



Travis County Commissioners Court Agenda Request

Meeting Date: January 31, 2012

Prepared By: Michael Hettenhausen **Phone #:** 854-7563

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

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on the Reserve at Lynnbrook Preliminary Plan (A Small Lot Subdivision) (Preliminary Plan - 35 total lots (34 single family residential lots and one drainage/greenbelt/open space lot) - 11.563 acres - City of Austin ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This preliminary plan consists of 35 total lots (34 single family residential lots and one drainage/greenbelt/open space lot) on 11.563 acres. The property fronts on Lynnbrook Drive, which connects to Old Manchaca Road to the east and Slaughter Lane via Bauerle Ranch to the west. The application includes 775 linear feet of proposed public streets. Water and wastewater service will be provided by the City of Austin. Parkland dedication, fees in lieu of parkland dedication, or fiscal surety are not required with the preliminary plan application.

STAFF RECOMMENDATIONS:

As this preliminary plan application meets all Single Office requirements and was approved by the City of Austin Zoning and Platting Commission on January 3, 2012, Single Office staff recommends approval of the preliminary plan.

ISSUES AND OPPORTUNITIES:

Staff has talked with two owners of neighboring properties who requested more information about the proposed subdivision. Both parties were concerned with the impacts of increased traffic on the local roadways. Staff explained that a traffic impact analysis was not required for this proposed subdivision and the application meets all Title 30 requirements and would be recommended for approval.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map
Location map

Proposed preliminary plan

REQUIRED AUTHORIZATIONS:

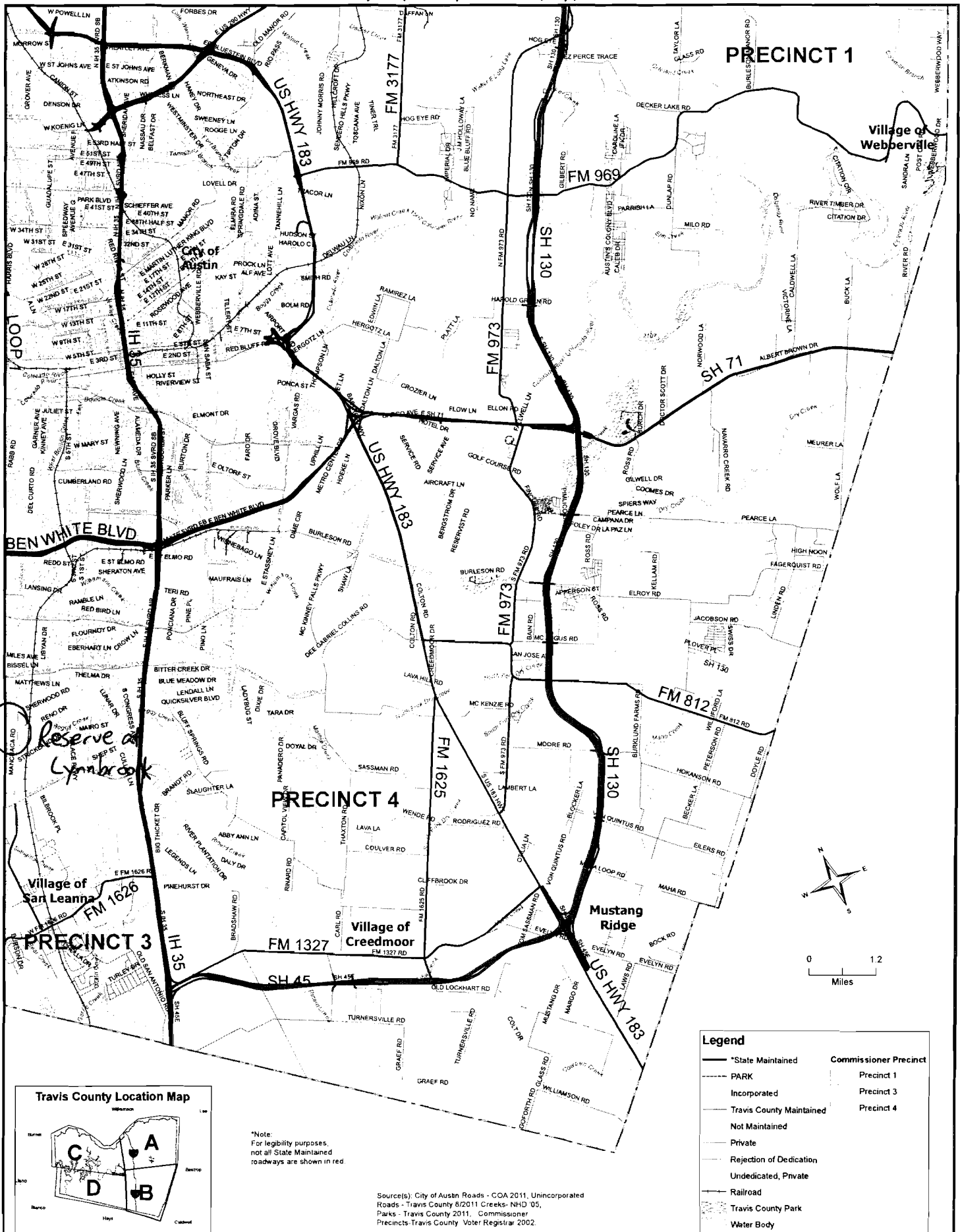
Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

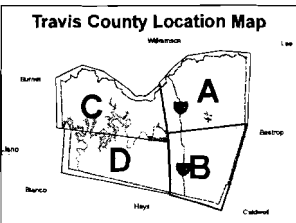
SM:AB:mh

1101 - Development Services - Reserve at Lynnbrook Preliminary Plan

PRECINCT MAP



Legend	
—*State Maintained	Commissioner Precinct
---PARK	Precinct 1
—Incorporated	Precinct 3
—Travis County Maintained	Precinct 4
—Not Maintained	
—Private	
—Rejection of Dedication	
—Undedicated, Private	
—Railroad	
—Travis County Park	
—Water Body	



*Note:
For legibility purposes,
not all State Maintained
roadways are shown in red.

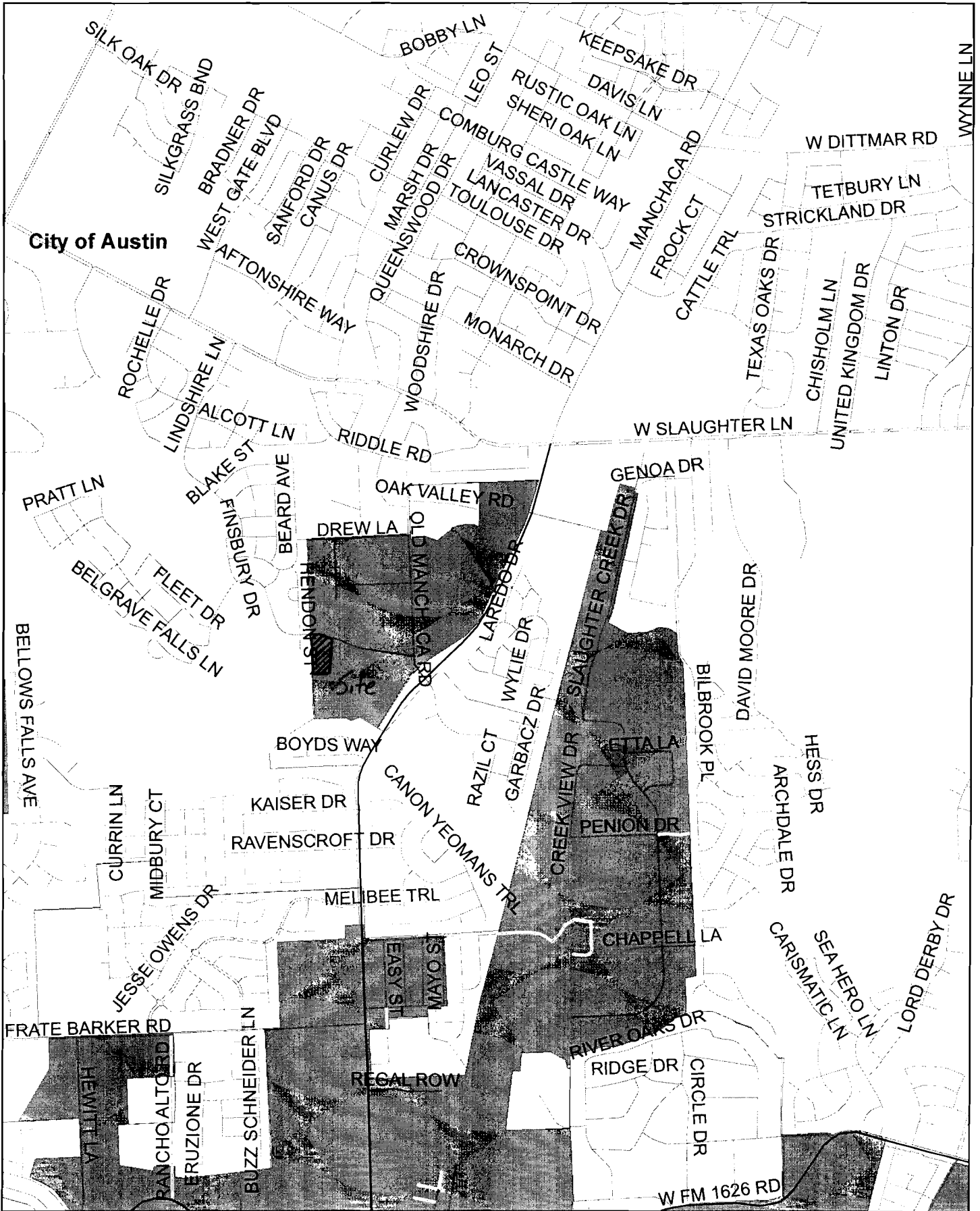
Sources: City of Austin Roads - COA 2011, Unincorporated
Roads - Travis County 8/2011 Creeks- NHD 05,
Parks - Travis County 2011, Commissioner
Precincts-Travis County Voter Registrar 2002.

Map Disclaimer: This map was created for the Travis County Road Maintenance to identify Travis County maintained roadways. The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map B

Map Prepared by Travis County,
Dept of Transportation & Natural
Resources Date 8/9/2011

LOCATION MAP



Disclaimer: Map for general reference only. Data provided "as is" with no warranties of any kind. Contact the Travis County GIS Coordinator at (512) 854-7641 for questions.

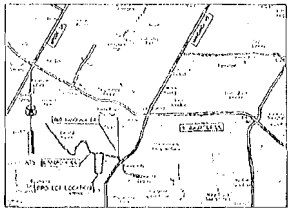
Source(s): Property Lines - TCAD 07/2007, Roads - Travis County 04/2007, Jurisdictions - 06/2007, Subdivisions - July 2006, Contours - CAPCO 1997, Creeks - NHD 2005, Flood plain - FEMA Prelim 2005



Map Prepared by: Travis County, Department of Transportation & Natural Resources
<http://www.co.travis.tx.us/maps>

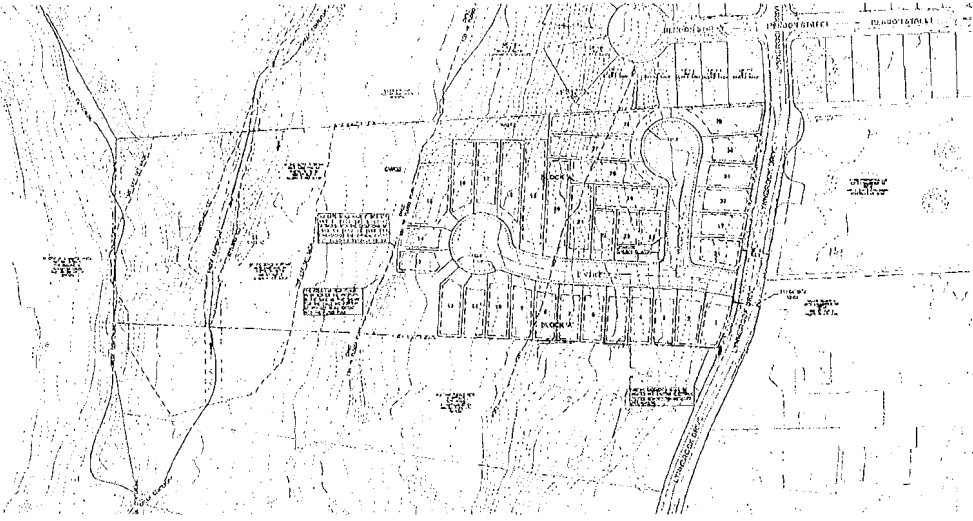
RESERVE AT LYNNBROOK PRELIMINARY PLAN (A SMALL LOT SUBDIVISION)

VICINITY MAP



LEGEND

	PROPOSED ROADWAY
	PROPOSED EASEMENT
	PROPOSED EASEMENT
	PROPOSED ROAD
	PROPOSED RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY



SHEET INDEX	
1	PRELIMINARY PLAN
2	EXISTING CONDITIONS
3	ENVIRONMENTAL PROTECTION PLAN
4	DESIGNER DATA MAP
5	SLOPE MAP
6	WATER QUALITY PLAN
OWNER	DEVELOPER
DOYCE R. BROWN 15001 W. LINDEN AVE., SUITE 100 MIDLAND, TEXAS 79706	WATERLOO DEVELOPMENT 2005 W. CHASE, SUITE 100 MIDLAND, TEXAS 79706
CONSULTANTS / CONTRACTORS	
ENGINEER: TERRA ENGINEERING SOLUTIONS 5001 N. GARDEN ROAD, SUITE 300 MIDLAND, TEXAS 79706	SURVEYOR: DELTA SURVEY GROUP 8001 BRIDGEWAY, SUITE 100 MIDLAND, TEXAS 79706
LEGAL DESCRIPTION	
1. THIS SUBDIVISION SHALL BE LOCATED IN ACCORDANCE WITH THE (18) 18-3-1032.	
SMALL LOT SUBDIVISION	
2. A SMALL LOT SUBDIVISION SHALL BE APPROVED UNDER SECTION 18-3-1032 OF THE MIDDLESEX COUNTY ZONING ORDINANCE. THE SUBDIVISION SHALL BE APPROVED UNDER THE MIDDLESEX COUNTY ZONING ORDINANCE.	
STREET / ROADWAY INFORMATION	
STREET NAME: WINDY CREEK ROAD (LOCAL ROAD) CLASSIFICATION: LOCAL ROAD	
STREET WIDTH: 40 FT. SIDEWALK WIDTH: 5 FT. TOTAL RIGHT-OF-WAY WIDTH: 50 FT.	
LAND USE SCHEDULE	
PERMITTED	RESIDENTIAL SINGLE-FAMILY UNIMULTIFAMILY
PROHIBITED	ALL OTHERS

TERRA Engineering Solutions

1500 West Linden Road, Suite 100
Midland, Texas 79706
Phone: 409-709-8888
Fax: 409-709-8889
www.terraeng.com

PROJECT DATA

PROJECT NAME: RESERVE AT LYNNBROOK

PROJECT LOCATION: WINDY CREEK ROAD, MIDLAND, TEXAS

OWNER / DEVELOPER

OWNER: DOYCE R. BROWN

DEVELOPER: WATERLOO DEVELOPMENT

CONSULTANTS

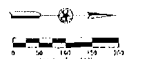
ENGINEER: TERRA ENGINEERING SOLUTIONS

SURVEYOR: DELTA SURVEY GROUP

DESIGNER'S CERTIFICATE

I, TERRA ENGINEERING SOLUTIONS, AS A PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, LICENSE NO. 26088. I HAVE REVIEWED THE SUBDIVISION PLAN AND THE LEGAL DESCRIPTION AND HAVE DETERMINED THAT THE SUBDIVISION PLAN AND LEGAL DESCRIPTION COMPLY WITH THE REQUIREMENTS OF THE MIDDLESEX COUNTY ZONING ORDINANCE AND THE MIDDLESEX COUNTY SUBDIVISION ACT.

TERRA ENGINEERING SOLUTIONS
DOYCE R. BROWN, P.E.



CURVE AND LINE TABLES

PROPERTY CORNER	BEARING	DISTANCE	ANGLE	CURVE DATA
1	N 00° 00' 00" W	100.00	90° 00' 00"	CURVE 1: RADIUS 500.00, POINT OF CURVATURE (P.C.) 100.00, POINT OF TANGENCY (P.T.) 150.00, POINT OF INTERSECTION (P.I.) 200.00, POINT OF TANGENCY (P.T.) 250.00, POINT OF CURVATURE (P.C.) 300.00
2	N 90° 00' 00" E	100.00	90° 00' 00"	
3	E 00° 00' 00" N	100.00	90° 00' 00"	
4	E 90° 00' 00" W	100.00	90° 00' 00"	

NOTES

- THE OWNER SHALL BE RESPONSIBLE FOR ALL EASEMENTS AND RIGHTS NECESSARY TO CONVEY THE PROPERTY TO THE BUYER.
- THE SUBDIVISION SHALL BE CONVEYED TO THE BUYER IN ACCORDANCE WITH THE MIDDLESEX COUNTY ZONING ORDINANCE AND THE MIDDLESEX COUNTY SUBDIVISION ACT.
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