

**Commissioners Court - January 13, 2009
ADDENDUM TO NOTICE OF MEETING OF THE
COMMISSIONERS COURT OF HAYS COUNTY, TEXAS**



This notice is posted pursuant to the Texas Open Meetings Act. (VERNONS TEXAS CODES ANN. GOV. CODE CH. 551). The Hays County Commissioners' Court has scheduled a meeting for **9:00 A.M., on the 13th Day of January, 2008** at the Hays County Courthouse, San Marcos, Texas. The following subject is being added to the agenda:

20. Discussion and possible action to cancel a portion of Woodcreek, Section 25 (69 lots). Hold public hearing. CONLEY/GARZA

21. 08-3-48 The Ridge at Wimberley Springs (146 Lots). Consider approval of Preliminary Plan. Possible action may follow. CONLEY/GARZA

EXECUTIVE SESSIONS

The Commissioners Court will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel to discuss matters of land acquisition, litigation, and personnel matters as specifically listed on this agenda. The Commissioners' Court may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Posted at 5 P.M. on the 9th day of January, 2009.

COMMISSIONERS' COURT, H A Y S COUNTY, TEXAS

CLERK OF THE COURT

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids of services such as interpreters for persons who are deaf or hearing impaired; readers; or large print are requested to contact the Hays County Judge's Office at (512) 393-2205 two (2) work days prior to the meeting so that appropriate arrangements can be made.

Braille is not available.

Agenda Item Request Form

Hays County Commissioners' Court

9:00 a.m. Every Tuesday

Request forms are due in the County Judge's Office

no later than 2:00 p.m. on WEDNESDAY.

Phone (512) 393-2205 Fax (512) 393-2282

AGENDA ITEM:

Discussion and possible action to cancel of a portion of Woodcreek section 25 (69 lots). Hold public hearing.

TYPE OF ITEM: ACTION

PREFERRED MEETING DATE REQUESTED: January 13, 2009

AMOUNT REQUIRED: N/A

LINE ITEM NUMBER OF FUNDS REQUIRED: N/A

REQUESTED BY: Garza

SPONSORED BY: Conley

SUMMARY:

Section 25 of Woodcreek consists of 266 residential lots. This cancellation will vacate 69 of those lots (1-44,49-59,146-157) from the subdivision back into acreage. The total acreage being removed is 19.1 acres. This is proposed to be included in the Ridge at Wimberley Springs Subdivision, Section 4. At the time of final plat the proposed density will be reduced from the current 69 to 30 slightly larger lots. Included in the back up is the letter from the developer to the residents of Woodcreek Section 25 and a "map" showing the location of all lots to be vacated.

Wimberley Springs Partners Ltd.

2500 FM 2325

Wimberley, Texas 78676

(512) 842-2900

(512) 847-0840 (fax)

December 2, 2008

Dear Property Owner:

In the next several weeks you should receive a certified letter from Hays County notifying you of a proposed cancellation and resubdivision of a portion of Section 25 of the Woodcreek Subdivision. I am contacting you in advance to give you the opportunity to ask questions and get information before this matter goes before the Commissioners Court in January.

Wimberley Springs Partners is proposing to cancel a portion of Section 25 and resubdivide it along with an acreage tract around the new elementary school currently under construction. Our company owns all the property in this portion of Section 25. In preparing the new plat, we have been careful to ensure that the new plat will not modify any lots not owned by our company, including yours. The new plat will also not modify any street that provides direct access to your lot. The new plat will not modify any lots located on Midland Street or Midland Street itself. A sketch of the new plat is enclosed for your reference.

This proposed resubdivision will reduce the density in the replatted portion of Section 25 from 69 lots to 27 lots. A creek runs through this piece of property and we are proposing large lots which back up to the creek. Hiking trails and greenbelts will link the property to the new school.


The part of the plat being cancelled is generally all of the area in the existing plat south of the unnamed tributary to Cypress Creek (about one half mile south of Midland Street), including the following platted but unbuilt streets: Houston Street, Tyler Street, Beaumont Street and Baytown Court. Tyler, Beaumont, and Baytown were streets proposed as cul de sacs and will be eliminated entirely.

Besides our company, there are no persons who own a lot that abuts directly on the part of the streets to be cancelled; or is connected by the part of the streets to be cancelled by the most direct feasible route to the nearest county road (Valley Springs Road) or any uncanceled common amenity. Only lots owned by our company are affected in those ways.

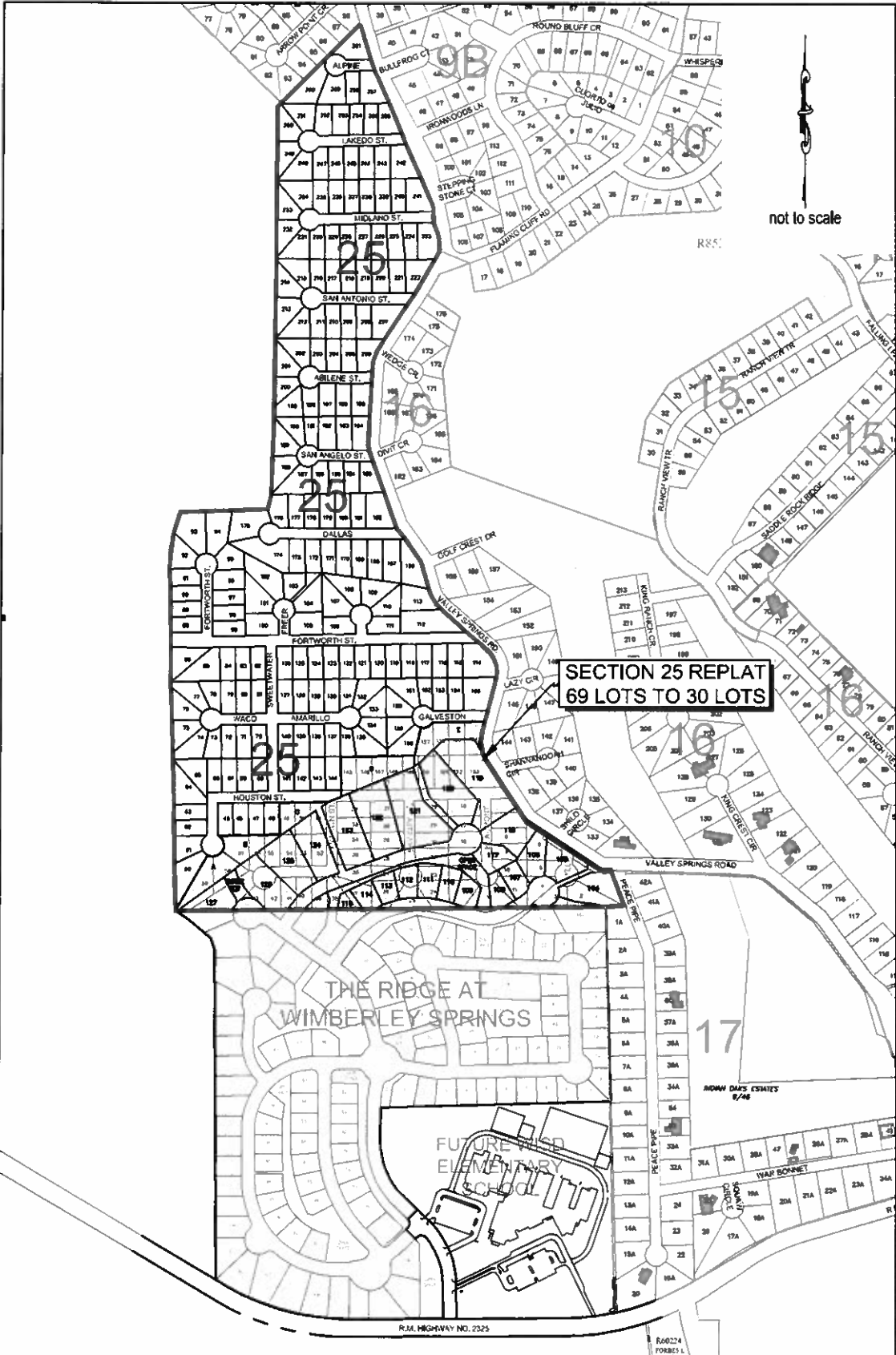
Our development plan calls for us to decrease density, particularly in environmentally sensitive areas and build quality streets and utilities. You can expect in the future to see similar proposals for other parts of Section 25 and in other sections.

If you have any questions, or need additional information, please do not hesitate to contact me directly. I can be reached by phone at (512) 842-2900 or by email at winton@amstin.rr.com. I look forward to hearing from you and working with you in improving our community.

Sincerely,



Winton Porterfield
Vice President



REPLAT EXHIBIT
 WIMBERLEY SPRINGS
 SECTION 25

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AGENDA ITEM:

08-3-48 The Ridge at Wimberley Springs (146 Lots). Consider approval of Preliminary Plan.

TYPE OF ITEM: ACTION

PREFERRED MEETING DATE REQUESTED: January 13, 2009

AMOUNT REQUIRED: N/A

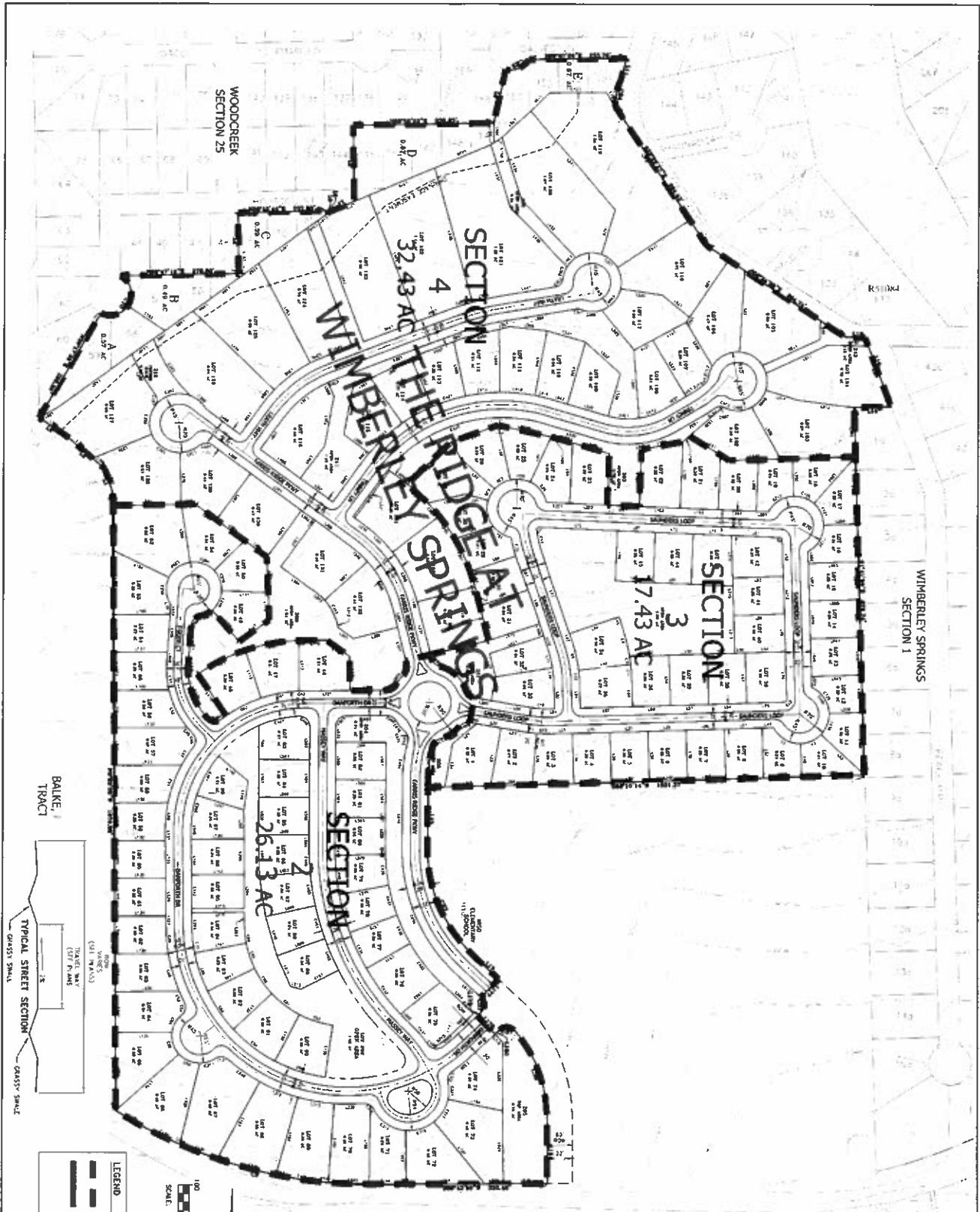
LINE ITEM NUMBER OF FUNDS REQUIRED: N/A

REQUESTED BY: Garza

SPONSORED BY: Conley

SUMMARY:

The Ridge at Wimberley Springs is located on FM 2325 adjacent to Wimberley Springs Section 1. The total acreage of the development is 93 acres with total lot acreage of 73.8 acres. The total number of lots is 146 with an average lot size of .63 acres. Section 1 is the only lot greater than 10 acres in size and is designated for a future Wimberley ISD elementary school. Section 1 was approved on 11-25-08. The remainder of the lots are included in Sections 2,3, & 4. Of the remaining 145 lots there are 9 common areas between 1 and 2 acres and 136 residential lots less than 1 acre. Water and wastewater for all lots will be served by Aqua Texas. No portion lies within the boundaries of any ETJ.



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F.M. 2325

03	PRELIMINARY PLAT	THE RIDGE AT WIMBERLEY SPRINGS PRELIMINARY PLAN HAYS COUNTY, TEXAS		
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