

COMMISSIONERS COURT RECESSED TO EXECUTIVE SESSION AT 10:42 A.M. ON TUESDAY, MAY 26, 1998.

COMMISSIONERS COURT RECONVENED FROM EXECUTIVE SESSION AT 11:10 A.M. ON TUESDAY, MAY 26, 1998.

AGENDA ITEM # 26 May 26, 1998

Discuss land acquisition for county parkland. (EXECUTIVE SESSION REQUESTED as per VTCA Govt. Code, sec 5512.072, matters relating to real property.)

No action was taken in executive session.

AGENDA ITEM # 27 May 26, 1998

Discuss and take any appropriate action relating to land acquisition for county parkland.

No action was taken on this agenda item.

AGENDA ITEM # 28 May 26, 1998

Hear comments from commissioners.

Commissioner Heiligenstein advised City of Austin has annexed a portion of Anderson Mill Road which has been funded by ATS for \$5,000,000.00. Williamson County has set aside \$1,000,000.00 for acquiring right-of-way and utility relocation but he felt City of Austin should be responsible for their portion of Anderson Mill Road. City of Austin has said they have no plans to spend any money on the street and the commissioner felt a resolution to the city would be appropriate in order not to lose the ATS funding.

Commissioner Heiligenstein invited all to attend Williamson County Child Welfare Board's annual function at Murphy Park in Taylor on Sunday, May 31, 1998.

COMMISSIONERS COURT RECESSED AT 11:27 A.M. ON TUESDAY MAY 26, 1998 UNTIL 10 O'CLOCK A.M. ON WEDNESDAY MAY 27, 1998.

COMMISSIONERS COURT RECONVENED AT 10 O'CLOCK A.M. ON WEDNESDAY MAY 27, 1998.

AGENDA ITEM # 29

May 27, 1998

Consider granting final plat approval to West Ridge Subdivision.

Judge Doerfler opened the meeting suggesting First Assistant County Attorney Dale Rye address the court first, Paulo Pinto and then the developer and area residents.

Mr. Rye advised any proposed subdivision in Williamson County basically is presented for approval to the Williamson County and Cities Health District and Commissioners Court.

Williamson County subdivision regulations require approval of the Williamson County and Cities Health District first.

After the West Ridge Subdivision plat was approved by the health district an appeal was filed with the health district board. The applicant raised issues whether the people who appealed the decision had standing and whether they had done so in a timely manner. Five members of the health district board were in attendance for the appeal the evening of May 26, 1998. After hearing those in attendance, the board upheld the decision of the Williamson County and Cities Health District by a vote of 5 to 0.

The board was explicit they were ruling **only** on the first 22 lots - not the entire development. Therefore the plat for review today has been approved by the Williamson County and Cities Health District and the Health District Board. The other phases will be dealt with as they are presented.

Williamson County subdivision regulations dating from 1985 provide any subdivision utilizing on-site sewage disposal facilities require the developer and each subsequent seller of a tract within such subdivision to give notice to the purchaser that they are required to go through a permitting process. Also to make disclosure to the purchaser of any circumstances the seller may be aware of that make it difficult to have a conventual system. The developers indicated they were aware of that requirement and also aware that because of the geological circumstances in this particular location it may be necessary to have engineered system/s. It may be necessary to have 1 septic system per 1 acre instead of 1/2 acre on some of the lots.

Mr. Rye felt each side had received substantially what they had requested.

Ethel Barnes Association member Bill Rush emphasized approval of phase one only - not the remaining development. The developer had advised the septic systems would be installed with the lot. Mr. Pinto had stated he would approve the systems only if they were built according to state qualifications. At least 2 of the lots will require an engineered system.

An existing on-site well had been discussed and the Ethel Barnes Association still believes there is a strong possibility of contamination to the Edwards Aquifer. He also felt that as the rules and standards change so will the standards for this development. He appealed to the court to establish some mechanism and use the citizens as support for future developments similar to this one. He volunteered his group to assist as a task force either locally or on the state level to help develop legislation for this type situation which he feels will occur more and more in the future.

The association is still concerned about this development and its effect on the surrounding area which operates mostly on well water for home use and stock. Should contamination occur the residents will definitely take action.

Owner of West Ridge Subdivision, Peter Kehle thanked everyone for their cooperation.