




Travis County Commissioners Court Agenda Request

Meeting Date: April 24, 2012

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

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

AM

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 a request to authorize the filing of an instrument to vacate a ten foot wide section of a 25' wide drainage easement located along the east lot line of Lot 5, Block H, of Long Canyon II-A – a subdivision in Travis County in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

On December 18, 2007 Travis County Commissioners Court had a hearing for a request to vacate a ten foot wide section of a 25' wide drainage easement located along the east lot line of Lot 5, Block H, of Long Canyon II-A. During this hearing representatives of the neighborhood's homeowner's association (HOA) brought up questions and concerns/issues they had.

After hearing comments from both sides, the Court postponed the action to January 8, 2008 and asked that the owner and the HOA meet outside of Court to discuss the HOA's concerns/issues. However, staff was later asked by the constituent to postpone the item again until further notice.

After 4-plus years staff has been notified that the concerns/issues have been addressed and resolved. The HOA has stated in writing they are no longer opposed to this vacation request. However, with it being 4-plus years since the original hearing staff feels a new hearing should be set with a public notice period. The original agenda packet and addendum are included in the backup material.

After further review of the original submitted request, along with the newly submitted documents, Travis County staff has no objections with moving forward with 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:

With the installation of the new 18" storm sewer pipe to convey the runoff from Alasan Cove across Lot 5, Travis County now has no need for the 10' portion of the 25' wide easement being vacated. Travis County has relied on Martha Mangum's professional opinion as a Professional Engineer in regards to this vacation. Travis County has also relied on her opinion that the newly installed 18" storm sewer pipe will adequately convey the runoff from Alasan Cove, without having any adverse impacts to surrounding properties.

In the request letter, it is stated, "The existing 25' drainage easement extends more than half of the frontage of this lot, leaving a very small length of lot frontage to construct a driveway entrance. The property is also very steep with limited area to construct a building foundation." This vacation will allow more room for construction of the proposed home.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- Order of Vacation
- Field Notes and Sketch
- Request/Engineer's Letter
- HOA Letter
- Original 2007 Backup Memo
- Addendum to 2007 Backup Memo
- Sign Affidavit and Pics
- 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	Engineer	Development Services	854-7560

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565

SM:AB:ps
1101 - Development Services - Long Canyon II-A

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of a ten foot wide section of a 25 foot wide drainage easement located along the east side lot line of Lot 57, Block A of Waterford on Lake Travis Section Two as recorded at Volume 102, Pages 317-322 of the Real Property Records of Travis County, Texas;

WHEREAS, an independent Professional Engineer has submitted a letter recommending the vacation of the ten foot wide section of the subject easement;

WHEREAS, a Travis County Engineer has stated that there is no objection to the vacation of the drainage easement as described in the attached field notes and sketch;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of the subject drainage easement as described in the attached field notes and sketch;

WHEREAS, the required public notice was posted and the Travis County Commissioners Court held a public hearing on April 24, 2012 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that a ten foot wide section of a 25 foot wide drainage easement located along the east side lot line of Lot 57, Block A of Waterford on Lake Travis, Section Two, as shown on the attached sketch and described in the attached field notes, is hereby vacated.

ORDERED THIS THE _____ DAY OF _____ 2012.

SAMUEL T. BISCOE, COUNTY JUDGE

COMMISSIONER RON DAVIS
PRECINCT ONE

COMMISSIONER SARAH ECKHARDT
PRECINCT TWO

COMMISSIONER KAREN HUBER
PRECINCT THREE

COMMISSIONER MARGARET GOMEZ
PRECINCT FOUR

Job No. 10-094V
February 23, 2012

Vacation of Portion of Drainage Easement
Casey Custom Homes

Exhibit "A"

Easement Description

BEING 1,199 SQUARE FEET (0.0275 ACRES) OF LAND OUT OF LOT 57, BLOCK A, WATERFORD ON LAKE TRAVIS, SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT IN VOLUME 102, PAGES 317-322, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1,199 SQUARE FEET OF LAND BEING A PORTION OF A 25' DRAINAGE EASEMENT SHOWN ON SAID PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING for reference at a 1/2" *iron rod found* for corner, said corner being the northwest corner of Lot 56, Block A, and the northeast corner of Lot 57, Block A, of said Waterford on Lake Travis, Section Two, corner being along the south right-of-way line of a 60' street called Osprey Ridge Loop;

THENCE, S.24°36'31"E., with the common line of Lots 56 and 57, a distance of 33.49 feet to a calculated point;

THENCE, S.65°23'29"W., through the interior of Lot 57, and through the interior of an existing platted 25' drainage easement, a distance of 25.00 feet to a *calculated point* for corner, said corner being along the west line of the platted 25' drainage easement, corner being the most northerly corner of our subject tract, and the **POINT OF BEGINNING**;

THENCE, S.69°36'32"E., through the interior of Lot 57, and the interior of the existing platted 25' drainage easement, a distance of 14.14 feet to a *calculated point* for corner;

THENCE, S.24°36'31"E., through the interior of Lot 57, and the interior of the existing platted 25' drainage easement, a distance of 114.93 feet to a *calculated point* for corner, said corner being along southern termination of the platted 25' drainage easement, for the southeast corner of our subject tract;

THENCE, S.65°54'06"W., through the interior of Lot 57, and with the south line of the existing platted 25' drainage easement, a distance of 10.00 feet to a *calculated point* for corner, said corner being the southwest corner of the existing platted 25' drainage easement, for the southwest corner of our subject tract;

THENCE, N.24°36'31"W., through the interior of Lot 57, and with the west line of the platted 25' drainage easement, a distance of 124.84 feet to the **PLACE OF BEGINNING**, and containing 1,199 square feet of land.

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

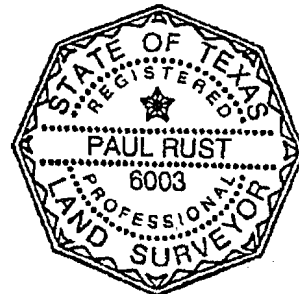
COUNTY OF TRAVIS §

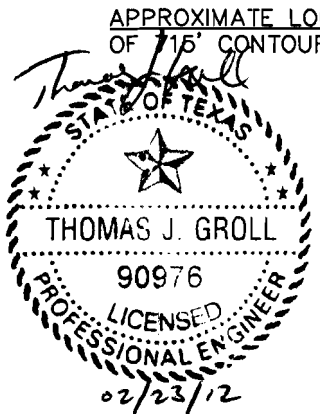
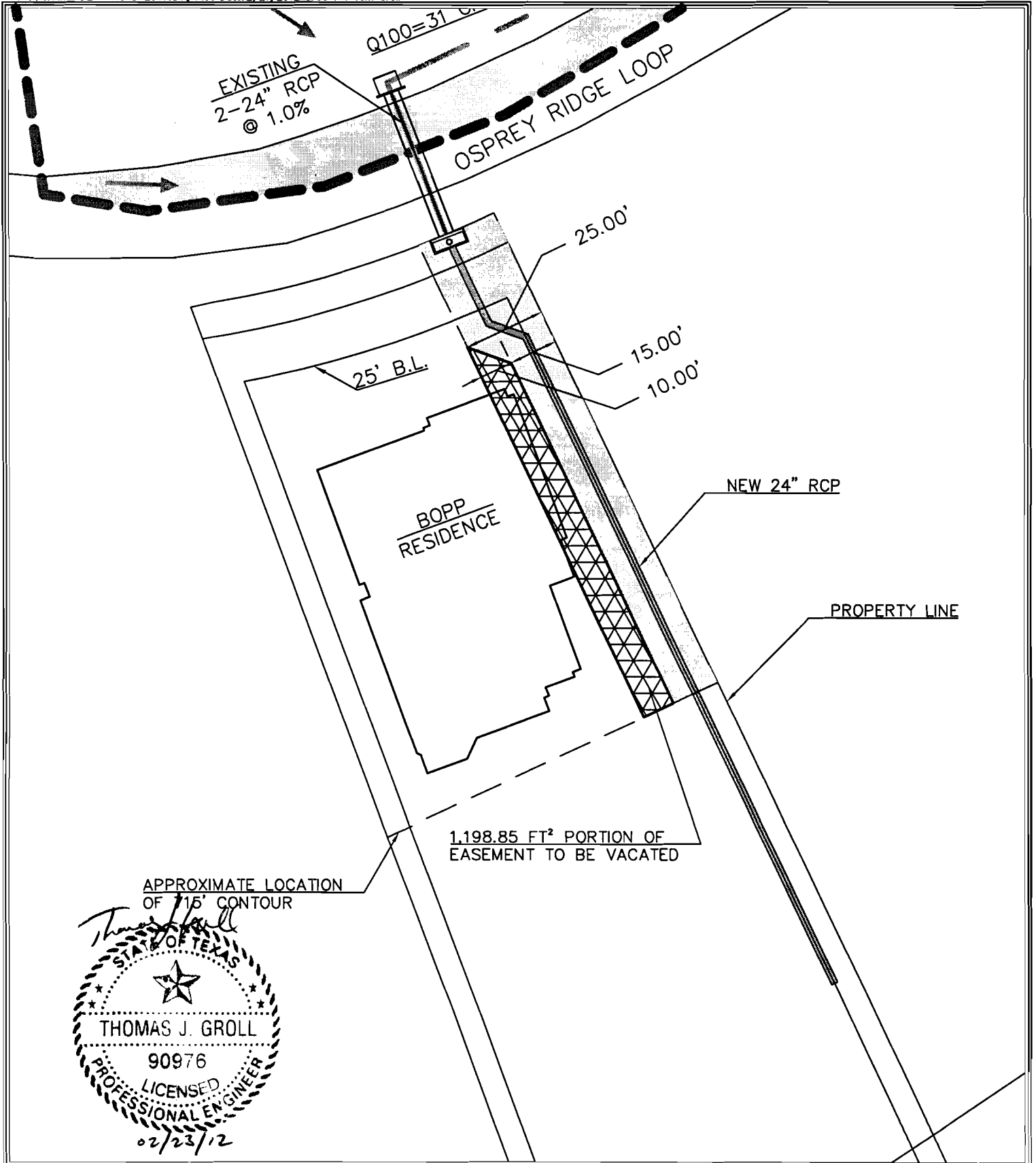
That I, Paul J. Rust, a Registered Professional Land Surveyor, do hereby declare that the above description is true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL this 23rd day of February, 2012.



Paul J. Rust R.P.L.S. # 6003





Date: _____ Scale: _____

BOPP RESIDENCE

PREPARED FOR:
MR. DOUG CASEY
CASEY CUSTOM HOMES
 20624 FM 1431, #2
 LAGO VISTA, TEXAS
 78645-4562

TGE TOM GROLL ENGINEERING, PC
 • LAND DEVELOPMENT • WATER QUALITY PLANNING •
 • VALUE ENGINEERING • CONSTRUCTION ADMINISTRATION •
 18109-A AWALT DRIVE AUSTIN, TEXAS 78734
 (512) 448-0922 (O)
 Business Registration # F-9799

TGE

Tom Groll Engineering

February 23, 2012

Travis County TNR
Development Services
411 W. 13th Street, 11th Floor
Austin, TX 78767-1748

RECEIVED
FEB 23 2012
TRAVIS COUNTY - TNR
PERMITS DEPARTMENT

Re: Drainage Easement - partial vacation.
Ron Bopp residence.
1349 Osprey Ridge Loop
Lot 57, Block A of Waterford on Lake Travis, Section 2
Lago Vista, TX 78645

To Whom It May Concern,

This letter is provided to satisfy Travis County's drainage easement vacation requirements for the above referenced property.

The Bopp Residence is located in Travis County in the Waterford on Lake Travis Subdivision. The site contains an existing 25' drainage easement along the eastern property boundary. An existing culvert adjacent to the Bopp residence conveys storm water runoff from the north side of Osprey Ridge Loop to this easement, which then drains via overland flow to Lake Travis. Due to site constraints, it was necessary for the house to be situated partially within the easement. Due to the proximity and orientation of the existing culvert relative Mr. Bopp's residence, it was necessary to install a reinforced concrete pipe within the easement to direct runoff around the residence. With the storm flows routed through the pipe, the easement width can be reduced from 25' to 15' thereby eliminating the overlap of the structure into the easement. Engineered design drawings, storm flow calculations and a permit application were submitted to Travis County TNR in February 2011, and a permit (#11-0376) was issued on April 29, 2011 for the installation of the proposed storm sewer pipe. An inspection of the constructed pipe verified that the pipe and all associated appurtenances are installed according to the design drawings.

Please do not hesitate to contact me if you need any additional information regarding the construction of the culvert pipe and associated reduction of the drainage easement width.

Sincerely,



Thomas J. Groll, P.E., President
Tom Groll Engineering, PC
16109-A Awalt Drive
Austin, TX 78734
Firm # 9799
(512) 448-0922 (o)

Attachments: Metes and Bounds description of easement area to be vacated.
Sketch of the plat showing portion of easement to be vacated.
Copy of TNR permit for the improvements

Cc: Mr. Doug Casey – Doug Casey Homes, Lago Vista, TX

Drainage Analysis

The existing drainage basin leading to the 24" RCP culverts beneath Osprey Ridge Loop is 4.17 acres mainly comprised of native grasses, trees, and steep rocky terrain in a large lot suburban development. The 24" RCP culverts convey storm water run-off to the easement on the Bopp residence site, which provided surface drainage to Lake Travis. Run-off from 100 year storm event is calculated using the Rational Method and the design standards found in the City of Austin's Drainage Criteria Manual. Impervious cover within the drainage basin consists of 0.88 acres of one single family residence and driveway, and portions of the public roadway. A run-off coefficient of 0.95 was used for the impervious area, and 0.53 was used for the remaining area, resulting in a composite $C_{100} = 0.62$. The time of concentration was calculated to be 6.2 minutes, which consists of 150 feet of sheet flow and 488 feet of shallow concentrated flow and corresponds to a storm intensity of $i_{100} = 11.95$ in/hr. The estimated 100 yr flow for the drainage area is ~31 cfs.

In order to reduce the size of the existing drainage easement it is necessary to convey the storm run-off in an enclosed conduit. An analysis of the proposed culvert concludes that the 24" RCP is adequate to convey the 100 yr storm flow. The analysis accounts for the 100 yr water surface elevation for Lake Travis to be the 722' msl as indicated on the FEMA Flood Insurance Rate Map for the area (48453C0215H). During a 100 yr event the outfall of the proposed culvert could be submerged, therefore, using 722' msl as the starting 100 yr HGL is a conservative approach. Using this method, the HGL at the inlet of the 24" culvert pipe is calculated to be 742.75' msl, which is approximately 0.75 ft above the top of the pipe. In order to fully contain the anticipated flows a cast-in-place concrete catch basin fitted to the existing headwall is incorporated into the design. The top of the catch basin is set at the 744' msl elevation to match the return of the wing walls and contain the 100 yr HGL. Energy dissipation at the culvert outfall is incorporated using the City of Austin standard detail 508S-17 to account for those times when the culvert outfall is not submerged. Due to the slope of the existing topography in the proposed culvert location, concrete retards per City of Austin detail 593S-1 have been installed to prevent bedding material washout and slippage of the pipe system within the trench.

C Calculations

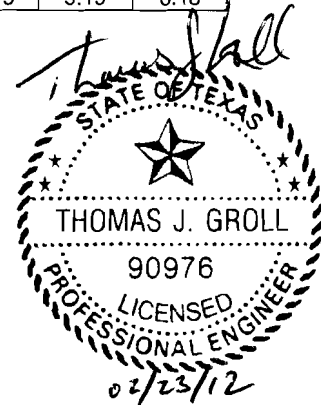
DA #	Total Drainage Area (Ac)	Impervious Cover Area (Ac)	Impervious Cover Run-off Coefficients C100	Pervious Cover Area (Ac)	Pervious Cover Run-off Coefficients C100	Composite C Value C100
1	4.17	0.88	0.95	3.29	0.53	0.62

Tc Calculations

DA #	Sheet Flow				Shallow Concentrated Flow			Tc (Min)	Total Tc (Min)
	Length (ft)	Slope (%)	n	Tc (Min)	Length (ft)	Slope (%)	n		
1	150	2%	0.13	3.00	488	11%	0.13	3.19	6.18

Developed Flow Calculations

DA #	Total Area (Ac)	Composite C Value 100 yr	Rainfall intensity 100 yr (in/hr)	Developed Flow 100 yr (cfs)
1	4.17	0.62	11.95	30.80





TRANSPORTATION AND NATURAL RESOURCES

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

411 West 13th Street

Executive Office Building

P.O. Box 1748

Austin, Texas 78767

tel 512-854-9383

fax 512-854-4649

AFFIDAVIT OF POSTING

**TO: County Judge
County Commissioners
Travis County, Texas**

A Public Notice of Vacation of a Drainage Easement sign was posted on _____, 2012, on the south side of Osprey Ridge Loop at the east lot line of Lot 57, Block A of Waterford on Lake Travis, Section Two at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 3rd DAY OF April, 2012.

SIGNATURE: David Greear

NAME (PRINT): David Greear

TITLE: Traffic Program Manager

cc: Garcia (sign shop)

C:\Users\GreearD\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\0XE1HJMN\SignReque

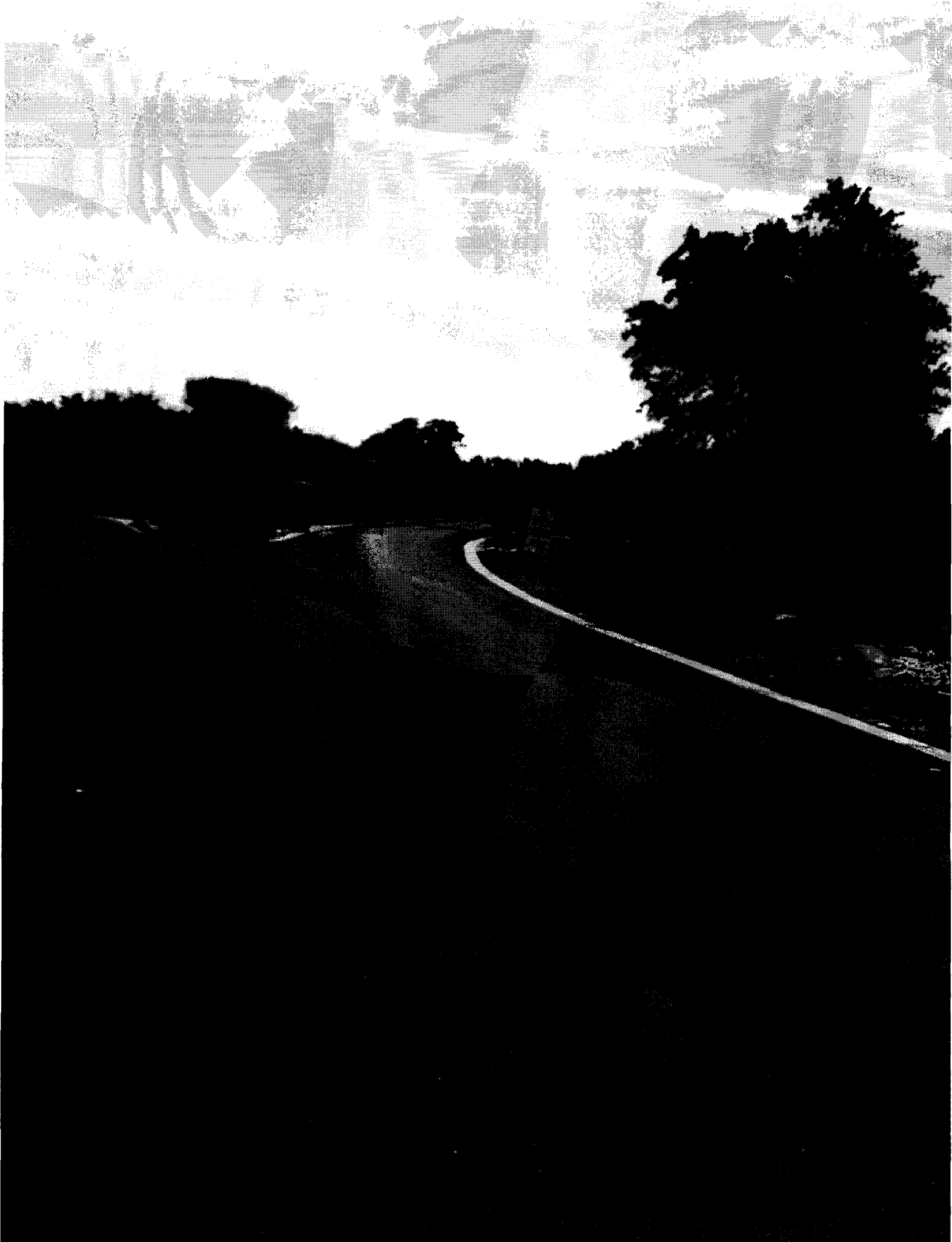
NOTICE TO THE
PUBLIC

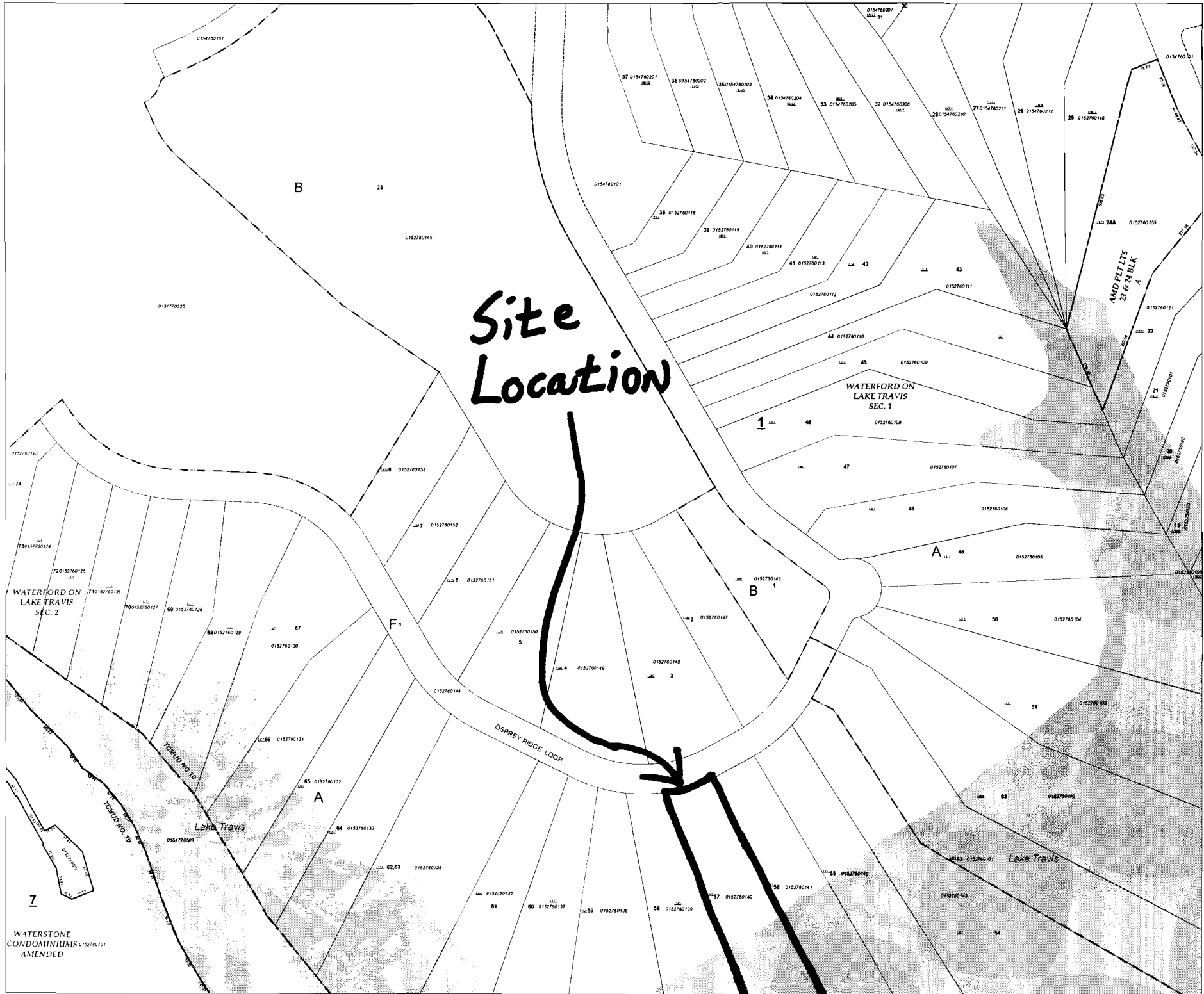
HEARING

9:00 AM
T VACATION

ION OF A JO
BE DRAINAGE
THE EAST
BLOCK A OF
SECTION

STATE





Travis Central Appraisal District
 P.O. Box 149012
 Austin, Texas 78714
Internet Address: www.traviscad.org
 Main Telephone Number (512) 834-9317
 Appraisal Information (512) 834-9318
 TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or other data sources. The user is responsible for verifying the accuracy of the information. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD 1983 StatePlane
 Texas Central FIPS 4203 Feet
 Projection: Lambert Conformal Conic

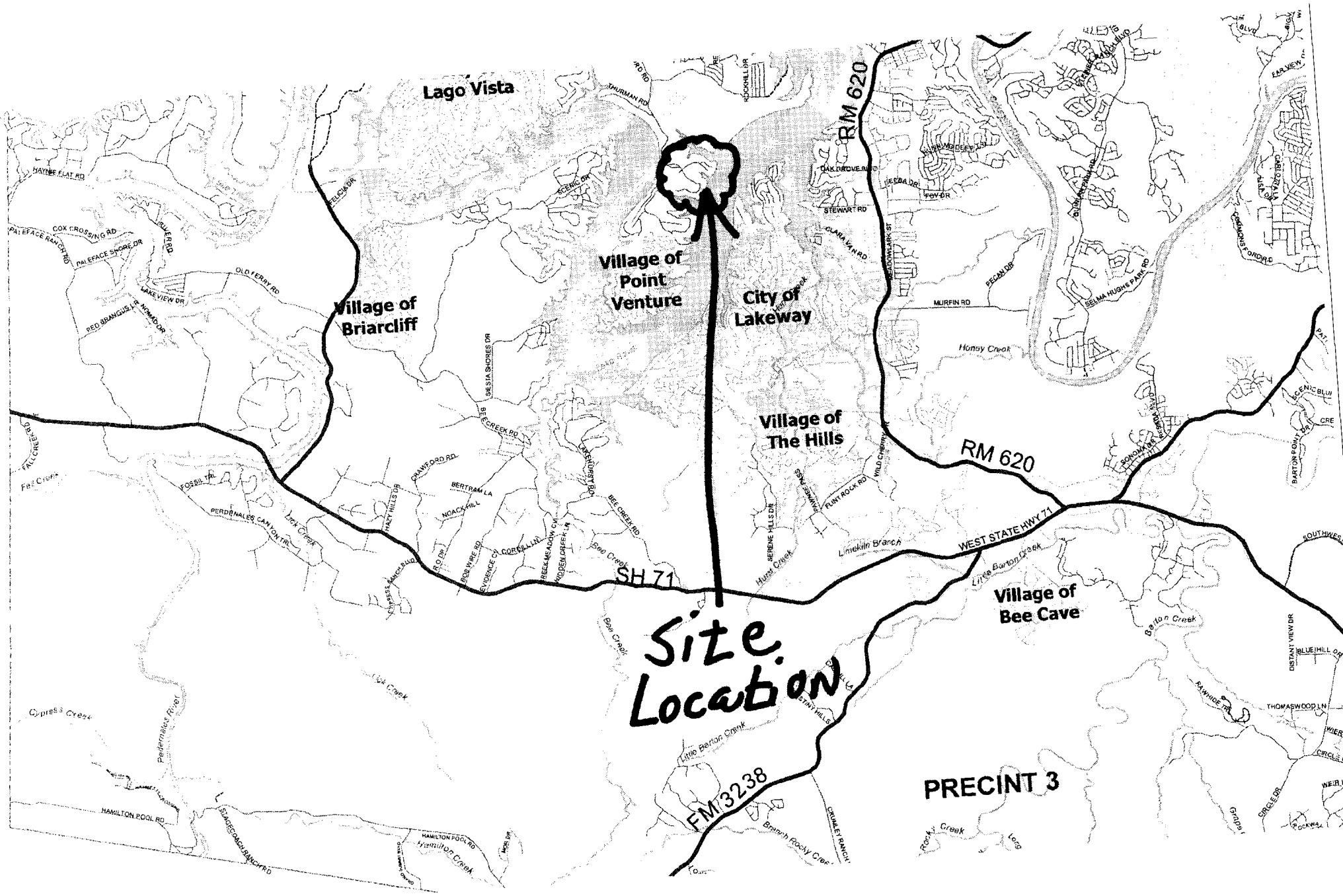
Italic = 100 scale map
 Thin = 100 scale map
 Bold = 400 scale map

15470	15475	15480
15470	15475	15480
15470	15477	15480
15470	15475	15480

0 100 Feet

Revision Date
 2/03/2010

1 5276



Lago Vista

Village of Briarcliff

Village of Point Venture

City of Lakeway

Village of The Hills

Village of Bee Cave

RM 620

RM 620

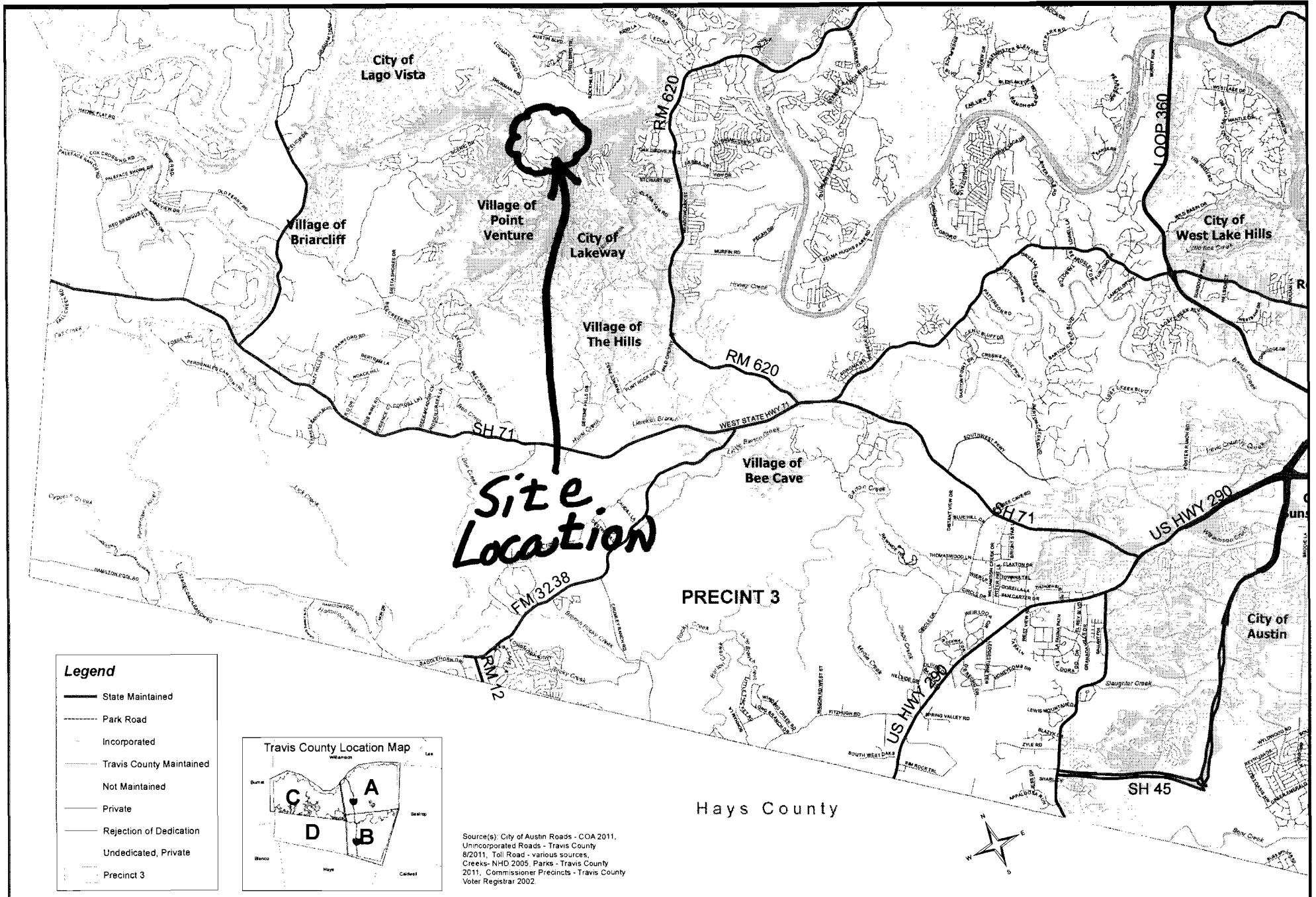
SH 71

WEST STATE HWY 71

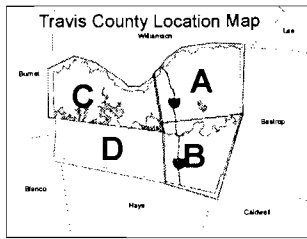
FM 3238

PRECINCT 3

Site Location



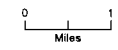
- Legend**
- State Maintained
 - - - Park Road
 - - - Incorporated
 - - - Travis County Maintained
 - - - Not Maintained
 - Private
 - Rejection of Dedication
 - Undedicated, Private
 - Precinct 3



Source(s): City of Austin Roads - COA 2011.
 Unincorporated Roads - Travis County
 8/2011, Toll Road - various sources
 Creeks - NHD 2005, Parks - Travis County
 2011, Commissioner Precincts - Travis County
 Voter Registrar 2002.

Map Disclaimer: The data is provided "as is" with no warranties of any kind

Travis County Roadways, Map D



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