

***\*\*Judge Doerfler announced that an item had inadvertently been left off the agenda regarding the receipt of bids for property that the county owns at 301 E. 15<sup>th</sup> Street. He acknowledged that three bids were received on Tuesday, October 23, 2001, and that the item will be placed on the October 30, 2001 agenda for action.***

**AGENDA ITEM 25**

**Hold public hearing for the vacation of a right-of-way easement known as Kobuk Drive in Breakaway Park, Section 3.**

Judge Doerfler announced the public hearing open at 10:10 a.m. on Tuesday, October 23, 2001.

The following persons addressed the court regarding the vacation of the easement:

Tony Rusho, Breakaway Park resident  
Walter Yates, Developer of Breakaway Park  
Chuck Iskra, Breakaway Park resident  
Jane McAdams, Planning Director, City of Cedar Park  
David Hutton, Senior Planner, City of Cedar Park  
Barbara Wells, City Attorney, City of Cedar Park  
Gary Brown, surrounding landowner  
Leonor White, Breakaway Park resident  
Kirby Watson, Breakaway Park resident  
John Sneed, Williamson County EMS Director

Judge Doerfler announced the public hearing closed at 11:05 a.m. on Tuesday, October 23, 2001.

**AGENDA ITEM 26**

**Discuss and consider approving vacation of a right-of-way easement known as Kobuk Drive in Breakaway Park, Section 3.**

Commissioner Heiligenstein questioned whether the court had jurisdiction over this matter.

Assistant County Attorney Dale Rye will research the issue, and come back to the court with recommendations on jurisdictional and platting issues.

No action was taken on this agenda item, which will be added to the October 30, 2001.

< Attachment >



## MEMORANDUM

To: Judge John Doerfler and Commissioners Court  
From: Jane McAdams AICP, Director of Planning  
Date: October 8, 2001  
  
RE: Items 18 & 19, October 9, 2001 Commissioner's Court Agenda  
Request for Vacation of Kobuk Drive

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Transportation connectivity within the community as a means of providing alternative routes and relieving traffic congestion on major thoroughfares is of importance to the City of Cedar Park. The vacation of Kobuk Drive will diminish vehicular and pedestrian circulation by eliminating connectivity with the neighboring tract (Cedar Park Code, Sections 9.301 and 9.310).

To maintain and improve the vehicular and pedestrian circulation within the City and the City's ETJ, the City's subdivision ordinance requires the extension of existing street systems (Chapter 9, Sec. 9.301 Cedar Park Code) and limits the length of blocks (1,200 feet for residential or 1,500 when adjacent an arterial, and 2,000 maximum for commercial). Breakaway Park Section 3 as recorded planned to improve vehicular and pedestrian circulation with the provision of stub streets in various directions for future connection. Due to the development of school properties to the west and topography adjacent Parmer Lane, only three (3) viable connections remain. With a new phase of Breakaway Park Kenai Dr. is to be extended to Parmer Lane; Breakaway Rd. is intended to extend west into a residential development to the west, but a preliminary plan has not been submitted; and Kobuk Dr. can be extended to the north to intersect with Arterial C. Without the extension of Kobuk Dr. the block length will be approximately 7,100 feet, Kenai Dr./Parmer Lane to Arterial C/Arterial B, as no other connections appear possible.

The City of Cedar Park is currently reviewing a preliminary plan, Colonial Parkway, north of the Breakaway Park subdivision. To comply with City ordinances the preliminary plan includes Arterial C, connecting Parmer Lane to proposed Arterial B, and Cedar park has requested that the developer extend Kobuk Drive to Arterial C.

The existing Breakaway subdivision is surrounded almost completely by the City of Cedar Park and the new phase is within the city limits of the City of Cedar Park. The City of Cedar Park respectfully requests that Williamson County continue to support the City of Cedar Park in its efforts to plan for the circulation of its existing and future residents by not vacating Kobuk Dr.





September 28, 2001

Honorable County Judge and Commissioners Court, Williamson County  
Attn: Judge John C. Doerfler  
710 Main Street  
Georgetown, TX 78626

Dear Gentlemen:

Section 311.003(e) of the Texas Tax Code requires the City of Cedar Park to notify in writing each taxing unit that levies real property taxes in a proposed Tax Increment Reinvestment Zone (TIRZ) of its intent to establish the TIRZ. Such notice should be sent at least 60 days prior to the date of the public hearing to receive public comment on the creation of the TIRZ. With this letter, the City of Cedar Park is officially providing notice to the Commissioners Court of Williamson County (County), the Leander Independent School (LISD), the Austin Community College District (ACC) and Brushy Creek Water Control and Improvement District No. 1 (BCWCID) that it intends to create a TIRZ over approximately 460 acres of land in an area to be developed as Cedar Park's "Downtown District." It is anticipated that the City will conduct the required public hearing for the proposed TIRZ in December, 2001.

The proposed Downtown District TIRZ is generally located north of RM 1431 and east of Highway 183, as shown on the enclosed map.

Revenue from the TIRZ will be used to finance the construction of public works and improvements within the TIRZ. Proposed projects include the construction of: (i) new roadways, bridges and traffic circles, (ii) drainage, detention and water quality facilities, (iii) parks, trails and recreational facilities, and (iv) landscaping, streetscape, plazas and pedestrian malls. The cost of these projects to be financed by the TIRZ is currently estimated in excess of \$14 million.

The public works and improvements financed by the TIRZ are intended to promote the development of Cedar Park's Downtown District. The Downtown District will merge retail, office, entertainment and civic uses with a wide variety of high quality, high value single and



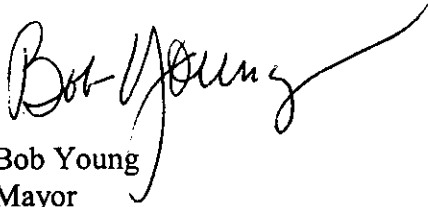
multi-family housing to create a pedestrian-friendly urban core. The total private investment in the TIRZ is anticipated to be over \$350 million during the development of the project.

Section 311.003(f), Tax Code, requires the City to make formal presentations to the governing bodies of the County, LISD, ACC and BCWCID. We hope to schedule such presentations in the near future. Additionally, representatives of the City and the developer will be available to meet informally with County, LISD, ACC and BCWCID staff and officials.

Section 311.003(g), Tax Code, requires that no later than the 15th day after the date on which this notice is given, each taxing unit that levies real property taxes in the proposed TIRZ shall designate a representative to meet with the governing body of the municipality. I am requesting that each jurisdiction designate a representative who would be available to meet with City staff concerning the proposed TIRZ.

Thank you very much for your assistance. If you have any questions or need additional information, please call the Cedar Park City Manager, Robert Powers, at (512) 258-4121.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Young", with a long, sweeping horizontal line extending to the right.

Bob Young  
Mayor



**AGENDA ITEM 27**

Consider approving agreement to contribute funds with TxDOT for approximately 1250 feet west of FM 1660 to approximately 800 feet east of CR 126.

Moved: **Commissioner Heiligenstein**

Seconded: **Commissioner Hays**

Motion: To approve agreement to contribute funds with TxDOT for approximately 1250 feet west of FM 1660 to approximately 800 feet east of CR 126.

Vote: **5 - 0**

< Attachment >



October 9, 2001

Agreement to Contribute Funds

Account No. 8014-2-25

CSJ 0337-02-032

Williamson County

S.H. 29: From approximately 1250 feet West of FM 1660

To approximately 800 feet East of WCR 126

Hon. John Doerfler

County Judge of Williamson County

710 Main Street, Suite 210

Georgetown, Texas 78626

Dear Judge Doerfler:

We would like to address the acquisition procedure for the improvement to SH 29 within the above project limits which will begin in the near future. When the County enters into the attached Agreement to Contribute Funds (County Form), the County will be required to contribute 10% of the estimated cost of eligible right of way and utility adjustments. The State, solely at our cost, will secure appraisals and acquire the needed right of way and will also cause the relocation of conflicting utility facilities. The initial contribution is based upon current estimates made by this office of these costs.

If, as the project progresses, it is found that this amount is insufficient to cover the County's obligation, then upon request, the County will need to supplement this amount as requested by the State. In the event any additional amount is paid, any overage will be returned at the close of the project. It has been determined that the County's estimated share of the right of way and eligible utility adjustments needed for this project totals \$25,000.00.

Attached are the original and three copies of the Agreement to Contribute Funds (County Form) for your execution at the next Commissioners Court Meeting. It will be necessary that a certified copy of the minutes of the meeting accepting the Agreement accompany the executed Agreement, along with a check in the above referenced amount to cover the County's 10% share.

If additional information is needed concerning this matter, please do not hesitate to contact the undersigned at (512)832-7237.

Sincerely,

Shelly W. Easley  
Supv. Right of Way Agent

SE

Attachments