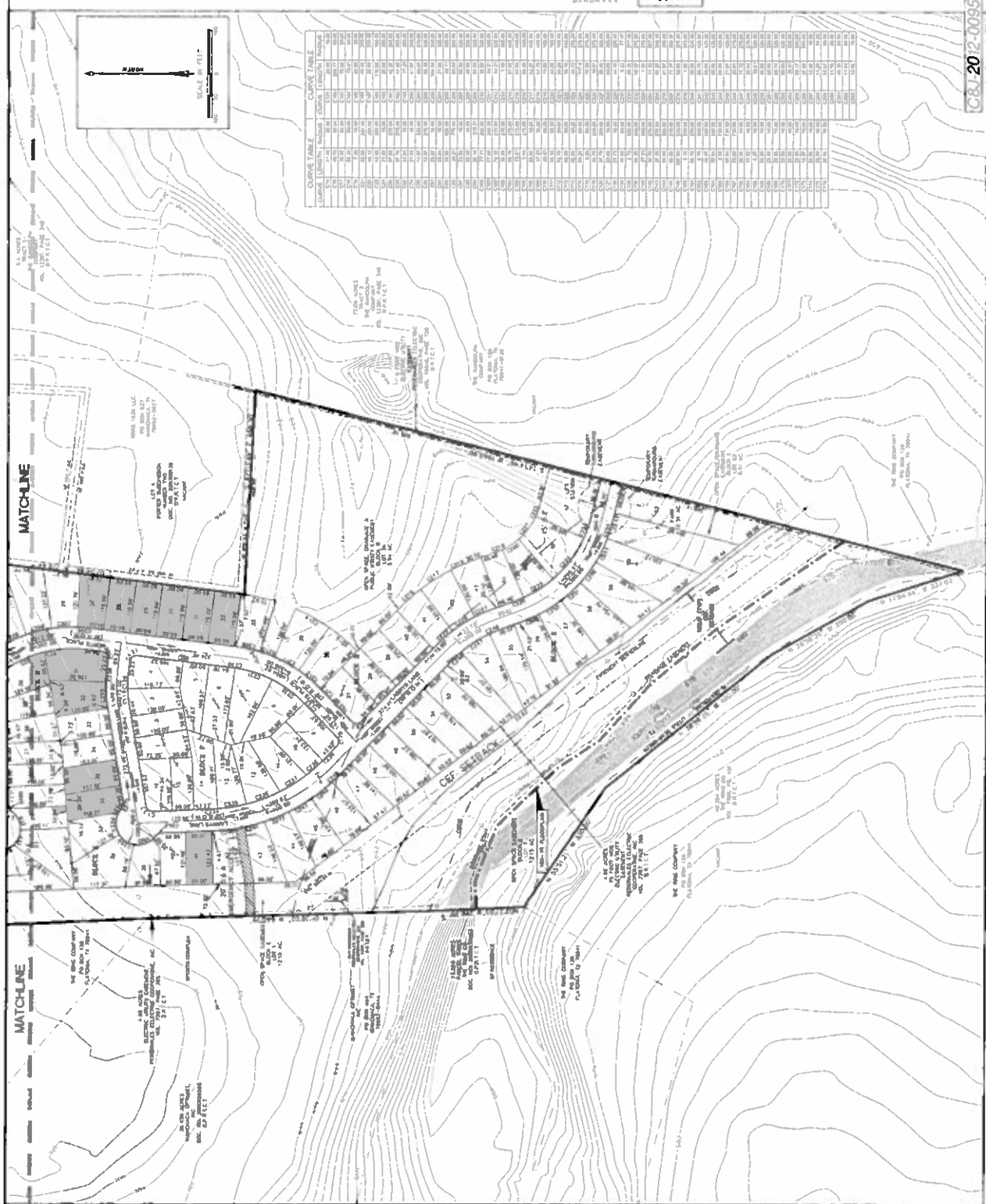
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**Hanrahan • Pritchard Engineering, Inc.**

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Austin, Texas 78754

**HPE**

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TX PE Firm Reg. No. 416

May 28, 2013

Mr. Joe Arriaga  
Travis County TNR  
700 Lavaca Street, 5<sup>th</sup> Floor  
Austin, Texas 78767

Re: The Hills of Bear Creek (f.k.a. The Hills of Shady Hollow) Preliminary Plan  
C8J-2012-0095  
Summary of Changes per Commissioners Court Hearing  
and Agreement with Neighbors

Dear Joe:

After two commissioners court hearings and several meetings and discussions with neighbors of the project (in Bear Creek Park), the applicant has agreed to the following changes to the preliminary plan, as reflected on the attached revised preliminary plan:

1. **Name Change.** The name of the project will be The Hills of Bear Creek at the neighbors' request.
2. **Second Street Connection.** A street connection is shown to FM 1626. This connection is noted as a "Right In Right Out Only" intersection, per a discussion with the TxDOT Area Engineer. Please see the attached email copy from the Area Engineer regarding this connection.
3. **Emergency Ingress/Egress.** An easement is shown in the southwest portion of the site between Larrys Lane and the Optimists Club property. Within this easement, a 20-foot wide all-weather access road is to be constructed.
4. **Reduction in Number of Lots.** The number of single family lots has been reduced from 208 to 197 as a result of converting one-third of the lots to a 60-foot width from a 50-foot width. These lots are in the southern portions of the property.
5. **Johnson Lane Widening.** Johnson Lane will be widened to 40 feet between Olivers Way and FM 1626. This is reflected in Note 32 on Sheet 4, as the preliminary plan does not show design elements. The widening will need to be shown in construction plans for the first phase of improvements.

The developer agreed to provide additional improvements at the Bear Creek Park neighbors' request which are not reflected on the preliminary plan, but will be provided with the first phase of development:

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6. **Fire Protection Improvements.** A fire hydrant will be located at the bend in Johnson Lane between Lots 1 and 2, Block B of the Hills of Bear Creek. This hydrant can be used by firefighters in the event of a fire in the Bear Creek Park neighborhood.

7. **Pathway.** A pedestrian pathway between Johnson Lane and Olivers Way will be provided. This pathway will likely be constructed of decomposed granite, and located on Lot 1, Block B of the Hills of Bear Creek. The pathway will meander to avoid large trees.

Thank you, and please let us know if you need additional information to approve the plan.

Sincerely,



Hanrahan Pritchard Engineering, Inc.  
Lawrence M. Hanrahan, P.E.



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