



Travis County Commissioners Court Agenda Request

Meeting Date: February 14, 2012

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

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

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the Shadowglen Phase 1 Section 1C Final Plat (Short Form Final Plat - three total lots - 0.860 acre - City of Manor ETJ) in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

This final plat consists of three single family residential lots on 0.860 acre. The property fronts on Runnel Ridge Road, which connects to Shadowglen Boulevard. The proposed plat does not include any new public or private streets. Water and wastewater service will be provided by Travis County Municipal Utility District (MUD) Number 2. The City of Manor is the park provider, and parkland dedication has been satisfied with the City of Manor through a development agreement. Fiscal surety is not required with the final plat application.

STAFF RECOMMENDATIONS:

As this final plat application meets all Travis County requirements and was approved by the City of Manor at their January meeting, TNR staff recommends approval of the final plat.

ISSUES AND OPPORTUNITIES:

The three lots included in this final plat were not originally platted with the Shadowglen Section 1A, 2A, 3A, and 4A final plat (document number 200300126) as the property was located in the Federal Emergency Management Agency (FEMA) 100-year floodplain at that time. FEMA has since issued a Letter of Map Revision (LOMR) for this area which removed the 0.860 acre from the 100-year floodplain allowing the developer to final plat this property for residential use. The lots within this plat will match the layout of the lots within Block L.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map
Location map
Proposed final plat

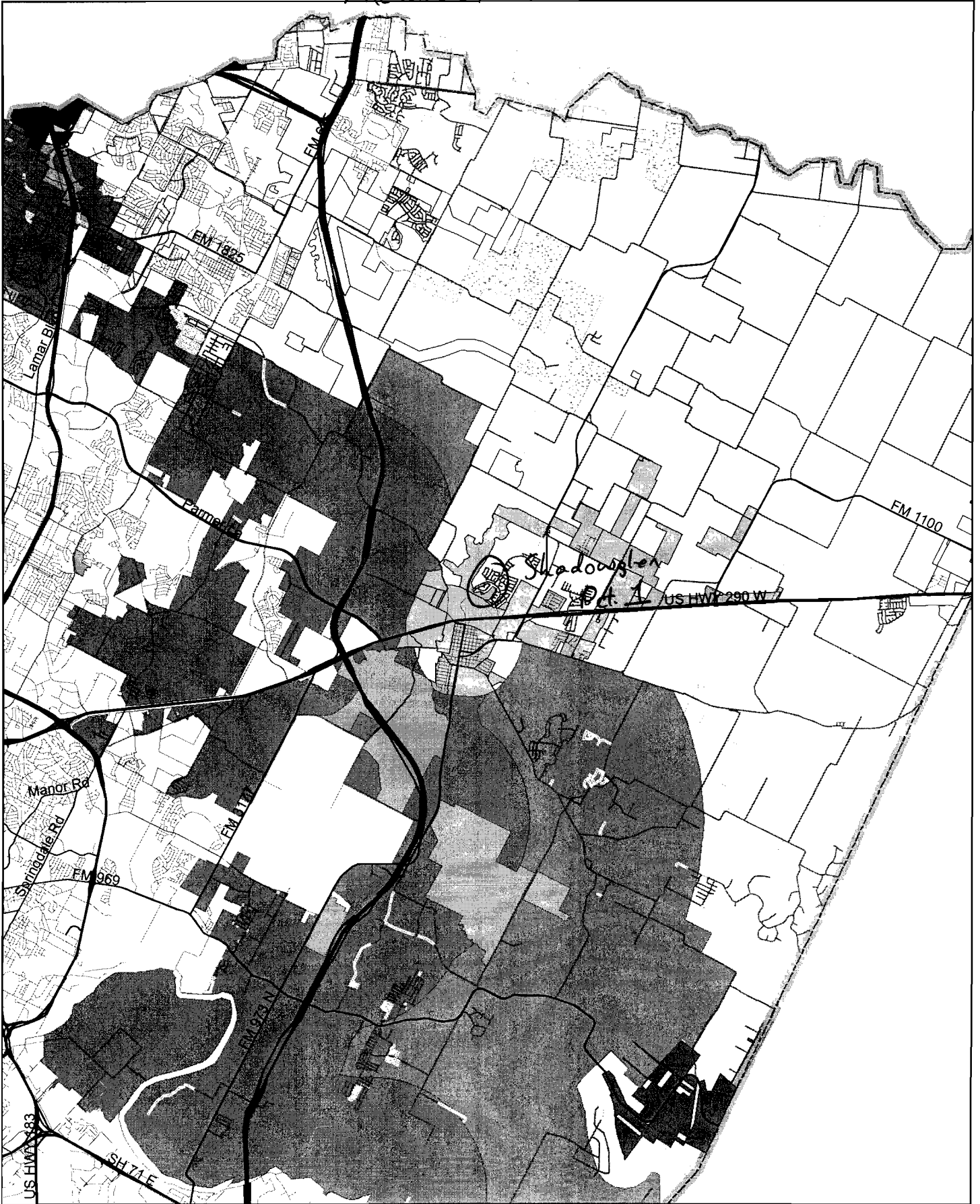
REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager <i>CM</i>	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

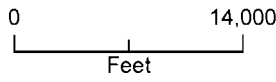
SM:AB:mh
1101 - Development Services - Shadowglen Phase 1 Section 1C Final Plat

PRECINCT MAP

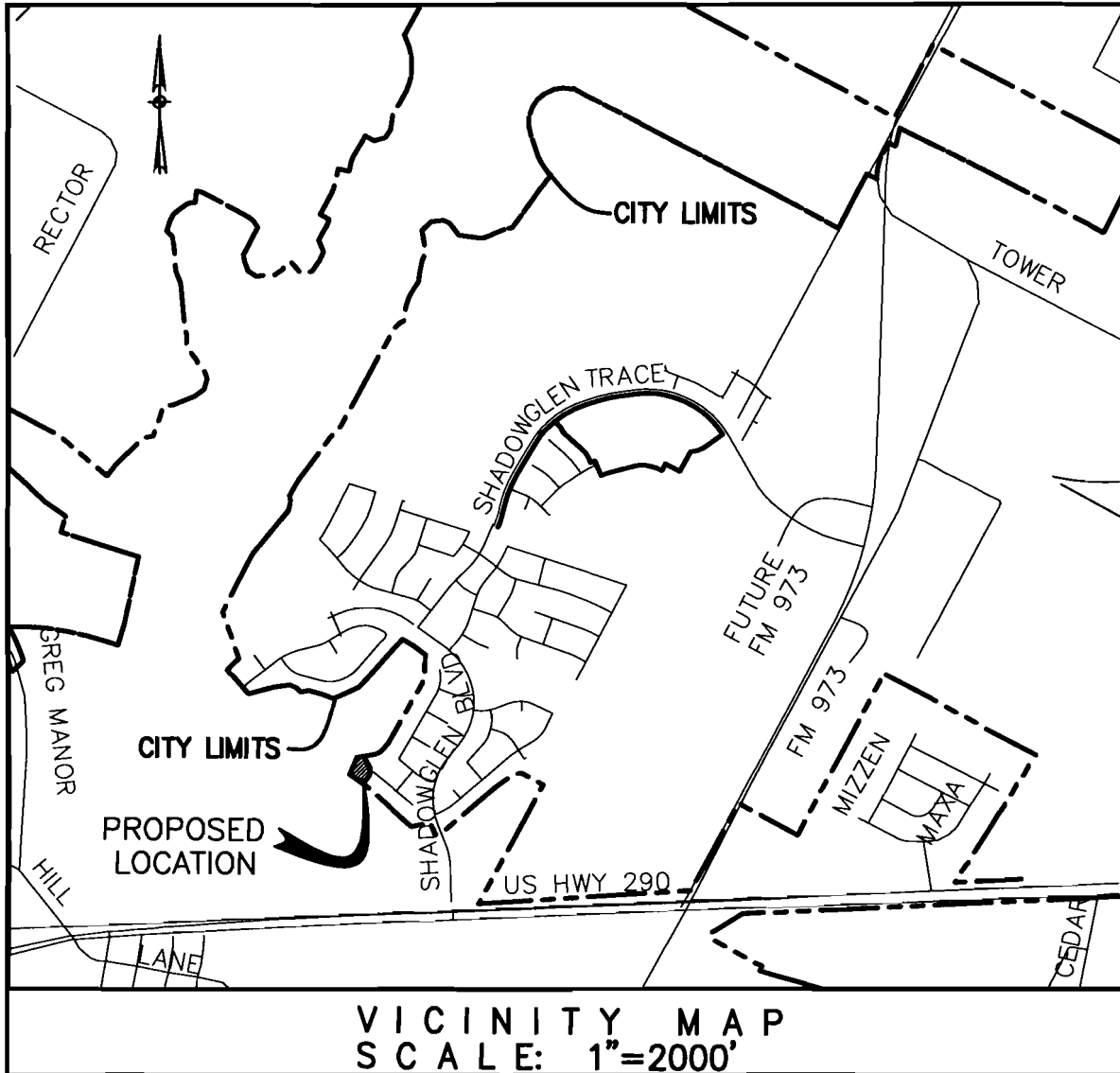


Disclaimer: Map for general reference only. Data provided "as is" with no warranties of any kind. Contact the Travis County GIS Coordinator at (512) 854-7641 for questions.

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>



SHADOWGLEN PHASE 1 SECTION 1C FINAL PLAT

0.860 TOTAL ACRES OUT OF 228.4626 OF THE 2010
SHADOWGLEN, LLC. (2011001812).

3 LOTS 1 BLOCKS

OWNER:

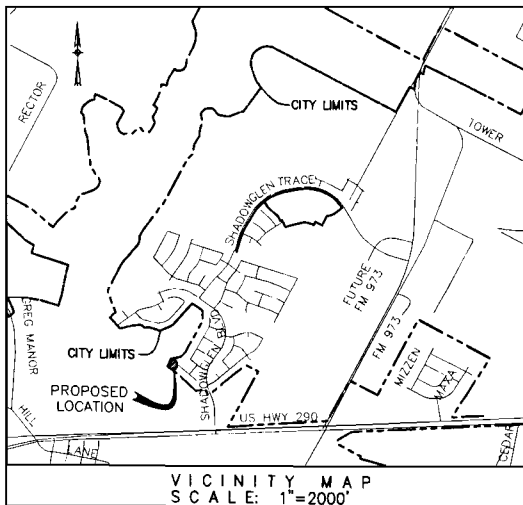
2010 SHADOWGLEN, LLC
7876 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
PHONE (713) 952-6767

TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



**SHADOWGLEN PHASE 1
SECTION 1C
FINAL PLAT**

0.860 TOTAL ACRES OUT OF 228.4626 OF THE 2010 SHADOWGLEN, LLC. (2011001812).

3 LOTS 1 BLOCKS

OWNER:
2010 SHADOWGLEN, LLC.
7676 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
PHONE (713) 952-0767
FAX (713) 974-2954

AECOM

AECOM TECHNICAL SERVICES, INC.
400 WEST 15th STREET, SUITE 500
AUSTIN, TEXAS 78701
WWW.AECOM.COM
TBPE REG. NO. F-3580

PROPOSED ACREAGE AND USAGE

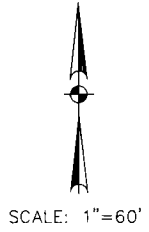
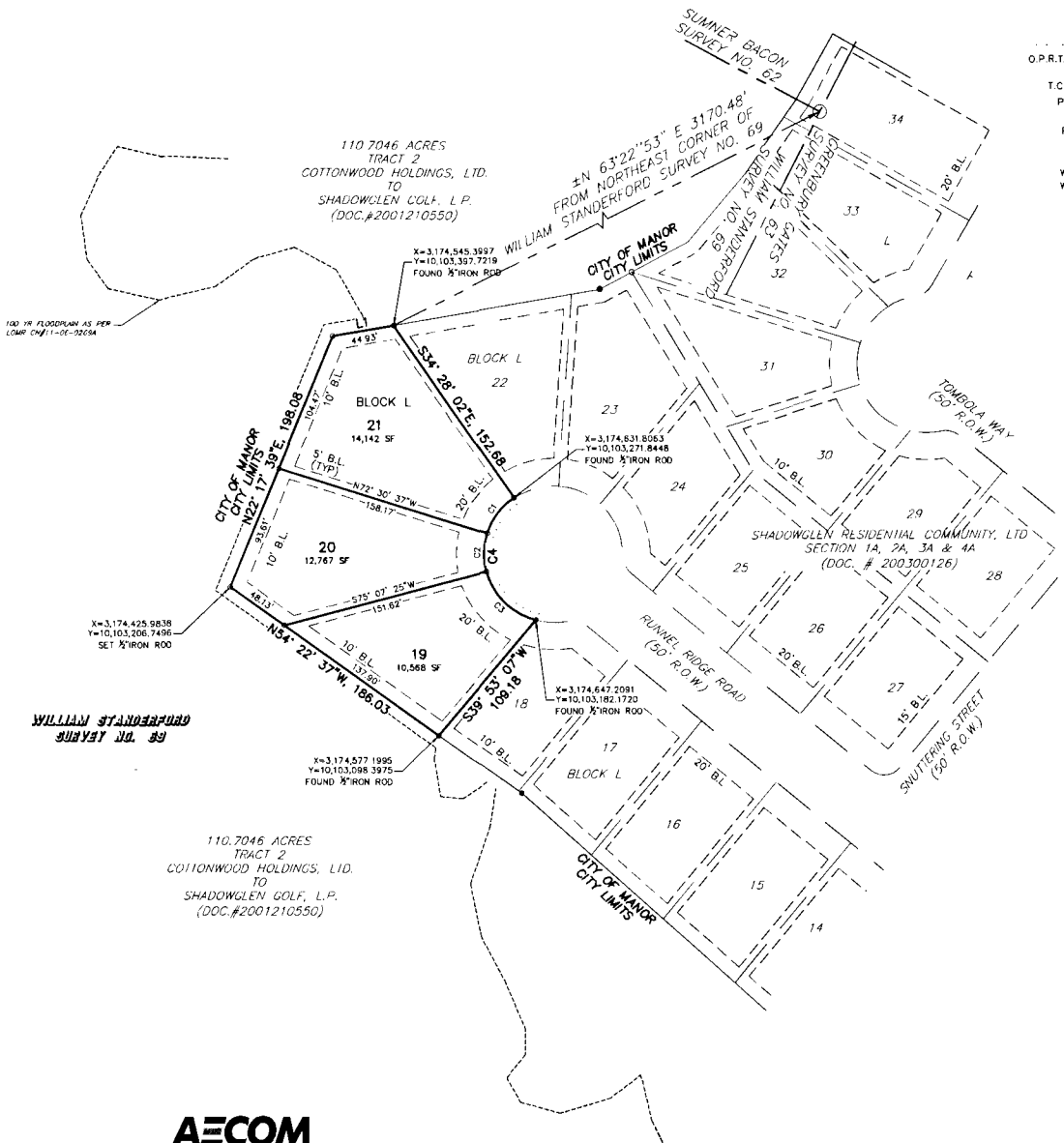
LOTS	ACRES	DESCRIPTION / USE
3	0.860	RESIDENTIAL LOTS BLOCK L
TOTAL	0.860	

NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF SHADOWGLEN RESIDENTIAL COMMUNITIES, LTD AND HIS/HER ASSIGNS.
- LOT SETBACK REQUIREMENTS**
 FRONT YARD SETBACK 20 FT.
 SIDE YARD SETBACK 5 FT.
 STREET SIDE YARD SETBACK 15 FT.
 REAR YARD SETBACK 10 FT.
- WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY TRAVIS COUNTY MUD NO. 2
- A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V. TELEPHONE AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.

LEGEND

- SET IRON ROD
- FOUND IRON ROD
- ⊗ SET 'X' CUT
- ⊕ SET CONCRETE MONUMENT
- SIDEWALK
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- P.O.B. POINT OF BEGINNING
- BM BENCHMARK
- P.U.E. PUBLIC UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- W.W.E. WASTEWATER EASEMENT



CURVE TABLE

CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	33.08	50.00	37° 54' 39"	S36° 47' 03"W	32.48
C2	28.59	50.00	32° 45' 25"	S1° 27' 02"W	28.20
C3	52.63	50.00	60° 18' 16"	S45° 04' 49"E	50.23
C4	114.29	50.00	130° 58' 20"	S9° 44' 47"E	90.99

LINE TABLE

LINE NOTE	DISTANCE	BEARING
L1	44.93	N80° 08' 19"E



AECOM TECHNICAL SERVICES, INC.
 400 WEST 15TH STREET, SUITE 500
 AUSTIN, TEXAS 78701
 WWW.AECOM.COM
 TBPE REG. NO. F-3580

SHADOWGLEN PHASE 1
 SECTION 1C
 FINAL PLAT
 SHEET 2 OF 3

ENGINEER'S CERTIFICATION

I, ROGER DURDEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE LETTER OF MAP REVISION (BASED ON FILE) FOR SHADOWGLEN SUBDIVISION PHASE ONE, CN#11-06-0269A

ROGER DURDEN DATE REGISTERED PROFESSIONAL ENGINEER NO. 76590

CITY OF MANOR ACKNOWLEDGEMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE _____ DAY OF _____ 20__

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS _____ DAY OF _____ 20__

APPROVED: MARY ANN PARKER, CLERKPERSON PAULINA TORRES, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS _____ DAY OF _____ 20__

APPROVED: JEFF TURNER, MAYOR PAULINA TORRES, CITY SECRETARY

SURVEYOR'S CERTIFICATION

I, JOE D. WEBBER, JR. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JOE D. WEBBER, JR. DATE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4552

STATE OF TEXAS COUNTY OF TRAVIS COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAN, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAN OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH...

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS...

THE AUTHORIZATION OF THIS PLAN BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS...

STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF THE COUNTY COURT, OR TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 20__ A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THE PLAN AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____ 20__ A.D.

DANA DEBEAUVOUR, CLERK OF COURT TRAVIS COUNTY, TEXAS

BY _____ DEPUTY

THE STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ 20__ AT _____ O'CLOCK _____ M., ONLY RECORDED ON THE DAY OF _____ 20__ AT _____ O'CLOCK _____ M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____ 20__ A.D.

DANA DEBEAUVOUR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY _____ DEPUTY

WATER AND WASTEWATER

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY M.U.D. NO. 2 AND SAID M.U.D. HAS WATER AND WASTEWATER SERVICE AVAILABLE UPON COMPLETION OF FACILITIES BY THE DEVELOPER

DATE _____ M.U.D. ENGINEER

GENERAL NOTES

- 1. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF MANOR, TRAVIS COUNTY MUD NO. 2, AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS
3. A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V. TELEPHONE, AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
4. PUBLIC SIDEWALKS, BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION...

SUBDIVISION VARIANCES FROM CITY OF MANOR DEVELOPMENT STANDARDS

- 1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER AND LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
4. SIGNIFICANT COTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES SHALL BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.

APPLICABLE P.U.D. VARIANCES FROM CITY OF MANOR DEVELOPMENT STANDARDS

- A. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM OF 6,000 SQ. FT., AND TEN PERCENT (10%) OF THE LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 5,000 SQ. FT.
B. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM OF 50 FEET OF WIDTH ALONG THE FRONT PROPERTY LINE, EXCEPT AS OTHERWISE APPROVED BY THE CITY OF MANOR.
C. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE FRONT OF EACH LOT OF TWENTY (20) FEET.
D. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE SIDES OF EACH LOT OF FIVE (5) FEET.
E. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE REAR OF EACH LOT OF TEN (10) FEET.
F. THE CLUBHOUSE AND RELATED PERMITTED STRUCTURES IN THE SPACE SHALL HAVE A MAXIMUM HEIGHT OF THREE (3) STORES OR FIFTY (50) FEET.
G. A DEVELOPMENT PLAN AND REPORT SHALL BE SUBMITTED WITH THE FILING OF EACH FINAL PLAT.
H. REVOKED BY COTONWOOD HOLDING.
I. A WALKWAY/BICYCLE PATH SYSTEM SHALL BE SUBMITTED WITH THE FILING OF FINAL PLAT.
J. A L.O.W.R. SHALL BE SUBMITTED PRIOR TO FINAL PLATTING OF ANY LOT LOCATED WITHIN THE PRESENT 100-YEAR FLOODPLAIN.
K. SINGLE-FAMILY HAVE GRANTED A VARIANCE FROM THE MINIMUM LOT WIDTHS AS SHOWN ON THE PRELIMINARY PLAN.

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY R TESCH, KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20__

WE, RESIDENTIAL FUNDING CORPORATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS "SHADOWGLEN PHASE 1 SECTION 1C", SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2001189129 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREON TO SAID PLAT, AND HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR AND PART THEREOF.

BY: TERENCE E. STIFTER DIRECTOR

STATE OF MD COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERENCE E. STIFTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, MD, BY COMMISSION EXPIRES