



Travis County Commissioners Court Agenda Request

Meeting Date: January 17, 2012

Prepared By: Paul Scoggins **Phone #:** 854-7619

Division Director/Manager: Anna Bowlin, Division Director of Development Services

AB

Carol B. Jorgensen for

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Receive comments regarding a request to authorize the filing of an instrument to vacate a 0.658 acre drainage easement located over and across a portion of Lot 1, Block A of the Schmidt Addition subdivision – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to vacate a 0.658 acre drainage easement located over and across a portion of Lot 1, Block A of the Schmidt Addition subdivision. The easement is dedicated per plat and is schematically shown on the face of the plat. The subject lot fronts on Capital of Texas Highway (Loop 360), which is maintained by The State of Texas.

Professional engineer Alex G. Clarke has stated that:

"The aforementioned drainage easement was designed for a specific site plan, Wendy's at 360 (Travis County Development Permit #04-1710; City of Austin Site Development Permit #SPC-03-0026C), which was never constructed. We are currently seeking a site development permit for Loop 360 Climatized Self Storage (Travis County Development Permit #11-1897; City of Austin Site Development Permit #SPC-2011-0190C). This site requires a differently shaped drainage easement of 1.003 acres, which we are offering for recordation in exchange for the release of the existing drainage easement. The vacating of this drainage easement and the proposed drainage easement that will replace it will not cause any adverse affects to any of the surrounding property."

After review of the submitted request and recommendation, Travis County engineer Don Grigsby has stated he has no objections to this vacation request. Staff foresees no opposition to this request.

STAFF RECOMMENDATIONS:

As of this memo staff has not received any inquiries in regards to this vacation request. The request has been reviewed by TNR staff and staff finds the vacation requests meets all Travis County standards. As such, TNR staff recommends the vacation.

ISSUES AND OPPORTUNITIES:

The original plan for this site was Wendy's at 360 (Permit #04-1710). The current 0.658 acre drainage easement was to service that particular plan. However, the Wendy's was never built. A new site plan (Permit #11-1897) has since been submitted. This new site plan, according to the request letter, requires a differently shaped drainage easement. Vacating the current drainage easement and re-dedicating it in a new configuration will allow the property owners to move forward with the permit process.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- Order of Vacation
- Field Notes and Sketch
- Request Letter
- Easement Dedication and Survey
- Sign Affidavit and Pictures
- Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	Development Services	854-7561
Don Grigsby <i>DLB</i>	Engineer	Development Services	854-7560

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565

SM:AB:ps
1101 - Development Services - Schmidt Addition