



Item 1

Travis County Commissioners Court Agenda Request

Meeting Date: July 3, 2012

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

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

AB

A handwritten signature in black ink, appearing to read "Steven M. Manilla".

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

Sponsoring Court Member: Commissioner Eckhardt, Precinct Two

AGENDA LANGUAGE: Receive comments regarding a request to authorize the filing of an instrument to vacate two ten foot wide drainage easements and a 25 foot wide drainage easement located over and across portions of Lots 1 and 2 of Baldwin Subdivision and a portion of Lot 15 of Westlake Highlands Section 5, Phase 2, Revised – Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to vacate two ten foot wide drainage easements and a 25 foot wide drainage easement located over and across portions of Lots 1 and 2 of the Baldwin Subdivision and Lot 15 of Westlake Highlands Section 5, Phase 2, Revised. The easements are dedicated per their respective plats and are schematically shown on the face of the plats. The subject lots front on Camino Alto, a street maintained by Travis County.

To be more specific, there is a ten foot wide drainage easement located along the south lot line of Lot 2 of the Baldwin Subdivision and along with a 25 foot wide drainage easement located along the common lot line of Lots 1 and 2 of the Baldwin Subdivision. There is also a ten foot wide drainage easement located along the common lot line of Lot 2 of the Baldwin Subdivision and Lot 15 of the Westlake Highlands Section 5, Phase 2, Revised. These easements run adjacent to each other to form one 6,864 square foot easement.

Professional engineer Robert C. Thompson has stated that:

"These easements are apparently not needed and are an encumbrance to the full use of the property (such as the use of the easement, or area within 25 feet of the easement, for a septic system). In support of the fact that they are not needed, we've attached an exhibit with the City's GIS topography (Exhibit B) confirming that the easement area is on the order of eight (8) feet above the low point in the street (the easement is not helpful, currently or in the future, to the drainage of the street) and that no significant run-off from any lot discharges to the easement.

Additionally, it can be seen from the GIS topography that the street currently discharges along the side of Lot 3 (next to Lot 2) in the Baldwin Subdivision. We've also attached photos (Exhibit C) showing views from the street further supporting these facts. Lastly, we can find no evidence of storm sewers in the area and therefore no evidence that there is a storm line in the easement. In fact, even the existing drainage from the cul-de-sac is overland, not in an inlet and storm sewer. Therefore, we are not sure why the easement was dedicated but we cannot find a reason for it being needed now or in the future."

After review of the submitted request and recommendation, staff 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:

According to the request letter the subject drainage easements are not necessary and are a encumbrance to the full use of the property. These uses could be future construction and septic setbacks to drainage easements.

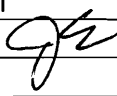
FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

Order of Vacation
Field Notes and Sketch
Request/Engineer's Letter
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
John Ellis 	Engineer	Development Services	854-9805

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565

SM:AB:ps

**1101 - Development Services - Baldwin Subdivision and Westlake Highlands Section 5,
Phase 2, Revised**