

Here is the latest update on the Cebolla Creek development, via Ron Ralph:

From: [Blayne Stansberry](#)

Sent: Thursday, January 29, 2015 11:00 AM

Subject: 01.29.15 Cebolla Creek #C8J-2014-0131 Update1

Hello All,

I just spoke with Joe Arriaga, case manager for Travis County. He passed along a few items of interest.

1. County TNR Staff and Commissioner's office met with developer and Engineer to discuss project concerns.
2. Separate flag lot to private cemetery. Project will need to meet requirements of Texas Historical Commission.
3. Developer is required to provide 30 ft from existing centerline of Twin Creeks for additional ROW. The total ROW is 60 feet but by code, the developer is only responsible for half. How to address the other 30 feet with Live Oak cemetery is unresolved and additional discussion is needed.
4. Project will need to connect to 2 different streets for emergency access (not 2 connections to same street as currently shown.) This could be a fire access only connection to another street or a variance request. A variance request gives us more leverage for negotiating with the developer.
5. General project access is of concern along Twin Creeks. The 1626 intersection should be included in the TIA. (I don't think it was a part of the last submittal based on the graphic the developer provided to us. But, the County still requires it.)

County has not completed all the reviews yet. Developer was pressing to get it quickly but County doesn't want to rush and miss something.

Once comments are issued, perhaps we should plan to meet and discuss.

Best,
Blayne