

AGENDA ITEM 16

Discuss and consider noting tentative closure of CR 388 for bridge construction and establishing a detour route. Pct. #3.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Heiligenstein**

Motion: To note tentative closure of CR 388 for bridge construction and establishing a detour route. Pct. #3.

Vote: 5 - 0

REGULAR AGENDA

AGENDA ITEM 17

Discuss and consider preliminary plat approval of Hawes Ranch, Section Two. Pct. #3.

Joe Bissell addressed the court regarding Hawes Ranch, Section Two. Attention was given to the 350 acres (more or less) that would be affected by this subdivision.

Moved: **Commissioner Hays**

Seconded: **Commissioner Heiligenstein**

Motion: To give preliminary plat approval of Hawes Ranch, Section Two. Pct. #3.

Vote: 5 - 0

AGENDA ITEM 18

Discuss and consider preliminary plat approval of Walburg Crossing. Pct. #3.

Commissioner Boatright suggested that CR 148 be considered for straightening three right-angle corners at the location of Walburg Crossing.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To approve preliminary plat approval of Walburg Crossing. Pct. #3

Vote: 4 - 0. **Commissioner Heiligenstein was absent from the dais.**

AGENDA ITEM 19

Discuss and consider final plat approval of Lakewood Country Estates, Phase One, Resubdivision of Lot 10, Block C. Pct. #2 (Public hearing held with city).

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To make final plat approval of Lakewood Country Estates, Phase One, Resubdivision of Lot 10, Block C. Pct. #2 (Public hearing held with city).

Vote: 5 - 0

AGENDA ITEM 20

Hear presentation from Martha Juch on the recommendation from the Brushy Creek Trailhead Property Uses Committee.

Martha Juch addressed the court as the Chair of the Brushy Creek Trailhead Property Uses Committee regarding the Brushy Creek Trailhead property. Ms. Juch presented the four uses recommended by the committee as: 1) trail connection with pavilions, 2) multi-age "playscape" area, 3) outdoor nature classroom, and 4) a hillside theatre with natural seating area which would accommodate fewer than 500 persons.

Lisa Birkman, Julie Bassett, Ken Vogelmann and Joan Brown all spoke with disapproval on the hillside theatre concept, as it would be in direct opposition to an anti-amphitheatre petition which was signed by 1400 area residents.

Commissioner Heiligenstein expressed his belief that the land should benefit the county at-large, as it was purchased for \$20,000.00 per acre with County funds, or it should be sold to bring in funds for the regional park.

Brushy Creek Trailhead Property Uses Committee
Williamson County, Texas

Report to Commissioners Court

September 30, 2003

Brushy Creek Trailhead Property Uses Committee
Report to Commissioners Court

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Authorization and Committee Roster

The Brushy Creek Trailhead Property Uses Committee was authorized by the Williamson County Commissioners' Court on April 1, 2003 (see Agenda Item 23 in Appendix D). The following members were appointed to the committee:

Janet Bartles	appointed by Cedar Park Mayor Young
Mike Benson	appointed by Commissioner Boatright
Stephanie Blaschke	appointed by Commissioner Hays
Jim Boles	appointed by Round Rock Mayor Maxwell
John Chisholm <i>Terri Thompson</i>	appointed by Fern Bluff MUD
Don Dady	appointed by Brushy Bend Park HOA
Martha Juch	appointed by Commissioner Heiligenstein
Karen Parker	appointed by Commissioner Heiligenstein
Cris Yackle	appointed by Brushy Creek MUD

Subsequent to the Court action, John Chisholm was replaced by Terri Thompson as the Fern Bluff MUD representative.

Williamson County Commissioners' Court provided staff assistance for the committee through Annette Todd and Mary Clark. Jim Rodgers, Williamson County Parks Director, assisted the committee and acted as Facilitator during planning activities. Appendix A contains a complete listing of committee members, mailing addresses, and telephone numbers.

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Committee Meetings

The Committee met eight times, from April 14, 2003, through September 22, 2003. Meeting Agendas are included in Appendix B. All committee meetings were open to the public and were attended by homeowners from several subdivisions in the areas surrounding the park site. Committee meetings were held at four locations: the Precinct 1 offices in Round Rock, the park site, the Brushy Creek MUD offices on Great Oaks Drive, and the Jean I. Cochran Community Center (Fern Bluff MUD offices) on Wyoming Springs Drive. A summary of each meeting is provided in this section. Detailed minutes from each meeting are included as Appendix C at the end of the report.

April 14, 2003. The initial meeting of the committee was held at the Williamson County Precinct 1 offices at 400 West Main in Round Rock. Commissioner Heiligenstein welcomed the members and discussed the purpose of the committee. Committee members agreed to consider having a facilitator for the group and to elect a chair at the next meeting.

May 6, 2003. The second meeting of the committee was held at the park site on Brushy Creek Road (County Road 174). Martha Juch, P.E., C.F.M. volunteered to chair the committee and reviewed her qualifications: resident of Brushy Bend Park, practicing civil/environmental engineer, previous experience with planning committees for multi-use park facilities. Presentations on possible uses of portions of the site were made by Donny O'Neal, with Run-Tex, and Keith Jackson, with PBS&J (possible road expansion for Brushy Creek Road). Committee members began brainstorming ideas and requested additional information from the county regarding traffic studies, projected land uses associated with the Brushy Creek road corridor, plans for the regional parks and parks in Cedar Park, and an ongoing wetlands study.

June 9, 2003. The meeting was held at the Brushy Creek MUD offices. Jean Cochran represented committee member Teri Thompson for Fern Bluff MUD. A presentation was made by Karen Friese, with K. Friese and Associates, and Chris Miller and Cari Sutton, with PBS&J, on a new study which will identify potential wetlands sites along the creek in the vicinity of the park site. Jim Rodgers reviewed the projected land uses along the Brushy Creek Road corridor and also presented the long-range plans for additional park facilities in Williamson County. Jean Cochran and Cris Yackle also updated the committee on plans for park facilities in Fern Bluff MUD and Brushy Creek MUD, respectively. The committee agreed to a separate meeting for brainstorming.

July 21, 2003. The fourth meeting, scheduled as a formal brainstorming session, was delayed several weeks to accommodate members' schedules and other circumstances. The meeting was held in July at the Brushy Creek MUD offices.

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Jim Rodgers acted as the facilitator and assisted the committee and visitors to develop a listing of all possible park facilities to be considered for the 35-acre site. The attendees then grouped these suggestions into a list of "like" facilities in order to compile and shorten the list. Commissioner Heiligenstein participated in the discussion and pointed out that several types of facilities might raise concerns from the Commissioners' Court in terms of cost. MUD representatives also noted which facilities were built or planned for construction in the area.

August 11, 2003. The meeting was held at the Brushy Creek MUD offices and was a continuation of the planning process. A summary of the brainstorming session was provided to the committee members and visitors. A spreadsheet was then used to develop criteria which could be used to identify obstacles that might make the particular type of facility difficult to construct or maintain. Committee members and visitors were then encouraged to "vote" for their favorite facilities by each placing four colored dots next to the facility group or groups which they most wanted to see constructed on the site.

August 25, 2003. The sixth meeting was held at the Brushy Creek MUD offices and included a presentation by park designers, Tim Bargainer and Jason Heinig, with Hall/Bargainer, Inc. The presentation explained how the different "menu items" could fit together on the site. They answered questions and pointed out that the size of the park (< 35 acres) fits in to a "district park" classification (not a larger regional park), which is usually designed to service the immediate area (within a five-mile radius). They explained how the park site should be treated lightly in order to compliment the other trail facilities and be a "pearl" on the park trail system "necklace". The committee discussed the consolidated chart developed from the previous meetings, made some corrections/additions, and invited new visitors to place dots next to their favorites on the list.

September 8, 2003. The committee met at the Jean I. Cochran Community Center, the new offices of the Fern Bluff MUD. Karen Friese and Tom Owens, with K. Friese and Associates, presented the findings of the study on the creation of wetlands on or near the park site. The committee discussed the results of the previous meetings and agreed on three considerations that will be used to select park facilities for the site. The committee went through the consolidated list of possible park facilities and selected those facilities which fit the site's: 1) use as a trailhead, 2) size as a District-type park, and 3) inclusion in the trail system's conservation corridor.

September 22, 2003. The meeting was held at the Jean I. Cochran Community Center. Martha Juch, Chair, presented the draft report to the committee. The committee went through the report, making changes as appropriate. Additions were made to the recommendations section to strengthen and clarify the wording regarding the Hillside Theater. Visitors were encouraged to comment on the draft report. The Chair will revise the report and present the final report to Commissioners Court on September 30, 2003.

Brushy Creek Trailhead Property Uses Committee
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Summary of Planning Process

The Brushy Creek Trailhead Property Uses Committee was formed in April 2003, to consider possible uses of an approximately 35-acre site purchased by Williamson County as a county park. The nine committee members were appointed by the Williamson County Commissioners' Court and represented all county residents as well as specific Municipal Utility District and neighborhood interest groups. The Committee met eight times between April 14 and September 22, 2003, and participated in a structured planning process to select park facilities which would be recommended to the Court.

The Committee had the input and assistance of Williamson County Parks Director Jim Rodgers, Precinct 1 Commissioner Mike Heiligenstein, wetlands consultant K. Friese and Associates, Inc., engineering consultant PBS&J, Inc., and park planning consultant Hall/Bargainer, Inc. Other resources provided to the Committee included the Williamson County Comprehensive Park Plan, the Williamson County Meeting Center Feasibility Study, a preliminary Brushy Creek Road expansion study, a land use projection for the Brushy Creek Road corridor, planning concepts for the Williamson County Regional Park and Twin Lakes Park, and various planning documents for Brushy Creek MUD and Fern Bluff MUD parks. The Committee meetings included traditional planning workshops involving brainstorming and feasibility discussions, as well as presentations by consultants, the Park Director, and representatives of the Brushy Creek and Fern Bluff MUDs.

During the brainstorming phase of the planning process, forty-three (43) different features were identified which could possibly be included on the site. These are listed in detail in the meeting minutes (Appendix C) and included diverse uses such as playscapes, swimming pools, water parks, run center, hillside theater, FFA exhibit area, senior center, library, pioneer farm display, camping, ropes course, climbing wall, miniature train, community gardens, volleyball, golf, wetlands project, nature center, and others, as well as a "do nothing" scenario. The various features were grouped into like facilities and the list was consolidated using both negative criteria and positive planning tools to evaluate the feasibility of each park feature. Both committee members and meeting visitors were encouraged to participate in the process. A list of "favorite" park features was developed as a result of this planning exercise: large playscape, swimming pool, pavilion, restrooms w/ showers, nature center, hillside theater, trail connection, equestrian center, disc golf, run center, and "do nothing" (or leave the land in its natural state).

Discussions followed which reviewed the land-area requirements of many features. The Committee assumed some of the parkland will be reserved for utility easements, floodplains, existing cemetery, etc., and estimated approximately 20 to 25 acres would be available for constructed park facilities,

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including parking and restrooms. Several types of facilities were believed to be too land-intensive for such a limited site. For example, Disc Golf and an Equestrian Center both require large areas for efficient facilities and would be exclusive to other uses. In addition, construction and maintenance costs were discussed on a general scale: i.e. can the County afford a facility using bond monies and existing maintenance resources? Cost (including the need for on-site full-time personnel) was a particular concern for features such as swimming pools and the indoor run center.

The Committee also discussed the needs of the surrounding neighborhoods and the County in general. The park's size and location do not make it attractive for facilities which draw frequent large crowds or are regional in nature. **For example, the large commercial-type amphitheater originally considered by Commissioners' Court for the site was not included in the committee's list of facilities because it was not compatible with the location of the site near residential neighborhoods, as shown by petitions and emails presented to Commissioners' Court in the Fall of 2002.** Instead, the Brushy Creek Trailhead Park site is ideally suited as a community resource and can be designed to attract families with small children, teens, young adults, and older citizens because of its accessibility on the trail system and proximity to Cedar Park and Round Rock.

Before making the final selections from the "favorites" list, the Committee agreed on three concepts that would be used to guide the final selection process.

1. Trailhead - *The site is located on the Brushy Creek trail system and is ideally situated to function as an enhancement to the system between the cities of Round Rock and Cedar Park.*
2. Limited Size - *The size (approx. 35 acres) is amenable to a District-type park, which could effectively service county residents within a five-mile radius.*
3. Conservation Corridor - *The trail system along Brushy Creek is designed to encourage use as a Conservation Corridor. As a "pearl" in the park trail system "necklace", uses should be light to conform to a conservation goal.*

Using these concepts, the Committee reviewed a chart which compiled the "favorites" list with the negative criteria. The Committee then selected the park features which best fit the Brushy Creek Trailhead Property, and moved other features to a list for recommendation to be constructed on other county park property. The park facilities that were recommended for the Brushy Creek Trailhead Park were selected because they:

- can be used by the residents of surrounding neighborhoods, as well as by schools, community groups, and service organizations,
- are reasonable in size, cost and in maintenance,
- provide features which can be used by many different age groups,

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- fit well into the concept of a Conservation Corridor by working with natural features to provide venues which can be accessed and enjoyed by visitors,
- provide unique opportunities for recreation,
- fill a gap in existing county resources, and
- enhance the park's location as a trailhead in the Williamson County Trail System

The Recommendations from the Committee will be presented to the Williamson County Commissioners' Court on September 30, 2003. Once presented, the Committee will be suspended until consultants for the County are chosen to develop a conceptual plan for the park. The Committee has expressed a desire to review the conceptual plan prior to final design so that additional feedback can be provided to Commissioners' Court and neighborhood concerns can be addressed.

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Recommendations

At the end of the planning process, the Committee agreed to pull several features from the list and identify them as "givens" which would be included in the basic design of any facility on the site. These basic park features are parking and restrooms with showers.

Using the three guiding concepts of *Trailhead*, *Limited Size*, and *Conservation Corridor*, the recommended features for the **Brushy Creek Trailhead Park** are (all include appropriate parking and restrooms with showers):

- **Trail Connection** – this feature is envisioned as a loop off the existing trail, with a combination of a large pavilion(s) and small pavilions for shade, picnics, gatherings, and run center/exercise area.
- **Unique Playscape** – this feature is envisioned as a multi-age playground that could include "natural"- or "unique"-looking play area, rock-climbing features, and a small skate park.
- **Outdoor Nature Classroom** – this feature is envisioned as incorporating a nature classroom project, one or more wetlands projects, and a wildflower field or meadow.
- **Hillside Theater** – this feature is envisioned as a stage with natural hillside seating that could accommodate **less than 500 people** for community and school functions such as theater groups, school bands/orchestras, scouts, weddings, community activities sponsored by the Parks Department, etc. The Theater must be integrated with other park facilities and would require a sound survey and a traffic survey prior to final design. It is noted that residents who were present throughout the committee meetings voiced strong objections to the Hillside Theater.

In order to insure that the park complements the neighborhoods around it, is designed and operated according to the overall guidance of the committees' intentions, and does not become a nuisance, the Committee added several recommendations:

- The Commissioners should establish a curfew for the park that is consistent with the other parks along the trail system.
- The Commissioners should form a Citizens Park Advisory Committee, similar to the make-up of the Brushy Creek Trailhead Property Uses Committee, to assist the County Parks Department.

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In addition, the Committee chose to recommend several of the features on the "favorites" list to the Commissioners for consideration in the **Williamson County Regional Park** or **other county park facilities**. These include:

<i>Botanical Gardens</i>	<i>Pioneer Farm Display</i>
<i>Community Gardens</i>	<i>Equestrian Center</i>
<i>Disc Golf</i>	<i>Indoor Run Center</i>
<i>Competitive Indoor Swimming Pool</i>	<i>Recreational Pool</i>
<i>Water Park</i>	

These facilities were all supported by the committee as good ideas for implementation in the county; however, most of these facilities were either too expensive to construct and maintain on this site, took up a majority of the site area (and therefore were not compatible with other park features and/or the trail system), or were included in either short- or long-term plans for other county or city parks in Williamson County.

The Committee appreciates the opportunity to make these recommendations to the Commissioners' Court and looks forward to working again with the County between conceptual and final design of the Brushy Creek Trailhead Park.

ATTACHMENT 'A'

BRUSHY CREEK TRAILHEAD PROPERTY USE COMMITTEE				
First Name	Last Name	Organization/Neighborhood	Phone	Email
Janet	Bartles	Cedar Park appointee	331-1045	gbartles@austin.tx.com
Mike	Benson	County appointee	528-8069	jimbcons@aol.com
Stephanie	Blaschke	County appointee	246-6088	sblaschke@yahoo.com
Jim	Boles	Round Rock appointee	244-9767	scipboles@aol.com
Don	Dady	Brushy Bend HOA appointee	573-7600	donlady@aol.com
Martha	Juch (Chair)	County appointee	310-2700	mfiuch@austin.tx.com
Karen	Parker	County appointee	294-9078	karenlparker@austin.tx.com
Terri	Thompson	Fern Bluff MUD appointee	626-8391	Terri_Thompson@roundrockisd.org
Cris	Yackle	Brushy Creek MUD appointee	310-7379	place5_bcmud@hotmail.com
Jim Rodgers		Williamson County Parks Director	260-4263	jrogers@wilco.org
Annette Todd		Williamson County staff	248-3238	atodd@wilco.org

ATTACHMENT B

Brushy Creek Trailhead Property Uses Committee
April 14, 2003
7 p.m.

1. Welcome and Introductions
2. Define location of site
3. Discuss options for site
 - a. Road-widening
 - b. Partnership with Run-Tex for training center
 - c. Run-Tex exercise station loop
 - d. Wetlands development
4. Discuss hiring facilitator for group
5. Elect chair for group
6. Discuss future meetings

Brushy Creek Trailhead Property Uses Committee
May 6, 2003
6:30 p.m.

- 1. Welcome**
- 2. Selection of Committee Chair**
- 3. Presentation by Paul Carrozza, Run-Tex**
- 4. Presentation by Keith Jackson, PBS&J Engineering**
- 5. Discuss future meetings**

Brushy Creek Trailhead Property Uses Committee
June 9, 2003
7 p.m.

1. **Welcome**
2. **Presentation on wetlands creation on trailhead property,
Karen Friese, K. Friese and Associates**
3. **Presentation on proposed land uses along Brushy Creek
Road, Jim Rodgers, Williamson County Parks Director**
4. **Presentation of county park plans, Jim Rodgers,
Williamson County Parks Director**

Brushy Creek Trailhead Property Uses Committee

Agenda

July 21, 2003

7:00pm Brushy Creek M.U.D. Office

1. Call to order (Martha Juch).
2. Approve minutes from June 9th, 2003 meeting. (Jim Rodgers)
3. Brainstorming.
4. Set date for next meeting.

Brushy Creek Trailhead Property Uses Committee

Agenda

August 11, 2003

7:00pm Brushy Creek M.U.D. Office

1. Call to order (Martha Juch).
2. Approve minutes from June 9th, 2003 meeting. (Martha Juch)
3. Go through list of suggestions from the brainstorming session and identify criteria to assist in ranking suggestions. (Jim Rodgers)
4. Set date for next meeting.

Brushy Creek Trailhead Property Uses Committee

Agenda

August 25, 2003

7:00pm Brushy Creek M.U.D. Office

1. Call to order (Martha Juch).
2. Approve minutes from August 11, 2003 meeting.
3. Hear presentation from Hall/Bargainer Inc. about how to integrate the results of our criteria exercise with our favorites exercise.
4. Discuss results of the criteria exercise from the August 11th, 2003 meeting.
5. Discuss results of the consolidated chart favorites.
6. Set date for next meeting.
7. Adjourn (Martha Juch)

Brushy Creek Trailhead Property Uses Committee

Agenda

September 22, 2003

7:00pm Jean I. Cochran Community Center

1. Call to order (Martha Juch).
2. Approve minutes from September 8, 2003 meeting.
3. Finalize presentation for Williamson County Commissioner's Court.
4. Adjourn Meeting (Martha Juch)

AGENDA ITEM 21

Set date to receive request for qualifications for Brushy Creek Trail Phase 2.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Heiligenstein**

Motion: To set Tuesday, 10:00 a.m., November 18, 2003, as the date to receive request for qualifications for Brushy Creek Trail Phase 2.

Vote: **5 - 0**

AGENDA ITEM 22

Set date to receive request for qualifications for Brushy Creek Trail Loop.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Heiligenstein**

Motion: To set Tuesday, 10:30 a.m., November 18, 2003, as the date to receive request for qualifications for Brushy Creek Trail Loop.

Vote: **5 - 0**

AGENDA ITEM 23

Consider approving an Interlocal Agreement with the City of Granger for drainage work.

Moved: **Commissioner Limmer**

Seconded: **Commissioner Boatright**

Motion: To approve an Interlocal Agreement with the City of Granger for drainage work.

Vote: **5 - 0**

< Attachment >