

# PRECINCT ONE NEWSLETTER

September 2011

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 Austin, Texas 78767  
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## BUILDING AFFORDABLE HOMES

Travis County, in partnership with Austin Habitat for Humanity, Inc. and David Weekley Homes, announces the wall raising for the first home on Bartney Cove in the Gilbert Lane Subdivision in Eastern Travis County, TX. This house represents the next step in the County's partnership with Austin Habitat to build 31 homes located on land acquired through the investment of over \$1 million of Community Development Block Grant funds provided by the U.S. Department of Housing and Urban Development. The Gilbert Lane Subdivision is located approximately .5 miles east of SH 130, and approximately 9 miles from downtown Austin.

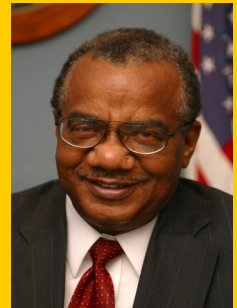
The houses built on the land are modest single family homes, and about half of them will be affordable for households living at 25% - 50% of the Area Median Family Income (approximately \$45,800 for a family of 4). The remainder of the houses will be affordable for households up to 80% of the AMFI (approximately \$59,050 for a family of 4). The land is provided through a loan, forgivable over the course of 10 years with no payments required as long as the home is occupied by a low to moderate income household. The homes are financed through Austin Habitat for Humanity at 0% fixed interest, 30 year note resulting in reasonable mortgage payments that do not cost burden the homeowner. Cost burden is defined as paying more than 30% of one's income on housing costs.



To learn more about affordable homeownership through Austin Habitat for Humanity, Inc. visit [www.austinhabitat.org](http://www.austinhabitat.org)

or call 512.472.8788. To learn more about Travis County's CDBG program, visit [www.co.travis.tx.us/cdbg](http://www.co.travis.tx.us/cdbg) or call 512.854.3460.

TRAVIS COUNTY  
 COMMISSIONER  
 RON DAVIS



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## Update on Consumer Protection

The consumer protection notification subdivision code amendments that were approved by the Travis County Commissioners Court on February 22, 2011 and by the Austin City Council on June 23, 2011.

Development regulations outside a municipality's city limits now require a consumer protec-

tion notification on a plat cover sheet for all new subdivision plats. The purpose of this requirement is to alert constituents that are buying lots and homes from these new subdivisions that local governments have very limited land use controls outside a municipality's city limits. Outside a municipality's city limits local governments

may not be able to restrict the nature or extent of development near their home nor prohibit nearby land uses that are incompatible with a residential neighborhood. This notification will be on the first sheet of all new subdivision plats that are in Travis County and outside of a municipality's city limits.

# SAVING HISTORIC MANOR RANCHLAND

In the first partnership of its kind in Central Texas, non-profit and agencies work together to complete the first permanent land conservation project in the Manor area

The Hill Country Conservancy (HCC), along with the federal Natural Resources Conservation Service (NRCS), and Travis County, is proud to announce the permanent conservation of the 285-acre Brockenbrough Ranch, a historic property in Eastern Travis County in the Wilbarger Creek Watershed. Located near Manor, Texas, the Brockenbrough Ranch has been used for agricultural purposes for the last 160 years. It is the first ever conservation partnership between HCC, NRCS, and Travis County. Funding from Heritage Title Company of Austin, Mike and Pam Reese, the Shield-Ayres Foundation, and the Still Water Foundation made this project possible. And after more than three years of working with landowner and rancher Anne Brockenbrough, this land will be preserved in perpetuity.

The conservation of the Brockenbrough Ranch is a critically important piece of the "green infrastructure" that will balance the ever-growing development pressures of SH 130 and the increasing

population growth around Manor, Elgin, the FM 969 corridor, and surrounding areas. Preserving this historic working ranch ensures that the high-quality wildlife habitat and scenic views will be preserved for the community to enjoy. Brockenbrough Ranch also provides a significant quantity of high quality water to the Colorado River via Wilbarger Creek, which runs through the property.

Anne Brockenbrough and several other landowners and stakeholders recently formed the Wilbarger Creek Conservation Alliance with the goal of conserving the agricultural heritage, clean water, and native wildlife on thousands of acres in the Wilbarger Creek corridor. The Alliance is quickly developing a network of landowners, elected officials, and other citizens who are interested in preserving the rural character of the area. The NRCS, Travis County, Native Prairies Association of Texas and the Austin-Bastrop River Corridor Partnership, among others, have expressed

their commitment to conservation of the Wilbarger Creek watershed. "I look around and see old ranches threatened by development and I realize we must act quickly. Thanks to Hill Country Conservancy and our other partners, there are now tools we can use to protect the land and its heritage to benefit the community now, and for future generations." said rancher Anne Brockenbrough.

About Hill Country Conservancy

HCC was founded in 1999 to preserve – forever – large strategic natural areas that conserve critical water features, preserve outdoor recreation opportunities, and help maintain the Hill Country's unique quality of life. Their philosophy is simple. Once Hill Country land is gone, it's gone for good. When HCC preserves it, it's here forever.

**WORKING TOGETHER TO MAKE  
PRECINCT ONE BETTER**

## AUSTIN COLONY TRAFFIC PROJECTS

Projects that the County has initiated to address traffic safety and congestion issues in the Austin's Colony Subdivision area include:

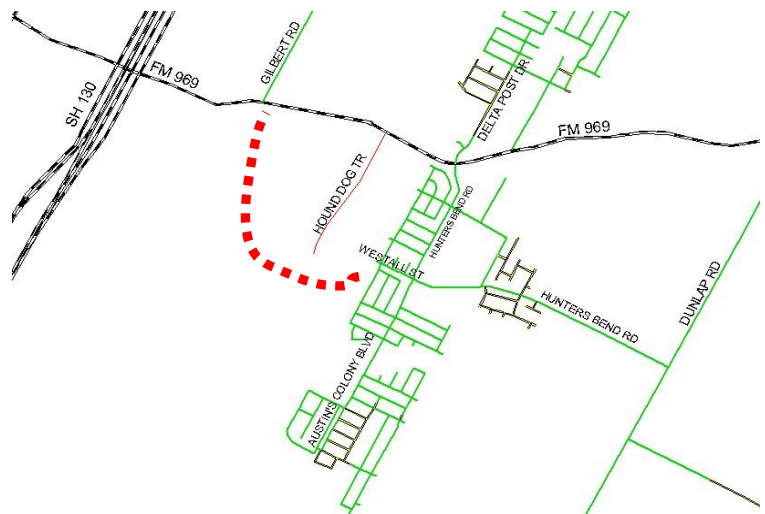
Double Left Turn from Hunters Bend onto west bound FM 969- Approximate Cost: \$400,000 (funded and to be completed around the end of the year by TxDot). This project will allow more traffic to exit the subdivision when they have a green light at FM 969. Moving more vehicles during the green light will reduce the amount of time it takes to exit the subdivision at this location.

FM 969 Pass Through Finance Project- Approximate Cost: \$18,130,000 (approved for funding with CO's by Commissioners Court). This is a partnership project with TxDot wherein the County will share the cost of improving about four miles of FM 969 from a two-lane roadway to a four-lane roadway and adding paved shoulders and sidewalk.

The following projects to be considered by the voters for the 2011 bond election in November:

Hunters Bend Sidewalk- Approximate Cost: \$325,000. This will provide 1500' of safe pathway along Hunters Bend Road for residents walking through the neighborhood, particularly students going to and from school.

Austin Colony Secondary Access- Approximate Cost: \$4,110,000 . This project involves constructing about 1.25 miles of two-lane roadway between the subdivision at Westall Street and Sandifer Road to FM 969 at Gilbert Lane. The new roadway will provide an alternate route from the subdivision to FM 969 that does not require traveling through the highly congested intersection of Hunters Bend at FM 969. TOTAL FOR ALL PROJECTS : \$22,965,000

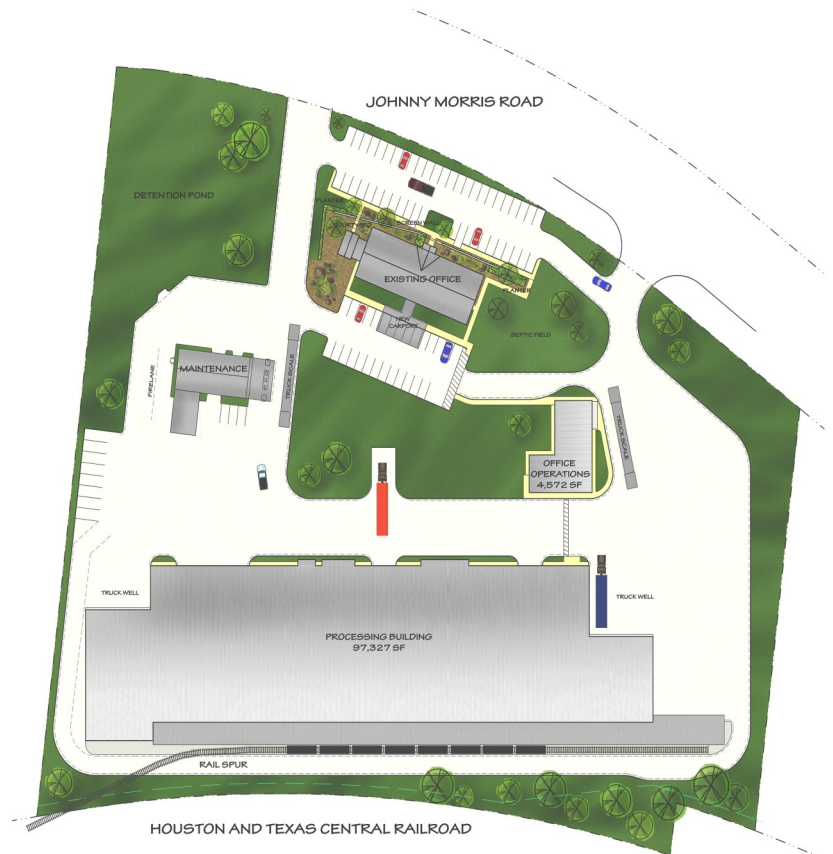


## BALCONES RESOURCES BREAKS GROUND

One of the largest recycling companies in the United States broke ground on August 3, 2011 for their new facility that will be located in Precinct One at 9301 Johnny Morris Road, which was the old site of the Transportation & Natural Resources satellite one offices. Travis County sold the building and 10 acre site for \$1.95 million. The new Balcones facility will utilize state of the art technology to receive, sort and ship recyclables collected from the City of Austin and area businesses. Future plans include access to the rail line that runs from Austin throughout the country. This will help to reduce the area's carbon emissions by using rail cars to ship a substantial portion of its products.

Balcones already handles a large portion of the City's commercial recycling. In April, The City of Austin awarded the company a 20 year contract to process 60 percent of residential curbside recycling material. This will help to decrease the amount of the waste that we send to our local landfills and help the city to achieve its zero-waste goals.

Balcones diverts more than 98 percent of incoming materials from landfills, allowing the company to recycle more than 10,000 tons per month.



*"This will be the largest capital investment by a privately-held recycling company in the state of Texas, and one of the most significant in the United States in the coming years" CEO Kerry Getter said.*

[www.balconesresources.com](http://www.balconesresources.com)

## KIMBRO-PARSONS BRIDGE REPLACEMENT PROJECT

Our Kimbro-Parsons 2005 Bond project will replace the bridge over Wilbarger Creek on Parsons Road. This project includes developing a preliminary design for a future project to improve the alignment of Kimbro Road and Parsons Road between US 290 and Taylor Lane at Blake-Manor Road. Based on input from the community, the future alignment of the road will extend Parsons road at Littig north to US 290. Funding for this project will come from the 1997 and 2005 bonds. A total of \$1,823,503.28 (construction contract amount). The contract was awarded to Capital Excavation.

## STATE FUNDING CUTS MEAN COUNTIES MAY HAVE TO PICK UP THE TAB

Texas Association of County officials, representing 189 of Texas' 254 counties, met at the Post-Legislative Conference sponsored by the Texas Association of Counties in Austin to discuss the actions of the 82nd Texas legislature and its implications as they prepare their budgets for the upcoming fiscal year. As the state and federal government cut millions off their operating budgets, the cost for vital programs and services, including basic needs, the courts etc., are being shifted locally to counties, according to county officials.

The Texas Legislature cut total expenditures by 5 percent from last session, equating to a total of \$236 million less in state spending. If county officials desire to provide services cut by the state legislature, the counties will have to absorb these costs.

## 2011 CITIZENS BOND ADVISORY COMMITTEE PROJECT LIST FOR PRECINCT 1

### AUSTIN COLONY SECONDARY ACCESS TO FM 969

Project will provide a new two-lane collector roadway with bike lanes and sidewalks from Westall Street and Sandifer Street to FM 969 at Gilbert Lane at a cost of \$3,730,000.

### WILDHORSE CONNECTOR

This project will provide a new four-lane divided arterial with bike lanes and sidewalks from Parmer Lane to FM 973 at a cost of \$7,898,000.

### OLD HIGHWAY 20 BRIDGE #155

This project will rehabilitate/replace bridge at a cost of \$1,400,000

### HUNTERS BEND ROAD SIDEWALK

This project will provide a new sidewalk from Austin's Colony Blvd to Red Tails Drive at a cost of \$293,000

### FM 973-BLAKE MANOR ROAD CONNECTOR

This project will provide a new four-lane roadway arterial with bike lanes and sidewalks from FM 973 to Blake Manor Road at a cost of \$7,871,000

### BLAKE-MANOR ROAD

This project will widen two-lane road to four-lane arterial with bike lanes and sidewalks from future Wildhorse Connector to East Metro Park entrance at a cost of \$12,442,000

### TUSCANY SOUTH

This is a new four-lane arterial with bike lanes and sidewalks from US 290 East to Springdale Road at a cost of \$3,250,000.

### CAMERON ROAD (WEST OF SH 130 – PRECINCTS 1 & 2)

This project will widen and realign existing two-lane roadway to four-lane roadway divided arterial with bike lanes and sidewalks from Howard Lane to SH 130 at a cost of \$13,760,000 (Precincts 1 & 2)

### ARTERIAL A

This will be a preliminary engineering, design, and right-of-way acquisition for future four-lane divided arterial from US 290 East to Cameron Road at a cost of \$1,553,000.

### ROAD CONSTRUCTION/SUB-STANDARD ROADS (ALL PRECINCTS)

TNR Staff will assess project priority and assign funds as needed. Funds available are \$4,489,000.

### TAYLOR LANE (BRAKER LANE EXTENSION TO BLAKE-MANOR ROAD)

Widen existing 2-lane road to a 4-lane divided arterial with bike lanes and sidewalks. \$7,662,000

### POSSIBLE BICYCLE SAFETY PROJECTS

TNR staff and a bicycle advocacy group will identify future projects that may be within Precinct 1. \$3,000,000

## PARKS PROJECT LIST FOR PRECINCT 1

### EASTERN CREEK LAND ACQUISITION (PRECINCTS 1 & 4)

This project will acquire and develop parkland on Onion and Gilleland creeks and other eastern waterways in the SH 130 corridor to develop greenways; master plan capital improvements at a cost of \$15,000,000.

### LAND CONSERVATION (ALL PRECINCTS)

Conserve open spaces through the use of perpetual land conservation agreements with willing landowners so that Travis County can leverage bond funds with other public and private partners to protect water resources, working farms and ranches, wildlife habitat, and scenic views. Amount allocated for project cost is \$7,500,000

**PARK IMPROVEMENTS FOR EASTERN TRAVIS COUNTY (PRECINCTS 1 )** This project will implement park improvements at: Southeast Metro Park at \$670,000, East Metro Park at \$975,000, Webberville Park at \$350,000

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### 2011 BOND INFORMATION

For a Complete list of Bond Projects go online to  
[http://www.co.travis.tx.us/citizens\\_bond\\_committee/](http://www.co.travis.tx.us/citizens_bond_committee/) or

contact Carol Joseph or Steve Manilla at 854-9383 if you have questions

How would a Travis County bond package effect your property taxes?  
Check out the online Proposed 2011 Bond Property Tax Impact Calculator