

REGULAR AGENDA

AGENDA ITEM 15

Consider granting variance for Fern Bluff Community Center.

Moved: Commissioner Heiligenstein

Seconded: Commissioner Boatright

Motion: To grant a variance to Fern Bluff MUD from the requirement of having to construct Creekbend Boulevard from Wyoming Springs Boulevard to the eastern boundary of the proposed Fern Bluff Community Center.

Vote: 4 - 0

< Attachment >



GRAY • JANSING & ASSOCIATES, INC.

October 29, 2002

Mr. Joe England, P. E.
Williamson County
3151 SE Inner Loop Ste B
Georgetown, TX 78626

approved 11-5-02
John C. Daehler

**Re: Fern Bluff MUD Community Center Final Plat
Request for Variance regarding Creekbend Boulevard
GJA Job No. 999-8742-54**

Dear Mr. England:

On behalf of Fern Bluff MUD (District), please let this letter serve as a request to Williamson County for a variance from the requirement of having to construct Creekbend Boulevard from Wyoming Springs Boulevard to the eastern boundary of the proposed Fern Bluff Community Center.

As was discussed with the Williamson County Commissioners Court during the review and approval of the preliminary plat for the subject Fern Bluff Community Center project, the District plans to plat the necessary right-of-way for the extension of Creekbend Boulevard from the District's eastern boundary line westward to its future intersection with Wyoming Springs Drive. At that point, the boulevard extends as Brightwater Boulevard which is currently platted and developed. The District is going through the process of platting the Fern Bluff Community Center property to satisfy the County's subdivision regulations in order to fund and construct a community center on the southern portion of the tract. That portion of the property would be bounded on the east by the District's property line, on the south and west by Wyoming Springs Boulevard and on the north by the future right-of-way for Creekbend Boulevard

While the District has no reservations regarding dedication of the right-of-way for the future extension of Creekbend Boulevard, the District has limited funds to cover the costs for construction of the community center and has not anticipated paying the cost of the construction for extending Creekbend Boulevard. In addition, since there is no development immediately east of the District (Saul's Tract), Creekbend Boulevard is not needed at the present time and serves no existing development in that area.

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Mr. Joe England, P.E.
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To address the question as to what source of funding would be used to construct the subject extension of Creekbend Boulevard, please find attached a memorandum dated October 24, 2002 from Alysha Girard of the City of Round Rock noting that construction of Creekbend Boulevard from its existing end to Wyoming Springs Boulevard (which includes the portion adjacent to the Fern Bluff Community Center) is to be funded by the 2001 G.O. Bonds (City of Round Rock). Based on this document, the City of Round Rock will be funding the extension of Creekbend Boulevard at a future date.

It is respectfully requested that the Fern Bluff Community Center final subdivision plat be processed for approval along with a variance not requiring Fern Bluff MUD to fund the construction or post fiscal for the construction costs associated with the extension of Creekbend Boulevard. The final plat does include the dedication of right-of-way for this future roadway improvement.

If after reviewing this information you have any questions or comments, please don't hesitate to contact me at 452-0371. I'll be present when the Court considers this variance request in order to address any questions or comments you or members of the Commissioners Court may have regarding this matter.

Sincerely,

GRAY • JANSING & ASSOCIATES, INC.



David W. Gray, P.E.

DWG:J
Enclosure

cc: Members Williamson County Commissioners Court (w/enclosure)
Board of Directors; Fern Bluff MUD (w/enclosure)
Ms. Sharlene Collins; Armbrust & Brown, LLP (w/enclosure)
Mr. Jim Brewer, P.E.; GJA (w/enclosure)



CITY OF ROUND ROCK MEMORANDUM

DATE: October 24, 2002 **VIA EMAIL ONLY**

TO: Joe England, P.E.
Williamson County Engineer

FROM: Alysha Girard
Development Services Manager

RE: **Creekbend Boulevard at Wyoming Springs Boulevard**

The construction of Creekbend Boulevard from its existing end to Wyoming Springs Boulevard is funded by the 2001 G.O. Bonds. For your convenience, I have included a copy of the project description sheet. We are currently negotiating with the Design Consultant and plan to begin design immediately following contract completion.

I can be reached at 218-6646 for questions regarding the platting of Fern Bluff Community Center. If you have specific project questions, Tom Word can be reached at 218-5562.

cc: File

Capital Improvement Project Worksheet CAPITAL IMPROVEMENT PROGRAM 2001-2006

Project Information

Project Title:

Creek Bend Drive (existing end to Wyoming Springs)

Project Description:

Construct four-lane divided urban arterial, including storm water drainage system and bridge over Brushy Creek. Replace and/or relocate all water and wastewater lines, including services that are undersized, to shallow or that are in disrepair.

Benefits or Justification for Project/Strategic Plan:

The project will provide a new north / south crossing of Brushy Creek, and greatly enhancing mobility west of the IH 35 corridor. This will especially improve access for emergency services, the hospital, and Round Rock High School. Water and wastewater improvements are required to successfully complete the street improvements. Also, the existing undersized lines impact our ability to adequately meet current and future utility demands. Finally replacing those lines that are in disrepair will free up man-hours in utility maintenance and this will allow for better customer service. All of these improvements will improve the access, safety, and quality of life for the City of Round Rock.

Project Details:

- | | |
|--|--------------|
| • Department Responsible for Managing the Project: | Public Works |
| • Anticipated Start Date: | 7/1/02 |
| • Anticipated Completion Date: | 5/10/06 |
| • Estimated Length of Project (in months): | 46 |

Total Project Costs.

Itemized Project Costs:		Amount
Surveying and Engineering	\$	435,000.00
Right-of-Way and / or Easement Acquisition		800,000.00
Permits and Condemnation		80,000.00
Utilities (Water & Wastewater Rehab. and / or Replacement)		500,000.00
Construction		2,900,000.00
Contingency		460,000.00
Total Project Costs	\$	5,175,000.00

Basis for Determining Project Costs:

Previous similar projects

Anticipated Primary Funding Source:

General Obligation Bond

Other Potential Funding Sources:

Source:		Amount:
	\$	

Impact on Operating Budget

Will This Project Create a New Program?: No

Summarize Annual Operating Costs:

Annual Estimated Operating Costs for this project (Maintenance, School Zones, etc)	\$	6,000.00
Number of Job Positions Required		0.2
First Fiscal Year in which Operations are Impacted		2006-7

Project History**Is this Project on a Master Plan?**

- Transportation:
- Parks:
- Other:

Yes**Sponsors or Interested Parties of Project: (e.g. groups, neighborhood associations):**

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Related Projects (i.e., is this project contingent upon or affected by status of other projects):

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AGENDA ITEM 16

Discuss and consider final plat approval of Fern Bluff Community Center.

Moved: **Commissioner Heiligenstein**

Seconded: **Commissioner Boatright**

Motion: To approve the final plat of Fern Bluff Community Center.

Vote: 4 - 0

AGENDA ITEM 17

Discuss and consider preliminary plat approval of Friendship Farm.

Moved: **Commissioner Hays**

Seconded: **Commissioner Heiligenstein**

Motion: To approve the preliminary plat of Friendship Farm.

Vote: 4 - 0

AGENDA ITEM 18

Discuss and consider setting date to hold public hearing for the partial cancellation of Wade Crossing, Phase 1.

Moved: **Commissioner Hays**

Seconded: **Judge Doerfler**

Motion: To set a public hearing on the partial cancellation of Wade Crossing, Phase 1 for December 3, 2002 at 10:00 a.m.

Vote: 4 - 0

AGENDA ITEM 19

Discuss and consider setting date to hold public hearing for the cancellation of Drake's Crossing, lots 119b and 119c.

Moved: **Commissioner Hays**

Seconded: **Commissioner Boatright**

Motion: To set a public hearing on the cancellation of Drake's Crossing, Lots 119B and 119C, for December 3, 2002 at 10:15 a.m.

Vote: 4 - 0

AGENDA ITEM 20

Consider renewing tax abatement guidelines policy.

Moved: **Commissioner Hays**

Seconded: **Commissioner Heiligenstein**

Motion: To extend the existing tax abatement guidelines until such time as changes are made based on recommendations by Joe Pondrum.

Vote: 4 - 0

AGENDA ITEM 21

Discuss and take appropriate action on canceling award for item #4 on uniforms for law enforcement departments awarded to Miller Uniforms for fiscal year 2003.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Heiligenstein**

Motion: To cancel the award for item #4 on uniforms for law enforcement departments awarded to Miller Uniforms for fiscal year 2003.

Vote: 4 - 0