

AGENDA ITEM # 17

Consider approving resolution supporting Avery Ranch Development.

Mr. Robert Wuench advised the necessity for resolutions from Williamson County and the Cities of Cedar Park and Round Rock for February 1, 2000, appearance before the City of Austin Planning and Zoning Commission, and hopefully, before the City of Austin City Council on February 10, 2000.

Mr. Wuench felt a resolution signed by all three (3) entities would indicate regional cooperation. Approximately one hundred seventy (170) acres out of one thousand eight hundred (1,800) acres will be donated for park land with a two hundred (200) acre golf course.

The developer is committed to construction of (4) mile Avery Ranch Boulevard.

Commissioner Heiligenstein discussed Avery Ranch Boulevard absorbing some of the traffic now utilizing Brushy Creek Road - Hairy Man Road (County Road 174).

Moved: Commissioner Heiligenstein

Seconded: Commissioner Hays

Motion: To approve resolution supporting Avery Ranch Development.

Vote: Motion carried 5 - 0

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**THE STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS  
THE COUNTY OF WILLIAMSON**

That on this, the 18th day of January, A.D. 2000, the Commissioners Court of Williamson County, Texas, met in duly called Regular Meeting at the Courthouse in Georgetown, Texas, with the following members present:

**John C. Doerfler**, County Judge,  
**Mike Heiligenstein**, Commissioner Precinct One,  
**Greg Boatright**, Commissioner Precinct Two,  
**David Hays**, Commissioner Precinct Three, and  
**Frankie Limmer**, Commissioner Precinct Four;

and at said meeting, among other business, the Court considered the following:

**RESOLUTION**

**A RESOLUTION OF THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, SUPPORTING THE AVERY RANCH DEVELOPMENT AND ENCOURAGING OTHER GOVERNMENTAL AGENCIES TO SUPPORT THE AVERY RANCH DEVELOPMENT.**

WHEREAS, Pebble Creek Joint Venture, Milburn Homes, Bob Wunsch, Trustee, and Rathgeber Investment Company, Ltd ("Landowners") have proposed the development of the property generally known as the Avery Ranch as a large, planned residential community with amenities, a public golf course, and related supporting commercial development and uses, such as retail,

WHEREAS, the proposed development of Avery Ranch includes the construction of a major arterial road, Avery Ranch Boulevard through the creation of a county development district, the cost of which will be borne solely by the Landowners and residents within the Property,

WHEREAS, the proposed development of Avery Ranch also includes construction of a public, daily fee golf course available to all citizens of the region,

WHEREAS, the Avery Ranch development contemplates the construction of a network of hike and bike trails, including trails which may ultimately link the City of Cedar Park and the City of Round Rock;

WHEREAS, the Avery Ranch development will offer a wide range of housing opportunities for citizens of the area consisting of over 4,000 homes,

WHEREAS, the Avery Ranch development will, including the golf course, provide in excess of 200 acres of open space,

WHEREAS, Williamson County will receive the benefit of a major east-west arterial road for traffic circulation and will increase the County's tax base,

WHEREAS, Williamson County residents will be able to play on a daily fee public golf course constructed without utilizing taxpayer dollars and without requiring the removal of property from the County's tax roles;

NOW, THEREFORE, BE IT RESOLVED, that the Court supports the proposed development of Avery Ranch as a large, planned residential community with amenities, a public golf course, schools, and related supporting commercial development and uses, such as retail,

RESOLVED, that this Court has determined the Avery Ranch development will provide benefits to the citizens of Williamson County as described above; and

RESOLVED, the this Court encourages other governments and agencies with jurisdiction over the Avery Ranch project to cooperate with the developers of Avery Ranch and to move quickly to approve the necessary plans and agreements to ensure a long-term, quality development for the benefit of all citizens of Central Texas

  
JOHN DOERFLER

County Judge, Williamson County

**AGENDA ITEM # 18**

Discuss and take appropriate action concerning acceptance of street in Saratoga Springs Subdivision in lieu of extended warranty.

Commissioner Boatright advised the hot mix does not meet Williamson County density requirements and a three (3) year maintenance bond will be posted.

Moved: Commissioner Hays

Seconded: Commissioner Limmer

Motion: To approve Williamson County acceptance of street maintenance in Saratoga Springs Subdivision **upon the condition** a three (3) year maintenance bond is filed with the Williamson County Engineer Joe England by the developer of Saratoga Springs Subdivision.

Vote: Motion carried 4 - 0 with Commissioner Boatright abstaining from the vote with Affidavit of Conflict recorded here.

< Clerk copy here >

**Conflict Affidavit**

**County of Williamson**

} **Know All Men By These Present**

**State of Texas**

That before me, the undersigned Notary Public of Texas, personally appeared Gregory Boatright, who swore or affirmed by personal knowledge that the following statement is true and correct

"(1) I am a local public official, as defined in Chapter 171, Texas Local Government Code, being the Commissioner, Precinct #2 \_\_\_\_\_ of Williamson County, Texas."

"(2) I have a substantial interest in the following business entity or real property which might be affected by a vote or decision involving it Liberty Excavation

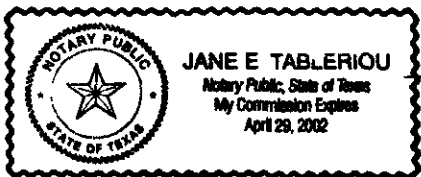
"(3) The nature and extent of my interest is as follows Partner  
Conducted Work in  
Saratoga Springs Subdivision

"(4) I will therefore abstain from further participation in the matter unless specifically permitted to do so by Chapter 171 of the Texas Local Government Code"

  
Signature

Gregory Boatright  
Printed Name and Title  
Co. Comm. Pct. 2

Subscribed and sworn to before me on Jan. 24, 2000



Jane E. Tableriou  
Notary Public