



ITEM 2

Travis County Commissioners Court Agenda Request

Meeting Date: November 13, 2012

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

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

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 release the non-disturbance easements located over and across several sections of The Overlook Estates, Phase 1 subdivision – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to release the non-disturbance easements located over and across several sections of The Overlook Estates, Phase 1 subdivision. The easements to be vacated are schematically shown on the plat. The property owners of the subdivision will then re-dedicated the non-disturbance easements in its new configuration by separate instrument. The streets of this subdivision are not maintained by Travis County.

Professional engineer Ric Thompson has stated that:

"4) Much of the current non-disturbance easement is lumped into single large areas where portions do not receive significant run-off (in this person's Opinion) from proposed development. And in other areas, the width of the buffer dedicated is excessive for the amount of potential development drainage to that location.

5) The proposed plan removes extra "thickness" to the dedicated non-disturbance easements (area still remains down slope to receive run-off from the same area) and then, in compensation, adds area to lots that currently have no area dedicated.

6) The new areas dedicated will receive run-off before it is concentrated in the streets and routed to points of even further concentration prior to release to the native drainage features thus providing, in this person's opinion, improved treatment of the run-off."

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 request letter, the proposed replacement easement meets or exceeds what would have been allowed under Barton Creek Watershed Ordinance regulations. This re-configuration should give property owners more room on the affected lots for future improvements and the installation of on-site sewage facilities without encroaching on the subject easements.

The City of Austin's environmental staff has been involved in this process and consents to this re-configuration of the subject easements. Staff has also received several inquiries from the public, but no one showed any opposition.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- Release Order
- Request Letter
- Engineer's Letter
- CoA's Consent E-mail
- Re-Dedication of Non-Disturbance 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
Teresa Calkins	Senior Engineer	Development Services	854-7569

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565