

# PRECINCT ONE NEWSLETTER

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JANUARY 2011

## TRAVIS COUNTY STILL WORKING ON CONSUMER PROTECTION AND LAND USE NOTIFICATION FOR HOMEBUYERS

The Texas Legislature has given neither cities nor counties authority to comprehensively regulate land use outside the city limits. Because state law historically has provided fewer controls on land use than are allowed inside the city limits, homes outside the city limits are more likely to be affected by incompatible land uses nearby. Many persons have bought outside the city limits without being aware of the lack of land use controls until after an incompatible use is developed adjacent to the home that they purchased.

On February 16, 2010 the Travis County Commissioners Court amended Chapter 82 - Travis County's Standards for

Construction of Streets and Drainage in Subdivisions and **proposed** an amendment to Title 30, to add the requirement for a plat note that details the lack of authority in Texas to regulate land use in unincorporated areas. The purpose of this requirement is to alert constituents in the unincorporated area that jurisdictions have very limited land use controls outside the corporate limits of a municipality.

Consumers and prospective homebuyers are deserving of complete and relevant information about the product they are buying. Prospective homebuyers typically receive a copy of their subdivision plat along with the title insurance commitment for the home they are considering buying. The code amendments would require the cover page of residential

subdivision plats outside the city limits to include a notice informing prospective homebuyers of the difference between land use controls inside and outside the city limits. The notice would make this important information more readily available to

Consumers. A public hearing was held in Commissioners Court on January 25, 2011 to receive citizen comments on the proposed code change to add a consumer protection notice as a plat note. The Commissioner's Court will take action on

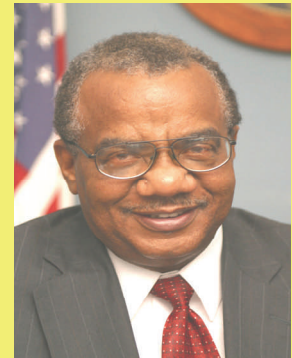
February 8, 2011.

For more information, contact Steve Manilla, Executive Manager of Travis County Transportation and Natural Resources at 512-854-9429.

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### TRAVIS COUNTY



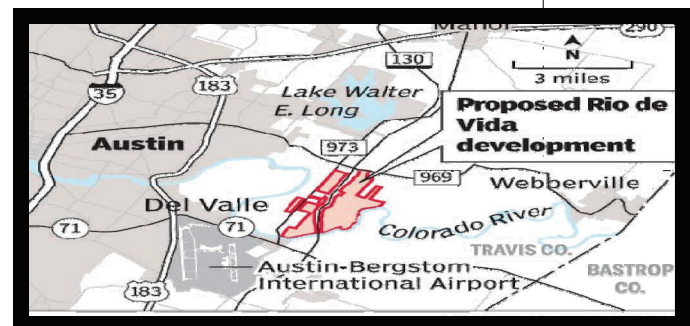
COMMISSIONER  
PCT 1  
RON DAVIS

## RIO DE VIDA

In Precinct One, south of FM 969 and North of the Colorado River 2,130 acres once used as a sand and gravel mine and operated by Texas Industries Inc. The cornerstone of the project would be a 550-acre park along the Colorado River, along with hike-and-bike trail and dozens of small parks. Being compared to the 711 acre Mueller development in East Austin, also in Precinct one, this project will include single-family homes, townhomes and

apartments where up to 16,000 residents could live. TXI has developed other mixed-used projects but nothing as large as Rio De Vida. The project represents an investment of \$2 billion over 20 years. The development will also include office space, shops and restaurants. Some land could be used for a school, libraries and a grocery store. It is five minutes from Austin Bergstrom International Airport and 15 minutes from down town. Before the pro-

ject can break ground there are many things to be worked out including water and waste water service and electricity. Along with the review process to meet city and county regulations.



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## TUSCANY WAY/FERGUSON LANE

To celebrate the completion of the project, a ribbon-cutting ceremony was held on Friday, December 17, 2010 at the intersection of Ferguson Lane and Tuscany Way. The project widened this to a three lane road (one lane each direction with a continuous center left turn lane) with drainage improvements. The Tuscany Way Extension portion was constructed on previously undeveloped land, and now features four lanes with curb and gutter.

Construction of water quality facilities, relocation of existing utilities were also constructed as part of this project. The Ferguson Lane - Tuscany Way Extension project was funded with money from the 1984 and 1997 Bond Projects Funds, CO funds, and with City of Austin and Capi-

tal Metropolitan Transportation Authority funds. The total cost of the project was approximately \$3,510,000.

The engineering firm for the project was the MWM Group with Robert Martinez and Imad Salem serving as Project Managers. The Contractor was Ross Construction with Randy Delgado and Felipe Banda as Project Manager and Superin-

tendent, respectively. The Travis County Road and Bridge Division under Mr. Don Ward also assisted in getting the pavement completed on Ferguson Lane, and the Travis County Survey Division, under Rick Fink, were also instrumental throughout the project.

The project was completed under budget and within the construction calendar.



Ribbon cutting for Howard Lane I held on January 12, 2011

## HOWARD LANE I ROADWAY IMPROVEMENT PROJECT

Construction of the Howard Lane I Roadway improvement project is completed. The improvement project is located in northeast Travis County and it traverses both Precincts 1 and 2. The project limits are from Dessau Road to Cameron Road, basically following the same alignment of what is currently known as Gregg Lane for about 2.7 miles. The new 4-lane curb & gutter roadway replaces existing Gregg Lane which was a two-lane road with roadside ditches.

In addition to widening the roadway, the improvements include a continuous center turn lane or raised median with turn lanes, and a bicycle lane and concrete sidewalk on each side, in compliance with the Capital Area Metropolitan Planning Organization Transportation Plan. A two lane bridge was also added parallel to the existing two lane bridge to serve the west

bound and east bound traffic respectively. Additional improvements include a dedicated right turn lane at Dessau, an underground storm sewer system, and water quality facilities. A wastewater line relocation and waterline upgrade and extension, paid for by the City of Austin, were also part of this project. Additional public utilities relocation and improvements were done by Austin Energy, AT&T, and Atmos Energy, paid for by the respective utility owner.

"With the completion of this project, motorists now have another option when traveling between Cameron Road and Mopac," stated Precinct 1 County Commissioner Ron Davis, "And the project was completed under budget and within the construction contract period."

The project was funded with money from Certificate of Obligation (CO) funds, and from the

1984 and 2005 Bond Projects Funds. The total construction cost was about \$9,000,000, with an additional \$2,800,000 spent on design and Right-of-Way acquisition.

To accommodate motorists, the road remained opened to traffic throughout construction.



### HEADS UP!

The National Multiple Sclerosis Society will be holding their Annual MS 150 bike race from Houston to Austin on April 16-17, 2011.

The racers will come through Precinct 1 on Sunday (April 17, 2011) and will be taking 969. There will be partial closures of FM 969 and possible traffic delays. FM 969 is a state maintained roadway. For more information you can call MS Bike Race information lines.

Office: 713-394-2900  
Toll Free: 1-800-323-4873

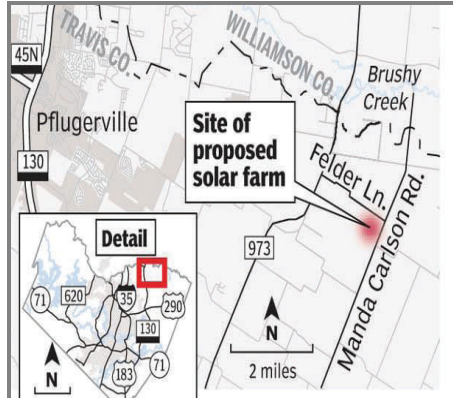
# EASTERN TRAVIS COUNTY SOLAR FARMS

## RRE AUSTIN SOLAR FARM— PROJECT HELIOS

### GROUNDBREAKING

Took place on December 15, 2010 for this 600 acre, \$230 million dollar plant in Eastern Travis County. 60 Megawatt Solar Farm ("Facility") which would generate clean renewable energy to be located at approximately the intersection of Manda Carlson and Felder Road in Precinct One. This plant that could be operational by 2014 and could produce enough electricity to power 40,000 homes.

The Economic Development Agreement providing for economic incentives in the form of property tax rebates was entered into by and between Travis County, Texas and RRE Austin Solar LLC,



*These two projects could make Travis County a Regional Leader in Solar Energy*

Travis County Economic Development Program Policy ("Policy"), under which certain economic development incentives may be offered to eligible applicants with

the intent of Travis County will be to stimulate, encourage and develop additional tax revenue, job opportunities and small business opportunities for Travis County. This agreement will be a source of renewable alternate energy that will be produced in Travis County. RRE will also establish headquarters in Travis County. The investment by Company is estimated to be approximately \$ 210 million during the time period set forth in this Agreement

<http://rresolar.com/>

<http://www.rresolar.com/images/Helios.pdf> (Map)

## FRV SOLAR FARM—VILLAGE OF WEBBERVILLE

FRV is one of the leading global photovoltaic solar energy companies currently operating in the market. FRV is under contract with Austin energy to build a 30 MV Solar farm in Webberville, Texas (18580 FM 969). As part of the agreement with Austin energy, FVR will be leasing approximately 380 acres of land from

Austin Energy for a nominal fee over the 25 year project life. FRV's proposed solar plant would be capable of generating approximately \$9 million in revenues per year. The annual property tax liability will be greater than 10% of the total revenues for over 20 years. Construction of the project would begin by July 2011 and be

completed by the end of 2012. The project will create 175-200 construction jobs and 2 to 3 permanent jobs. FRV is requesting that Travis County approve tax abatement rebate. Discussion and vote will soon come before the Travis County Commissioners Court.

### NAMING OF NEW PCT 1 BUILDING

With the new Precinct One administrative building well on the way to completion, recommendations on naming the new facility are being accepted. Judge Herb Evans, Justice of the Peace, Precinct Five submitted a letter signed by numerous other current/previous officials recommending naming the building for retiring Judge Richard E. Scott who has served Travis County for 36 years. This building will house the Travis County Precinct One Justice of the Peace and Precinct One Constable offices.

Travis County will be accepting recommendations for the name of the new building at 4717 Heflin Lane.

Suggestion must be submitted in writing by close of business Monday, February 21, 2011.

When recommending naming the building after an individual, the following criteria must be met: The individual must have made a significant contribution to Travis County. A written biographical sketch of the individual must be provided, whether living or deceased. Send recommendations to Roger El Khoury, Director, Facilities Management Department, P.O. Box 1748, Austin, Texas 78767 or fax to (512) 854-9226 or email it to roger.elkhoury@co.travis.tx.us. For additional information call the Facilities Management Department at (512) 854-9661



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*Groundwater Availability Stakeholder  
Committee.*

The Travis County Commissioners Court is accepting applications from individuals who are interested in serving on a Groundwater Availability Stakeholder Committee. This committee will help Travis County staff examine water availability problems in more detail and determine what strategies should be enacted under the existing authorities granted by the legislature. The Committee shall hold regular meetings on a monthly basis but the Committee could elect to meet more frequently as appropriate.

The application can be found on line at:  
<http://www.co.travis.tx.us/tnr/GASC/application.asp> or by contacting Anna Bowlin, Travis County TNR, at 512-854-7561.

More information regarding the Groundwater Availability Committee, including the Committee's Charter and Appointment Threshold Criteria can be found on the internet at: <http://www.co.travis.tx.us/tnr/default.asp>.

If you are interested in serving on the Groundwater Availability Stakeholder Committee, please submit the application form before February 3, 2011.

## AUSTIN EXECUTIVE AIRPORT

The old Bird's Nest Airport which sits on farm land between Manor and Pflugerville is being transformed into the New Austin Executive Airport. The Executive Airport will initially feature a 6,025 runway, airplane hangars and business aviation terminal facilities. The proposed opening date is around April. It will offer an alternative for private and corporate pilots. It will be close to downtown and located just a half mile from Texas 130 tollway in Northeastern Travis County. TXDot will add an entrance and exit at the 130 interchange.



The **HENRIKSEN JET CENTER** is a 27,500 square-foot facility which serves arriving and departing general aviation passengers and pilots. Supporting the comfort and safety of arriving passengers is an arrival canopy which can accommodate aircraft up to a 737. Additionally the adjacent 29,000 square-foot hangar facility is large enough to accommodate a gulfstream V aircraft.



**NEW ASPHALT RUNWAY 13-31 IS 6,025 X 100' WITH A FULL PARALLEL TAXIWAY.**