



Travis County Commissioners Court Agenda Request

Meeting Date: February 19, 2013

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

Division Director/Manager: Stacey Scheffel, CFM, Floodplain Manager

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 the satisfactory completion of construction of the private streets within Windy Walk Estates, in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This subdivision was recorded on September 23, 2008 at Document #200800275 of the Official Public Records of Travis County, Texas. All items required for Approval of Construction have been received, including the documents showing that this subdivision's declaration of covenants, conditions, and restrictions (DCCRs), as recorded at Document #2008159417 of the Real Property Records of Travis County, Texas. These DCCRs show that there is a body in place to take over maintenance of the private streets.

STAFF RECOMMENDATIONS:

According to Standards for Construction of Streets and Drainage in Subdivisions [§82.401(c)(2)] adopted by Travis County Commissioner's Court August 28, 1997, the County Executive will notify the Commissioners Court of the satisfactory construction of private improvements. Upon approval of the private improvements, the County Executive will release the security for the private improvements. TNR recommends approval of this item.

ISSUES AND OPPORTUNITIES:

Once approved, the developer has requested the release of the balance of the fiscal posted with Travis County.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

Travis County Acceptance
LCRA Acceptance Letter
Requirements List
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
Stacey Scheffel	Floodplain Manager	Development Services	854-7565

CC:

Johnny Anglin	Inspector	TNR	266-3314

PS:SS:ps
1101 - Development Services - Windy Walk Estates



TRANSPORTATION AND NATURAL RESOURCES
 JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

411 West 13th Street
 Executive Office Building
 PO Box 1748
 Austin, Texas 78767
 (512) 854-9383
 FAX: (512) 854-4649

**CONSTRUCTION ACCEPTANCE AND RECOMMENDATION
 FOR FISCAL RELEASE -PRIVATE STREET SUBDIVISION**

DATE: 8-13-08

TO: **Developer**
 Christian Cornwell
 1736 Bee Creek Road
 Spicewood, TX 78669
 Ph: 328-8866
 Fx: 351-8289

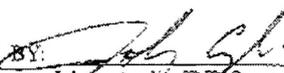
Engineer
 David T. Smith, P.E.
 13200 Bee Cave Parkway
 Bee Cave, TX 78738
 Ph: 263-8144
 Fx: 263-2983

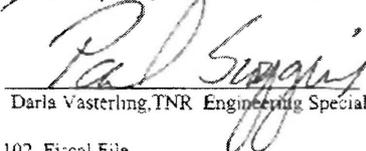
SUBJECT: **Windy Walk**

Effective this date, street and drainage construction within this Private Street Subdivision appears to be in conformance with approved Construction Documents. When all non-construction documents have been received, the fiscal will be released. This subdivision will not be Accepted for Maintenance by Travis County, but will be turned over to the homeowners association for maintenance.

OTHER REMARKS:

Furnish all items listed on Requirements list, attached.

BY: 
 Johnny Anglin, TNR Construction Inspector

 2/6/13
 Darla Vasterling, TNR Engineering Specialist - Fiscal

1102 Fiscal File
 1105 Subdivision File

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Note					

Dec 5 2008 11:16am

P.1

**** Transmit Confirmation Report ****

Fax: 5128544649

TNR



Lower Colorado River Authority

Post Office Box 220 Austin, Texas 78767 • (512) 473-3200 • Fax (512) 473-3379

January 29, 2013

Mr. Christian Cornwell
1736 Bee Creek Road
Spicewood, Texas 78669

**RE: Windy Walk Estates
Permit No. D07-00035**

Mr. Cornwell:

This letter is to inform you that LCRA performed an inspection of the subject development on October 30, 2012. We found that the development permit conditions had been met and that project stabilization had been achieved except for the building envelope and joint use driveway on lot 6.

Since construction is ongoing for this lot and final stabilization is addressed in your notification of no permit required, LCRA recommends release of any fiscal security being held by Travis County for the subdivision improvements.

If you have any questions, please contact me at (800) 776-5272, ext. 2091 or (512) 578- 2091.

Sincerely,

A handwritten signature in black ink, appearing to read "Erik Harris", is written over a light blue horizontal line.

Erik Harris, P.E.
Water Quality Protection

cc: Teresa Calkins, Travis County
Paul Scoggins, Travis County
Dave Fowler, Travis County



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

WINDY WALK ESTATES
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PRIVATE STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS
AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 9/18/08 1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**) § 82.401(c)(1)(A) § 82.604(c)(2)
- NA 2. Construction Summary Report § 82.604(c)(1)
- 9/2/08 3. Contractor's invoice or receipt of payment for work completed §82.401(c)(1)(B)
- 9/18/08 4. Reproducible Plans, certified as "**Record Drawings**", by the Owner's Consulting Engineer § 82.604(c)(3)
- NA 5. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision § 82.604(c)(5)
- 8/31/08 6. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and sidewalks). § 82.401(c)(1)(C)
- 1/29/13 7. Approval of other agencies LCRA Utility Districts
- 9/2/08 *8. The Certificate of Incorporation of the Homeowners Association filed with the Texas Secretary of State
- 9/23/08 *9. A recorded copy of the Declaration of Covenants, Conditions, and Restrictions, showing the responsibility of the homeowners association to maintain the streets and drainage, recorded in the Official Public Records of Travis County

* These two items are in lieu of warranty bond , sidewalk fiscal posting and ADA statement.

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: WINDY WALK ESTATES

OWNERS NAME: CHRISTIAN CORNWELL

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# 2008159416 - VACATION OF PLAT - 'TOTAL CANCELLATION OF
'WINDY WALK ESTATES''

DOC# 2008159417 - DECLARATION - 'DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR WINDY WALK ESTATES'

DOC# 2008159418 - OTHER - 'BYLAWS OF HOA WINDY WALK ESTATES, INC.'

RETURN:

VILLAGE OF BRIARCLIFF
ATTN: SARAH SUMNER (TRAVIS CO TNR)
512/854-7687

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

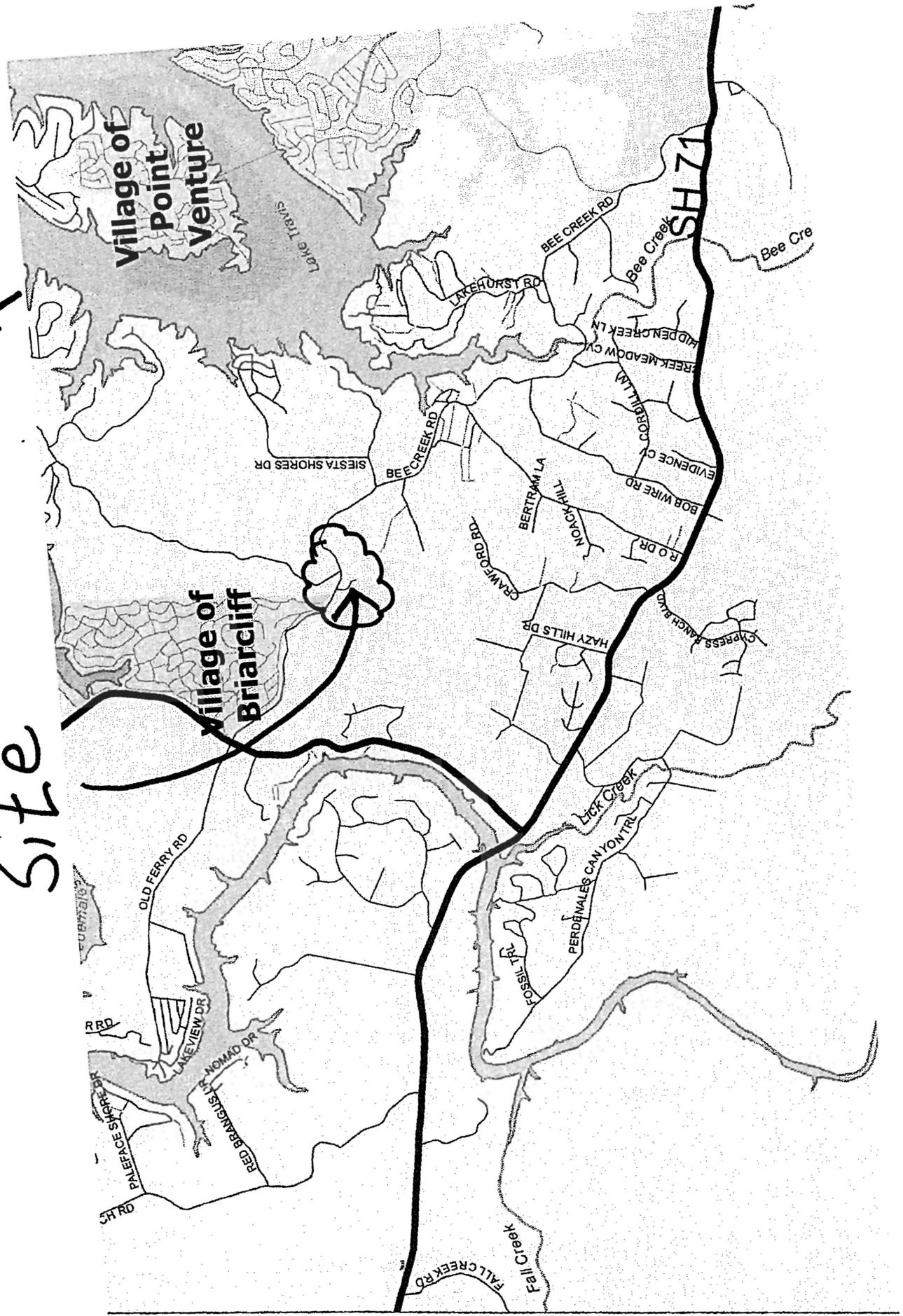
Dana DeBeauvoir

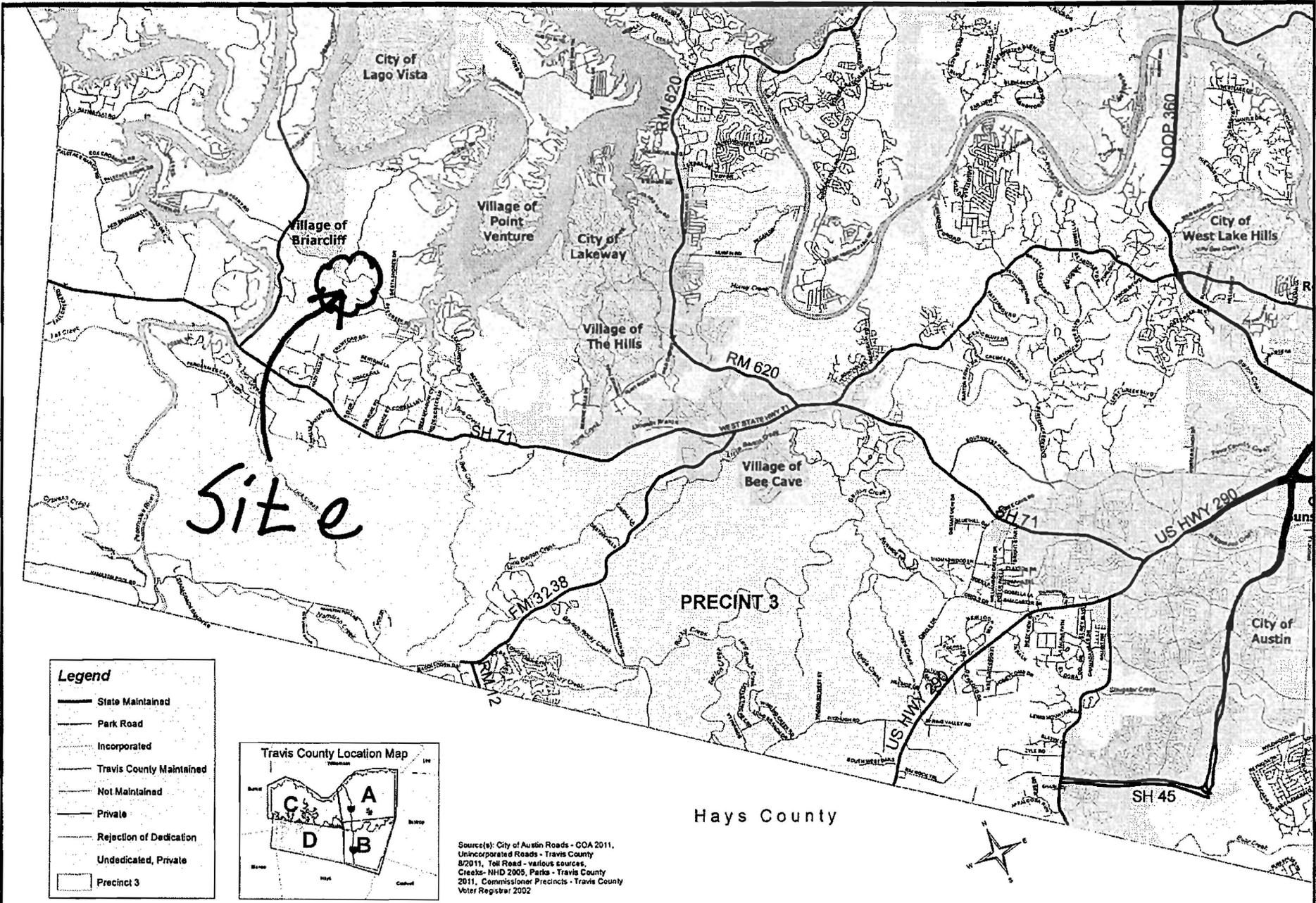
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BARTHOD \$65.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

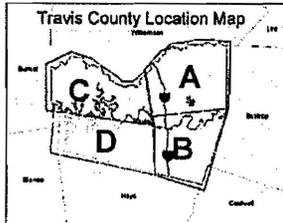
Site





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