

AGENDA ITEM # 30

November 4, 1997

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Consider approving the transfer of the following fixed assets from Communications to Constable Precinct #2:

(14)	Motorola mobile radios	159TUU9527	
		778FRE0262	
		159TUU9536	A110626
		159TUAC756	A110501
		778TSY6013	
		159TUE3522	A110634
		159TUU9624	
		159TUU9632	
		778TSY6034	
		159TUU9614	
		428T00767	
		778TSGB254	
		159TUE3519	
(2)	Federal signal-signal heads	PA300	

Moved: Judge Doerfler

Seconded: Commissioner Hays

Motion: To approve transfer of the following fixed assets from Communications to Constable Precinct #2:

(14)	Motorola mobile radios	159TUU9527	
		778FRE0262	
		159TUU9536	A110626
		159TUAC756	A110501
		778TSY6013	
		159TUE3522	A110634
		159TUU9624	
		159TUU9632	
		778TSY6034	
		159TUU9614	
		428T00767	
		778TSGB254	
		159TUE3519	
(2)	Federal signal-signal heads	PA300	

Vote: Motion carried 5 - 0

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CHANGE OF FIXED ASSET STATUS

DATE 10/10/97

THE FOLLOWING FIXED ASSET IS TO BE: (Circle One)

TRANSFERRED

SOLD

DISPOSED

FIXED ASSET

Quantity	Description	Model	Serial #
1	Motorola Mobile Radio		159TLL952
1	"		778FRE0262
1	" (City # A110426)		159TLL9536
1	" (City # A110501)		159TLL956
1	"		778TSY6013
1	" (City # A110634)		159TLL3522

FROM (Transferor): Communications  
TO (Transferee): Pct 2 Constable

The Transferor requests that this fixed asset be removed from the inventory for his/her office and placed in the inventory for the Transferee's office as of the date shown above.

Denise Simpson approved 11-4-97  
Transferor - Elected Official/Department Head John C. Dwyer

[Signature]  
Transferee - Elected Official/Department Head

## CHANGE OF FIXED ASSET STATUS

DATE 10/10/97

THE FOLLOWING FIXED ASSET IS TO BE: (Circle One)

TRANSFERRED

SOLD

DISPOSED

## FIXED ASSET

Quantity	Description	Model	Serial #
1	Motorola Mobile Radio		159T449624
1	Motorola Mobile Radio		159TTL3540
1	Motorola Mobile Radio		159T449632
1	"		778TS/6034
1	"		159T449614
1	"		428TQ 767

FROM (Transferor): CommunicationsTO (Transferee): PC+2 Constable

The Transferor requests that this fixed asset be removed from the inventory for his/her office and placed in the inventory for the Transferee's office as of the date shown above.

Geniva Simpson

Transferor - Elected Official/Department Head

approved 11-4-97  
John C. Daeylla

[Signature]

Transferee - Elected Official/Department Head

## CHANGE OF FIXED ASSET STATUS

DATE 10/10/97

THE FOLLOWING FIXED ASSET IS TO BE: (Circle One)

TRANSFERRED

SOLD

DISPOSED

## FIXED ASSET

Quantity	Description	Model	Serial #
1	Motorola Mobile Radio		778TSG B254
1	Motorola Mobile Radio		159TLE3519
2	Federal Signal Corp. Signaltone PA 300		

FROM (Transferor): Communications

TO (Transferee): Pct 2 Constable

The Transferor requests that this fixed asset be removed from the inventory for his/her office and placed in the inventory for the Transferee's office as of the date shown above.

Lupira Simiso  
Transferor - Elected Official/Department Head

approved 11-9-97  
John C. Daeylen

[Signature]  
Transferee - Elected Official/Department Head

AGENDA ITEM # 31

November 4, 1997

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Hear comments from Commissioners.

Commissioner Heiligenstein commented on the November 3, 1997 TxDot meeting concerning an update on roads and the amount of time involved in an Environmental Impact Statement. Commissioner Heiligenstein requested an item for the next agenda to consider requests for proposals to retain professional services for a transportation plan that would look at alternatives to SH-130 and other needed areas in the county with the purpose being to bring back a transportation plan that incorporates other possible corridors and ways to pursue them on a timely basis.

Commissioner Heiligenstein also gave an update on park land stating a press release has been mailed out asking for people to come forth with land that they feel might fit the committees criteria for park land and hope to have a recommendation at the end of November for the court to review.

COMMISSIONERS COURT RECESSED AT 11:34 A.M. ON TUESDAY, NOVEMBER 4, 1997.

COMMISSIONERS COURT RECONVENED AT 1:30 P.M. ON TUESDAY, NOVEMBER 4, 1997.

AGENDA ITEM #32

November 4, 1997

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Hear information concerning City of Austin ordinance in Williamson County.

Attorney Mike English, Alice Gresko and Pat Murphy, all representing the City of Austin addressed the court summarizing the City of Austin Ordinance in Williamson County while answering all questions.

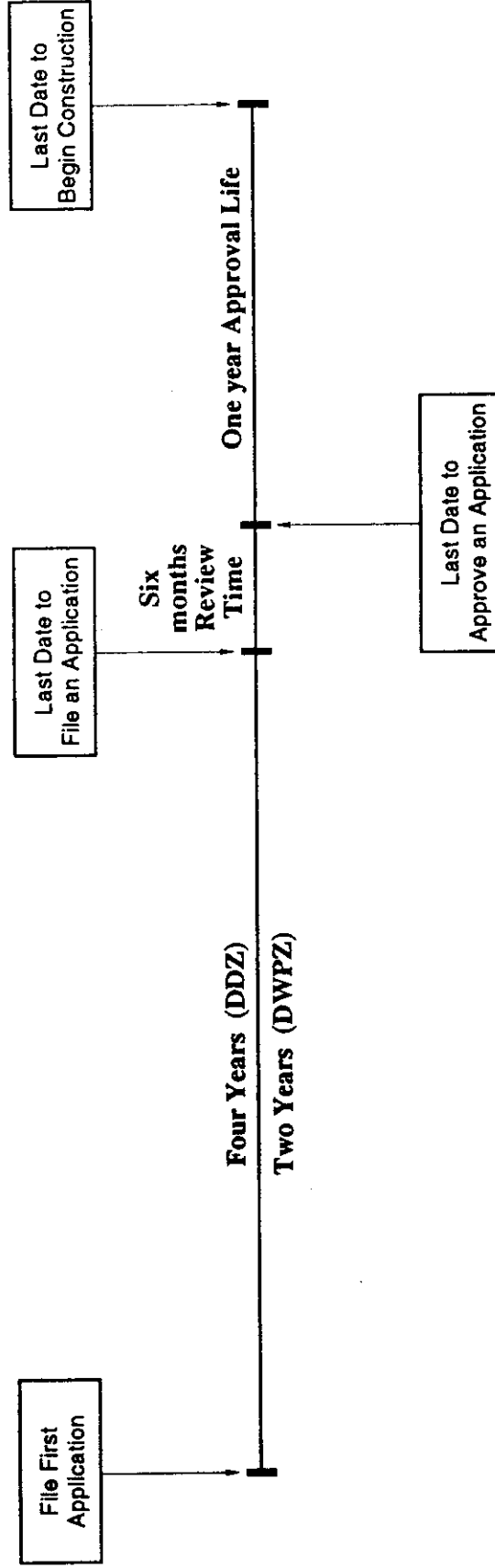
No action taken on this agenda item.

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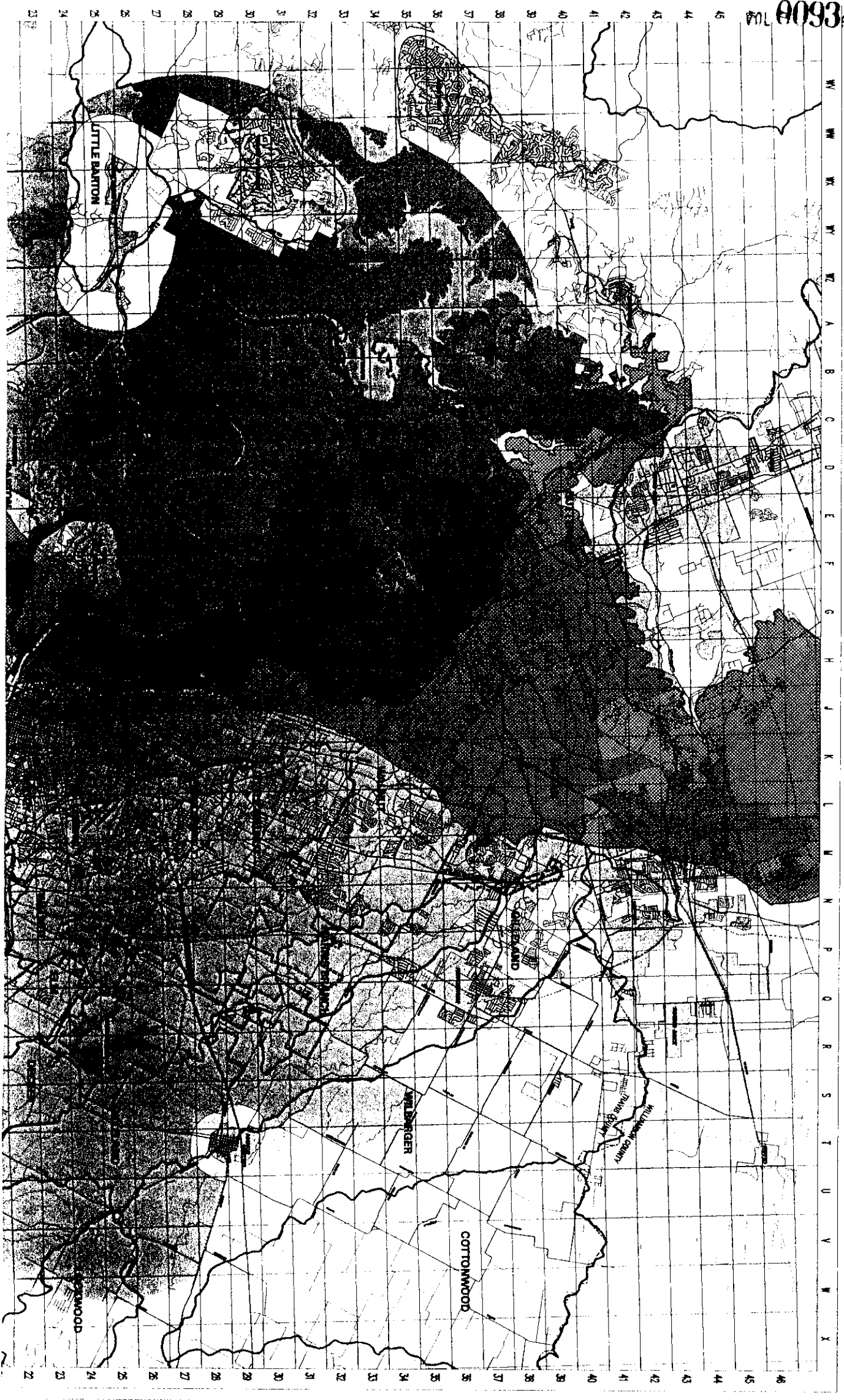
## ORDINANCE SUMMARY

1. The ordinance provides a development project with certainty concerning the regulations that apply to a project and the length of time for completion of a project.
  - ▶ Without the ordinance, a development project would have to comply with current regulations at each stage of development.
  - ▶ With the ordinance, a development project is granted a time period during which original regulations apply.
2. The ordinance does not change development regulations.
  - ▶ Site development regulations and water quality regulations, including impervious cover limits, are the same as before the passage of the interim ordinance.
3. The ordinance is procedural only. It sets up time periods during which original regulations apply to a project.
4. The time periods for completion of a project in the permanent ordinance and the interim ordinance are the same.
  - ▶ The calculation and tracking of the time periods for has been simplified by eliminating the step in the interim ordinance that required a building permit or notice of construction as a milestone in the process. The permanent ordinance requires only that construction begin before the expiration date for a project.
5. The permanent ordinance simplifies the process for future projects.
  - ▶ A time period for filing applications ("filing window") is created. All project applications filed within the filing window may comply with original regulations.
  - ▶ After an application is filed, review times and expiration dates for the application are not subject to change. There are no additional deadlines that will shorten the life of a project or require compliance with different regulations.

# Permanent Ordinance Simplified Process for Future Applications



Project Time:  
DDZ: 5½ years  
DWPZ: 3½ years





# Desired Development Zone and Drinking Water Protection Zones



Produced by Infrastructure Support Services

Project: November 03, 1997

- Desired Development Zone
- Drinking Water Protection Zones
- Water Quality Protection Zones
- Edwards Aquifer Recharge Zone
- Other Cities
- Other Elys
- Other Jurisdictions
- Watershed Boundaries
- City of Austin

0 4000 8000 16000



FOR AUSTIN, TEXAS: The City of Austin, Texas, is the only city in the state that is a member of the International Association of Municipalities (IAM). The City of Austin is the only city in the state that is a member of the International Association of Municipalities (IAM).

This map was prepared by the City of Austin, Texas, for the purpose of showing the boundaries of the City of Austin, Texas, and the boundaries of the City of Austin, Texas. The map was prepared by the City of Austin, Texas, for the purpose of showing the boundaries of the City of Austin, Texas, and the boundaries of the City of Austin, Texas.



COMMISSIONERS COURT RECESSED AT 2:05 P.M. ON TUESDAY, NOVEMBER 4, 1997.

COMMISSIONERS COURT RECONVENED AT 9:30 A.M. ON FRIDAY, NOVEMBER 7, 1997.

AGENDA ITEM # 33

November 7, 1997

Vol 93 Page 853

Consider canvassing votes from November 4, 1997 election.

Moved: Commissioner Mehevec

Seconded: Judge Doerfler

Motion: To certify that the returns are official and correct and contain precinct by precinct tabulations of election day and early voting ballots, as required by law.

Vote: Motion carried 2 - 0 With Commissioners Heiligenstein, Boatright and Hays absent from the dais.

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CANVASS OF ELECTION RETURNS

On this the 7th day of November, 1997, the Commissioners Court of Williamson County, Texas, met to canvass the returns from the Special Election of November 4, 1997.

The Court does hereby certify that the returns are official and correct and contain precinct by precinct tabulations of election day and early voting ballots, as required by law.

John C. Doerfler 11-7-97  
John C. Doerfler County Judge

COMMISSIONERS COURT ADJOURNED AT 9:44 A.M. ON FRIDAY, NOVEMBER 7, 1997.

AGENDA:

MINUTES

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of the

WILLIAMSON COUNTY ROAD DISTRICT MEETING

November 4, 1997

THE STATE OF TEXAS ) (

COUNTY OF WILLIAMSON ) ( BE IT REMEMBERED that at 11:35 A.M. on this the 4th day of November A.D., 1997, there was begun and holden a SPECIAL SESSION of the Commissioners Court of Williamson County, Texas, pursuant to V.A.C.S. art. 6702-1, acting as ex-officio road commissioners of their respective precincts, the following members being present, to-wit:

JOHN C. DOERFLER, County Judge  
MICHAEL L. HEILIGENSTEIN, Commissioner, Precinct 1  
GREGORY W. BOATRIGHT, Commissioner, Precinct 2  
DAVID S. HAYS, Commissioner, Precinct 3  
JERRY L. MEHEVEC, Commissioner, Precinct 4  
ELAINE BIZZELL, County Clerk

I. November 4, 1997

Read and approve the minutes of the last meeting.

Moved: Commissioner Hays  
Seconded: Commissioner Boatright  
Motion: To approve the minutes of the last meeting.  
Vote: Motion carried 5 - 0

II. November 4, 1997 \*

Discuss and take appropriate action on the Southeast Williamson County Road District #1, including but not limited to payment of bills.

No action taken on agenda item.

III. November 4, 1997 \*

Discuss and take appropriate action on the Southwest Williamson County Road District #1, including, but not limited to payment of bills.

No action taken on agenda item.

IV. November 4, 1997 \*

Discuss and take appropriate action on the Northeast Round Rock Road District #1, including, but not limited to payment of bills.

No action taken on agenda item.

V. November 4, 1997 \*

Consider re-allocation of assessment on debt on Lots 1 & 2, Pecan Park Addition. (SWRD)

Moved: Commissioner Boatright  
Seconded: Commissioner Hays  
Motion: To approve re-allocation of debt on Lots 1 & 2, Block A, Pecan Park Addition (Lot 1 at \$51,868.25 and Lot 2 at \$25,547.05) and authorize Judge Doerfler to sign a release for Lot 1 upon closing.  
Vote: Motion carried 5 - 0

< Clerk copy here >

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**VANCE POWELL & ASSOCIATES**

13809 RESEARCH BLVD., STE. 1000

AUSTIN, TX 78750

(512) 335-5577

FAX: (512) 335-1309

October 27, 1997

Mr. Charles Crossfield  
309 E. Main St.  
Round Rock, Texas 78664

Re: Reallocation of Lots 1 & 2 Pecan Park Addition,  
City of Austin, Williamson County, Tx.

Dear Mr. Crossfield:

I have been requested to consider the differences in value between the purchase of Lots 1 & 2 as a single purchase, versus the purchase of the site for Mc Donald's in order to allocate the existing road district tax. It is my understanding that Lot 1 contains approximately 1.43 acres and Lot 2 approximately 1.37 acres. The total of both lots is approximately 2.7935 acres with an existing road district assessment of \$77,415 or \$0.64/sf. For purposes within this letter, it is assumed that the pending purchase price of \$840,000 or (\$12.05/sf) for 69,700 sf is reflective of its current market value. The purchase is a gross amount and does not reflect the net amount after the pro-rated road district taxes are considered. Thus the net purchase price when compared to other sales not encumbered with this road assessment is calculated as follows: \$12.05/sf minus \$0.64/sf equals \$11.41 effective purchase price. Thus, \$11.41/sf is considered as the basis for the value of the Mc Donald site or the resubdivided Lot 1.

In considering the value of Lots 1 & 2 together, typically smaller lots sell at a slight premium over larger lots due to economies of scale. In this situation considering 1.60 acres (69,700sf) versus 2.7935 acres; it is estimated that only a small adjustment, if any would be reflective by prevailing market trends. It is my experience due to this small size differential that if any adjustment was warranted, it would be between 5%-10%. Thus by applying the Mc Donald's sale as a base and a 10% adjustment the larger site value can be calculated as follows:  $\$11.41/1.1 = \$10.37/\text{sf}$ ; thus,  $121,685\text{sf} \times \$10.37/\text{sf} = \$1,261,873$ . By applying the calculated values, the Mc Donald's site reflects approximately 67% of the combined value as follows:  $\$840,000/\$1,261,873 = 67\%$ .

Thus in the resubdivision of Lots One and Two, it is my opinion that the Road District can reassess these lots to \$51,868.25 (Lot 1) and \$25,547.05 (Lot 2) without any loss in value to the underlying land basis. I hope this letter will suffice your present needs and if I may be of further assistance, please advise.

Respectively submitted,



Vance E. Powell III MAI, SRPA, SRA

AN ORDER APPROVING THE RE-ALLOCATION OF ASSESSMENT DEBT FOR CERTAIN PROPERTY LOCATED WITHIN THE SOUTHWEST WILLIAMSON COUNTY ROAD DISTRICT NO. 1; AND CONTINUING TO LEVY SPECIAL ASSESSMENTS AGAINST SAID PROPERTY AS PREVIOUSLY ORDERED.

### RECITALS

The Southwest Williamson County Road District No. 1 (the "District") has received a request from the owners of certain taxable real property within the District to consider the re-allocation of District assessment debt against said property. An appraisal firm, Vance Powell & Assoc., has submitted to the Commissioners Court of Williamson County, Texas, sitting as the Board of Directors of the District, an appraisal that depicts the ratio of the appraised value of the property in question.

The District convened a hearing on the 4th day of November, 1997, at the request of the owner. The attorney for the owner, Winn Chapman, appeared in person and was given an opportunity to speak or present evidence regarding the proposed re-allocation.

### FINDINGS

After considering all evidence presented at said hearing, both oral and documentary, the Board of directors of the District finds and determines as follows:

1. That all conditions, provisions and actions taken in the Order Approving the Assessment Plan for the Southwest Williamson County Road District No. 1, recorded in Volume 0059, Page 640 of the Commissioners Court minutes of Williamson County, Texas remain in full force and effect.

2. That the following described real property is located within the District:

Lots 1 & 2, Block B, Pecan Park Subdivision, Williamson County, Texas.

3. That the allocation of assessment for Lots 1 & 2, Block B, Pecan Park Subdivision was set, by Order of the District, at \$77,415.30.

4. That Lots 1 & 2, Block B, Pecan Park Subdivision has been re-subdivided into two different lots, being Lots 1 & 2, Block A, Pecan Park Subdivision, as shown on Exhibit "A", attached hereto and incorporated herein.

5. The Board hereby finds that the allocation of the assessment for Lots 1 & 2, Block A, Pecan Park Subdivision shall be as follows:


<b>Lot One</b>	<b>\$51,868.25</b>
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<b>Lot Two</b>	<b>\$25,547.05</b>
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6. The Board of the District officially finds, determines and declared that a sufficient written notice of the date, place and subject of this meeting of the District was posted at the Williamson County courthouse for the time required by law preceding this meeting, as required by the Open Meetings Act, Article 6252-17, Texas revised Civil statutes, and that this meeting has been open to the public as required by law at all times during which this Order has been discussed and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and postings thereof, and said Order shall become effective after the final recording of said plat and the reimbursement to the District of all administrative costs of said re-allocation.

PASSED AND ADOPTED the 4th day of November, 1997

 11-4-97  
JOHN DOERFLER  
SOUTHWEST WILLIAMSON  
COUNTY ROAD DISTRICT NO. 1



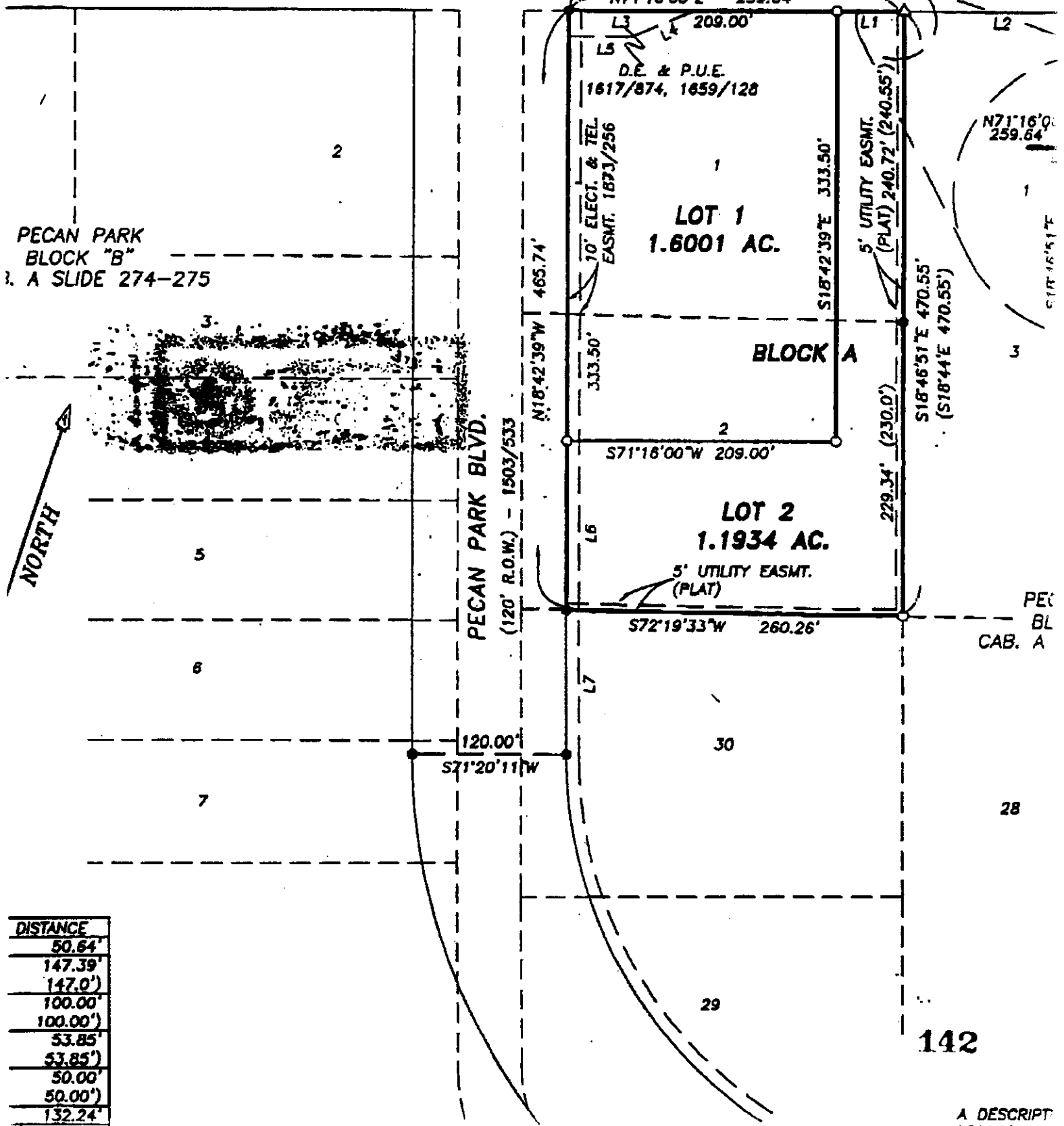
VOL 0093 PAGE 860

EXHIBIT

A

F.M. 620 N. N71°16'00"E - BEARING BASIS - FROM TxDOT R.O.W. MAP FOR R.M. 620.  
(R.O.W. VARIES)

NORTHEAST CORNER OF THE WILLIAM FRAMPTON  
N71°16'00"E 869.04' (N71°15'30"E



VI.

November 4, 1997

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Consider re-allocation of assessment on debt on Laurel Ridge Subdivision.  
(NERRD)

Moved: Commissioner Heiligenstein

Seconded: Commissioner Boatright

Motion: To approve re-allocation of assessment of debt on Laurel Ridge Subdivision with thirty (30) developed lots in Laurel Ridge, Section One at \$72,384.30 and sixty-seven (67) developed lots in Laurel Ridge, Section Two at \$160,416.76 and release 31.126 acres from any future district assessment.

Vote: Motion carried 3 - 2 With Commissioners Hays and Mehevec voting against the motion.

< Clerk copy here >

AN ORDER APPROVING THE RE-ALLOCATION OF ASSESSMENT DEBT FOR CERTAIN PROPERTY LOCATED WITHIN THE NORTHEAST ROUND ROCK ROAD DISTRICT NO. 1; AND CONTINUING TO LEVY SPECIAL ASSESSMENTS AGAINST SAID PROPERTY AS PREVIOUSLY ORDERED.

### RECITALS

The Northeast Round Rock Road District No. 1 (the "District") has received a request from the owner of certain taxable real property within the District to consider the re-allocation of District assessment debt against said property. An appraisal firm, Kokel & Assoc., Inc., has submitted to the Commissioners Court of Williamson County, Texas, sitting as the Board of Directors of the District, an appraisal that depicts the ratio of the appraised value of the property in question.

The District convened a hearing on the 4th day of November, 1997, at the request of the owner. The representative of the owner, Centex Homes, appeared in person and was given an opportunity to speak or present evidence regarding the proposed re-allocation.

### FINDINGS


After considering all evidence presented at said hearing, both oral and documentary, the Board of Directors of the District finds and determines as follows:

1. That all conditions, provisions and actions taken in the amended and Restated Order Approving the Assessment Plan for the Northeast Round Rock Road District No. 1, adopted on January 4, 1993, remain in full force and effect.
2. That the following described real property is located within the District:  
  
See Exhibit "A", attached hereto and incorporated herein, hereinafter described as the Property.
3. Said Property having a combined original assessment of \$252,548.77, with an outstanding balance of \$232,800.75.
4. Said Property has now been re-subdivided as follows:
  - a. Thirty (30) developed lots in Laurel Ridge, Section One, as described in Exhibit "B", attached hereto and incorporated herein.
  - b. Sixty-seven (67) developed lots in Laurel Ridge, Section Two, as described in Exhibit "C", attached hereto and incorporated herein.
5. The Board hereby finds that the re-allocation of the assessment for the property as shown in Exhibit "A" shall be as shown in Exhibits "B" and "C". The balance of the acreage remaining in the Property described in Exhibit "A", being approximately

31.126 acres, shall be released from any future district assessments.

6. The Board further finds that this re-assessment shall not become effective until all plats are recorded with the Williamson County Clerk's office and all administrative costs are remitted to the District.
7. The Board of the District officially finds, determines and declared that a sufficient written notice of the date ,place and subject of this meeting of the District was posted at the Williamson County Courthouse for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Tex. Gov't Code Ann., and that this meeting has been open to the public as required by law at all times during which this Order has been discussed and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and postings thereof.

PASSED AND ADOPTED the 4th day of November, 1997.

  
JOHN DOERFLER  
SOUTHEAST WILLIAMSON  
COUNTY ROAD DISTRICT NO. 1

## EXHIBIT

A

Legal	Acres	1-1-97 Assessment Balance
Indian Ridge Section 1-A 5 lots - (19 Block F, 18 Block J and 1-3 Block N) at \$2,412.81/lot	1.404	\$ 12,064.05
Vista Heights Section 1-B 25 lots at \$965.13/lot	5.9097	\$ 24,128.25
Vista Heights Section 1-C 49 lots at \$965.13/lot	12.314	\$ 47,291.37
Vista Heights Section 2-A 77 lots at \$965.13/lot	17.53	\$ 74,315.01
15.54 acres, Anderson Survey	15.54	\$ 75,002.07
<b>TOTAL</b>	<b>52.697</b>	<b>\$ 232,800.75</b>

The above assessments are out of original assessments owned by First Gibraltar Bank FSB as recorded in Volume 57, Pages 178-182 of the Williamson County Commissioners Court Record. The original assessment on these tracts totaled \$252,548.77.

**CENTEX HOMES**

Page Three

Mr. Charles Crossfield

September 24, 1997

Centex proposed the allocation of the \$232,800.75 as follows:

## 1. Laurel Ridge Section One (30 fully developed lots)

<u>Block</u>	<u>Lot</u>	<u>PID #</u>	<u>Proposed Allocation</u>
A	1	R360811	\$2,412.81
A	2	R361138	\$2,412.81
A	3	R361139	\$2,412.81
A	4	R361140	\$2,412.81
A	5	R361141	\$2,412.81
A	6	R361142	\$2,412.81
A	7	R361143	\$2,412.81
A	8	R361144	\$2,412.81
A	9	R361145	\$2,412.81
B	1	R361146	\$2,412.81
B	2	R361147	\$2,412.81
B	3	R361148	\$2,412.81
B	4	R361149	\$2,412.81
B	5	R361150	\$2,412.81
B	6	R361151	\$2,412.81
B	7	R361152	\$2,412.81
B	8	R361153	\$2,412.81
B	9	R361154	\$2,412.81
B	10	R361155	\$2,412.81
B	11	R361156	\$2,412.81
B	12	R361157	\$2,412.81
B	13	R361158	\$2,412.81
B	14	R361159	\$2,412.81
B	15	R361160	\$2,412.81
B	16	R361161	\$2,412.81
B	17	R361162	\$2,412.81
C	1	R361163	\$2,412.81
C	2	R361164	\$2,412.81
C	3	R361165	\$2,412.81
C	4	R361166	\$2,412.81

Total for Laurel Ridge Section 1 \$72,384.30

Remaining Total Principal Balance = \$160,416.45

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## EXHIBIT "B"

LAUREL RIDGE SECTION TWO  
CABINET "P" SLIDES 55, 56 & 57  
67 TOTAL LOTS

Block	Lot	Proposed Allocation
A	1	\$2,394.28
	2	\$2,394.28
H	1	\$2,394.28
	2	\$2,394.28
	3	\$2,394.28
	4	\$2,394.28
	5	\$2,394.28
	6	\$2,394.28
	7	\$2,394.28
	8	\$2,394.28
	9	\$2,394.28
I	1	\$2,394.28
	2	\$2,394.28
	3	\$2,394.28
	4	\$2,394.28
	5	\$2,394.28
	6	\$2,394.28
	7	\$2,394.28
	8	\$2,394.28
	9	\$2,394.28
	10	\$2,394.28
	11	\$2,394.28
	12	\$2,394.28
	13	\$2,394.28
	14	\$2,394.28
	15	\$2,394.28
	16	\$2,394.28
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	19	\$2,394.28
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	21	\$2,394.28
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	25	\$2,394.28
	26	\$2,394.28
	27	\$2,394.28
J	3	\$2,394.28

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19	\$2,394.28
20	\$2,394.28
21	\$2,394.28
22	\$2,394.28
23	\$2,394.28
24	\$2,394.28
25	\$2,394.28
26	\$2,394.28
27	\$2,394.28
28	\$2,394.28
29	\$2,394.28
30	\$2,394.28
31	\$2,394.28

TOTAL FOR LAUREL RIDGE SECTION 2 = 160,416.76



November 4, 1997

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Consider authorizing release of lien for any properties in district which have paid assessment in full.

Moved: Commissioner Heiligenstein

Seconded: Commissioner Boatright

Motion: To authorize Judge Doerfler to sign release on Foley's, Dillards and JCPenny at Lakeline Mall if tracts have been paid in full.

Vote: Motion carried 5 - 0

< Clerk copy here >

THE ROAD DISTRICT COURT ADJOURNED AT 12:00 P.M. ON TUESDAY, NOVEMBER 4, 1997.

THE FOREGOING MINUTES in Volume 93 on pages 719 through 870, inclusive had at a Special Session of Commissioners Court of Williamson County, Texas, having been read are hereby approved this 18th day of November, 1997.

John C. Doerfler, County Judge

ATTEST: Elaine Bizzell, Clerk County Court & Ex-officio Clerk,  
Commissioners Court, Williamson County, Texas

by: \_\_\_\_\_  
Deputy Clerk