



## Travis County Commissioners Court Agenda Request

**Meeting Date:** September 4, 2012

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

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

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

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

**Sponsoring Court Member:** Commissioner Huber, Precinct Three

**AGENDA LANGUAGE:** Receive comments regarding a request to authorize the filing of an instrument to vacate four 5' wide drainage easements located along the common lot lines of Lot 12 with Lots 13 and 17, Block 56 of Austin Lake Hills, Section Two – Precinct Three.

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

TNR staff has received a request to vacate four 5' wide drainage easements located along the common lot lines of Lot 12 with Lots 13 and 17, Block 56 of Austin Lake Hills, Section Two. The easements are dedicated per plat note more specifically stated as a public utility easement and drainage easement. Lots 12 and 13 front on Winchester Road with Lot 17 fronting on Caracas Drive, two streets maintained by Travis County.

Professional engineer Steve Wenzel has stated that:

"Based on the fact that the up-gradient lots are fully developed with houses, any new homes and the associated lot grading will be cognizant of existing flow patterns and direct stormwater safely across the lots and into the ROW. We offer these justifications to support our request that there is no need for TNR to use these drainage easements and further, I don't believe granting this request will result in any adverse drainage conditions to these lots or the neighboring lots."

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:**

The request has been reviewed by TNR staff and staff finds the vacation request meets all Travis County standards. As such, TNR staff recommends the request.

**ISSUES AND OPPORTUNITIES:**

According to the property owner, the future plan for Lot 12 is to construct a home along with its septic system. However, to accommodate the current setback requirements for a septic system as it pertains to a drainage easement, the subject easements will need to be vacated. The owners of Lots 13 and 17 are aware of the request and have no objection.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A.

**ATTACHMENTS/EXHIBITS:**

- Order of Vacation
- Field Notes and Sketch
- Request/Engineer's Letter
- Sketch
- 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 - Austin Lake Hills, Section Two**