



# Travis County Commissioners Court Agenda Request

**Meeting Date:** July 17, 2012

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

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

**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 three 15 foot wide public utility easements located on Lots 2, 3, 4, and 10, Block A and a 15 foot wide drainage easement located along the east lot line of Lot 7, Block A of the Wells Branch Center Subdivision – Precinct Two.

## **BACKGROUND/SUMMARY OF REQUEST:**

TNR staff has received a request to vacate three 15 foot wide public utility easements (PUEs), more specifically described as wastewater easements (WWEs), located on Lots 2, 3, 4, and 10, Block A of the Wells Branch Center Subdivision. Also requested to be vacated is a 15 foot wide drainage easement located along the east lot line of Lot 7, Block A of the Wells Branch Center Subdivision. The easements are dedicated per plat and are schematically shown on the face of the plat. The subject lots front on Interstate Highway 35, a street maintained by the State of Texas.

Professional engineer Christopher McComb has stated that:

"The original drainage easement shown as WBC-R04 was designed to provide storm sewer conveyance between internal lots within the Wells Branch Center Subdivision for the developed sites. Once the Amended Plat is approved, the previous lot configuration will not apply, and the drainage easement will not be required. Therefore, I certify that the release of this easement will not create adverse impacts to surrounding properties, or downstream of this development"

After review of the submitted request and recommendation to vacate the drainage easement, Travis County staff has no objections to this vacation request. In regards to the PUEs/WWEs, Austin Water Utility has no objection to the requested vacation. 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 Wells Branch Center Subdivision is in the process of being amended. In the new lot configuration the subject easements will no longer be needed, or will no longer be in the appropriate location. Any easements that are needed will be dedicated by separate instrument and will be recorded simultaneously with the amended plat.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A.

**ATTACHMENTS/EXHIBITS:**

- Order of Vacation
- Field Notes and Sketch
- Request/Engineer's Letter
- Austin Water Utility sign-off
- Final Plat
- Proposed Amended Plat
- 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
Teresa Calkins	Engineer	Development Services	854-7569

**CC:**

Stacey Scheffel	Program Manager	TNR Permits	854-7565

**SM:AB:ps**

**1101 - Development Services - Wells Branch Center Subdivision**