

Cebolla Creek Development News

Representatives of the neighborhoods of Arroyo Doble, Arroyo Doble Estates, Mystic Oaks, Onion Creek Meadows, Twin Creek Park met with Royce Rippey, Vice President, M/I Homes, and his engineer to discuss the proposed 200 lot residential project, Cebolla Creek. We met last Thursday, November 13, at the Manchaca Fire Station #501. We discussed neighborhood concerns and learned some of what we can expect from the developer.

- **Traffic impact on existing infrastructure.** Not really their concern although they will be doing an internal analysis to please us. The survey will be used to determine if widening Twin Creeks is required.
- **Environmental impacts on green spaces, large trees, light pollution, landscaping (i.e. herbicides/pesticides).** They assured us they would provide green space, save all the large trees and pass out brochures to new homeowners about the benefits of using eco-friendly herbicides and pesticides.
- **Drainage concerns.** They assured us the creek, as modified, would handle all runoff from Onion Creek Meadows subdivision (ca. 180 acres) better than today and we would never flood. Furthermore, they would capture and clean all surface runoff from their development in ponds near Onion Creek.
- **Privacy fencing/screening.** The plan is for 6-foot wood fences. They agreed to consider 8-foot neighbor-friendly wood fences along the south side where up against our neighborhood.
- **City services and impacts on AISD, police and fire service.** Not their concern. Talk to the county or school district.
- **Blending in with existing neighborhoods.** Estancia is all condos and there are no other new development so they have nothing to consider.
- **HOA responsibilities.** The HOA will be responsible for mowing green spaces and keeping up the neighborhood in general. Dues will be required of all homeowners.

These homes will be in the mid-250K to 500K price range in one- and two-story models. Look up mihomes.com to see similar construction in Travis and Williamson Counties. They are aiming at the mid move-up market and plans are not set. The lots will be 50 to 60-foot wide with trees, grass and shrubs. Water will be City of Austin, wastewater will be gravity fed to a pumping station then forced east to connect through Estancia. Power will be Pedernales Electric Cooperative.

Realistically, I see little the community can do to influence or change construction plans and nothing we can do will change density. But considering the possible uses for the land, this one is acceptable. County Commissioner Gerald Daugherty's office is being contacted with our concerns and our group of concerned citizens hopes to meet with staff early next year.

Ron Ralph, OCMPOA liaison with Cebolla Creek Development
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