

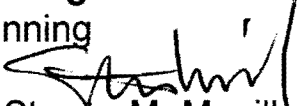


Travis County Commissioners Court Agenda Request

Meeting Date: March 12, 2013

Prepared By: Joe Arriaga **Phone #:** 854-7562

Division Director/Manager: Anna Bowlin, Division Director, Development Services and Long Range Planning AB

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

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on a Variance to Title 30-2-158(B(2) Access to Streets (Requires that a new subdivision must have at least two access streets and each of the two access streets must connect to a different external street) for The Hills of Shady Hollow-Preliminary Plan.

BACKGROUND/SUMMARY OF REQUEST:

The subject property consists of a preliminary plan, The Hills of Shady Hollow. It is located in the City of Austin's 2-Mile ETJ. It proposes 208 single family lots, 4 open and drainage lots, 1 amenity center lot, and 1 commercial lot on 77.71 acres. There are 8,094 linear feet of public streets being proposed with this development. The property is bounded by FM 1626 on the north and is adjacent to Johnson Lane. The majority of the single family lots will take access from Johnson Lane and the commercial lot will only take access from FM 1626. Water and wastewater will be provided by the City of Austin.

TNR staff has reviewed the applicant's request for the variance and recommends approval. The applicant has worked with the Travis County Fire Marshal's office and has satisfied all of Travis County Fire Code requirements to only have one direct connection to an external street. The applicant has proposed to provide an emergency access easement on the western part of the development. Based in part on the addition of the access easement and the proposed stub street, Hershel Lee, Fire Marshal indicates, the preliminary plan is "capable of meeting the requirements of Travis County Fire Code". The applicant proposes to acquire the access easement and will be constructed as an all-weather road for emergency purposes.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the variance based in part on the Fire Marshal's review and recommendation.

ISSUES AND OPPORTUNITIES:

Staff has received several inquiries (3) from adjacent property owners who are concerned with the increased traffic that will be generated by this development.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Location map
- Precinct map
- Preliminary Plan
- Variance Request
- Emergency Access Easement

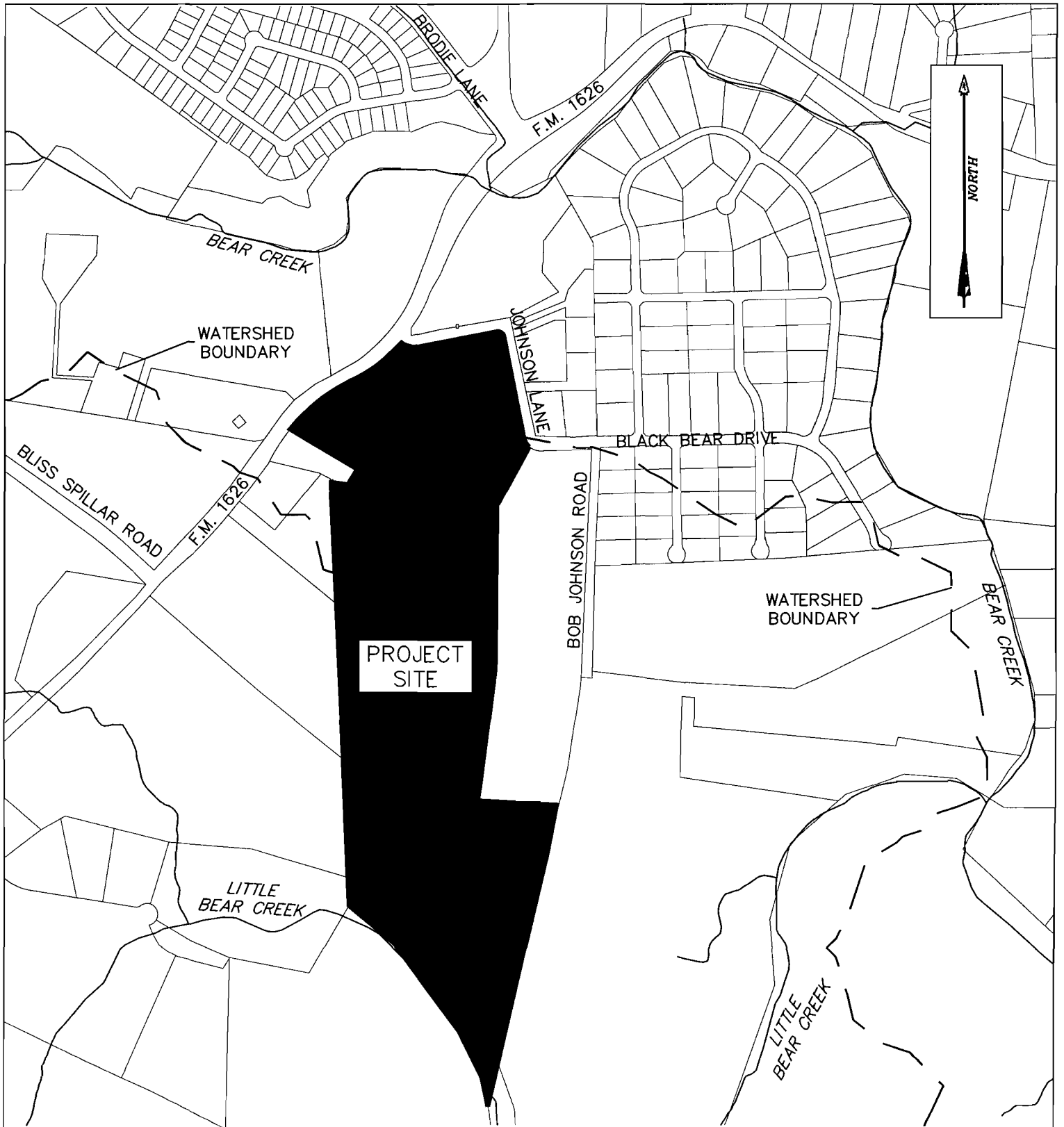
REQUIRED AUTHORIZATIONS:

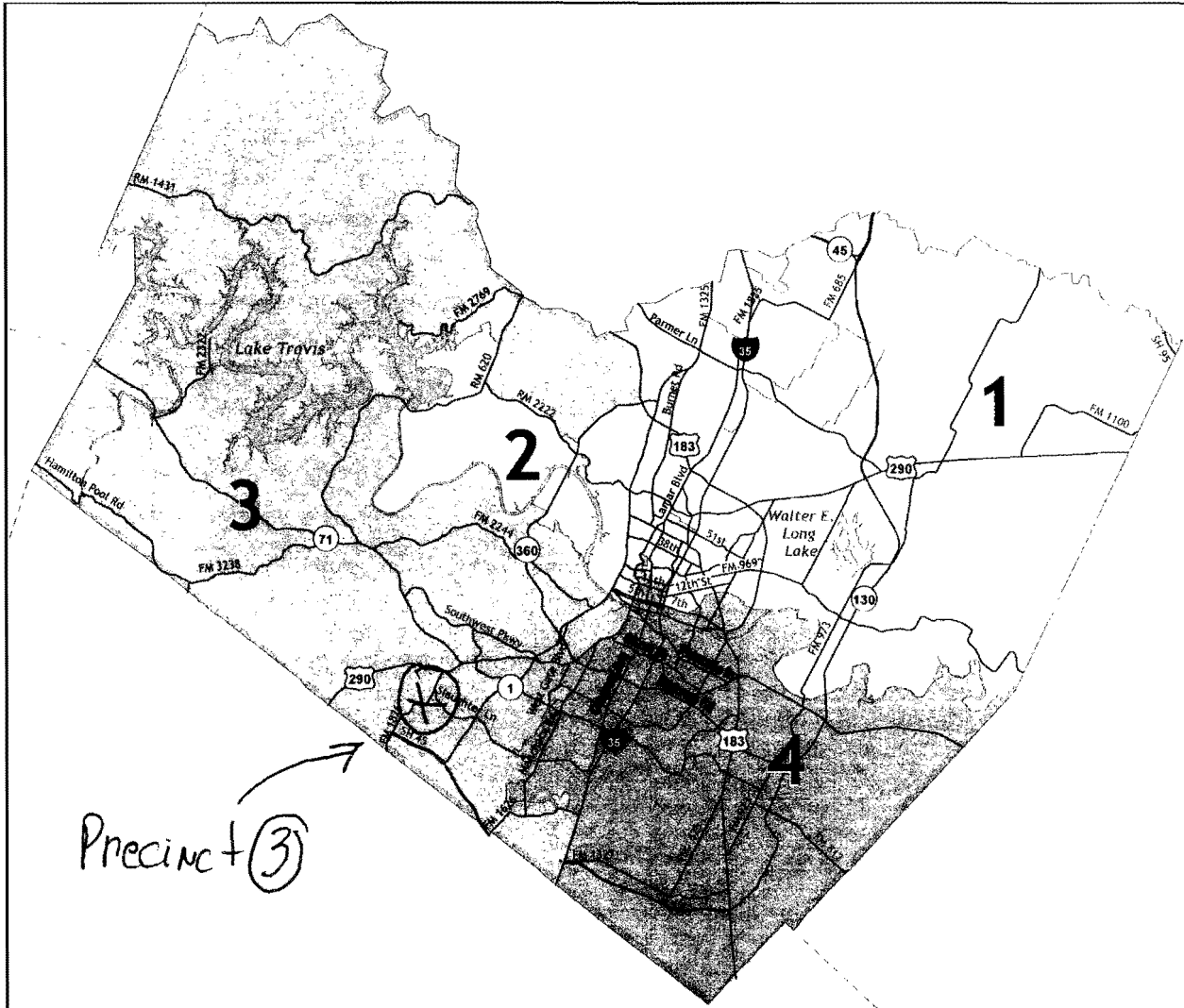
Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

SM:AB:ja

1101 - Development Services Long Range Planning - Variance - The Hills of Shady Hollow





2011 Commissioner Precincts

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 Austin, TX 78701
 Phone: (512) 854-9111
 Fax: (512) 854-4897

Precinct 2: Sarah Eckhardt
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Precinct 4: Margaret Gomez
 314 W. 11th St. #525
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DISCLAIMER:

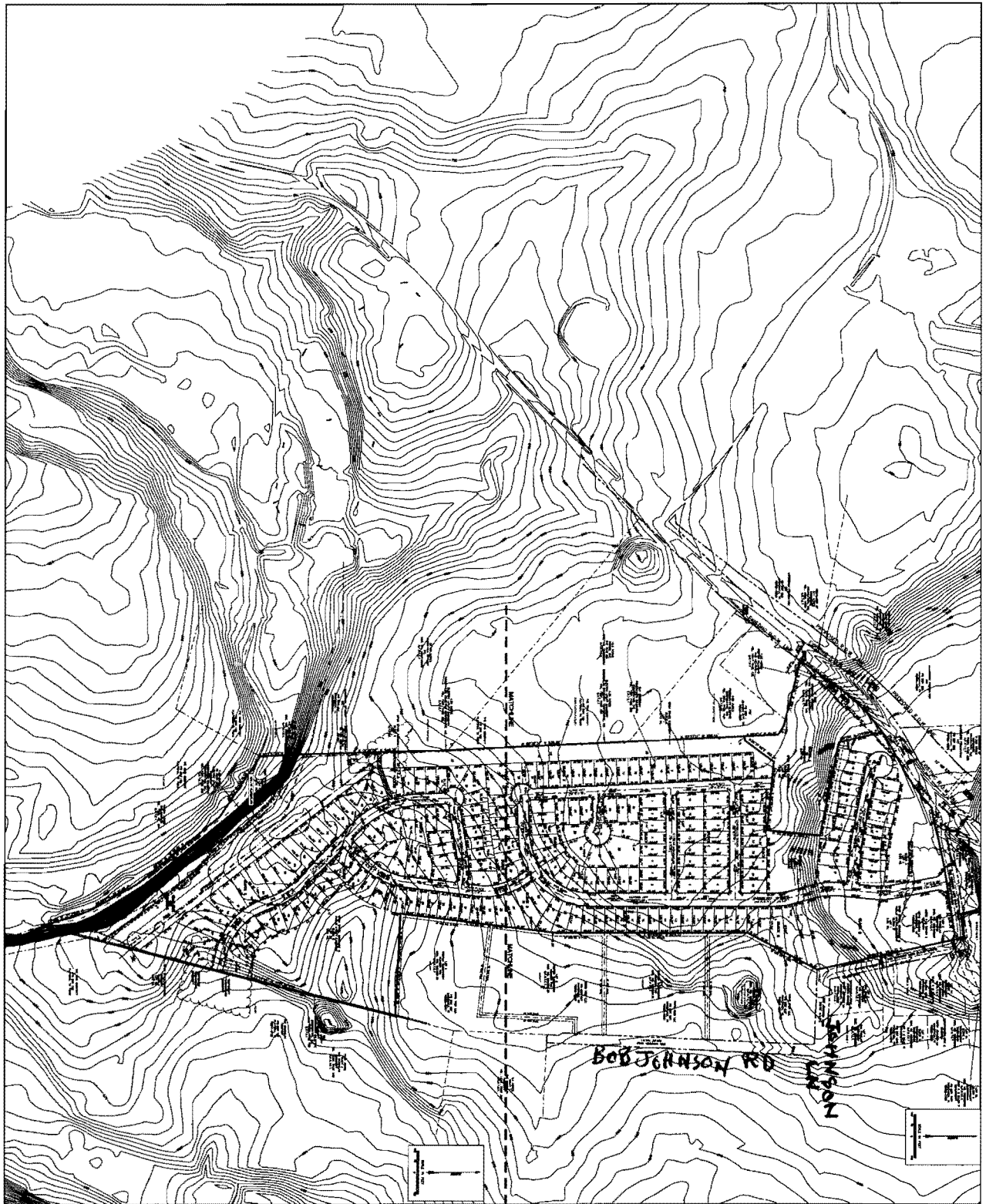
This map was prepared for the sole purpose of aiding Travis County Board members in their Board Resolution process. It is not intended to be used with any other purpose. The information is provided by the County and is not intended to be used for any other purpose.

TNR GIS Coord. 1/21/12 10:25 AM



Travis County
 Transportation &
 Natural Resources

Travis County Commissioner Precincts



C81-2012-0095

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SHEET 01 OF 04	File: Projects/Johnson SF.dwg/Preliminary Plan	Snapshot: OVERALL
	Job No: 211-14	Scale (Horiz): 1"=200'
	Date: 06/05/12	Checked By: LMH Drawn By: HD
	Revision 1:	
	Revision 2:	



THE HILLS OF SHADY HOLLOW
 PRELIMINARY PLAN
 OVERALL LAYOUT

**THE HILLS OF SHADY HOLLOW
 PRELIMINARY PLAN
 OVERALL LAYOUT**

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 CONSULTING ENGINEERS
 (TX) PE PERM. REG. #480
 8333 Cross Park Drive
 AUSTIN, TEXAS 78754
 OFFICE: 512.458.4724 FAX: 512.458.4752
 hpe@hpe-eng.com

HPE



SCALE
200 100

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Austin, Texas 78754

HPE

Phone: 512.459-4734
Fax: 512.459.4752
(TX. PE FIRM REG. #416)

February 4, 2013

Honorable Judge Sam Biscoe & County Commissioners
Travis County Commissioners Court
700 Lavaca Street
Austin, Texas 78767

**RE: Hills of Shady Hollow (C8J-2012-0095)
Variance Request - C.O.A. Land Development Code Section 30-2-158(B)(2)
Subdivision Access Streets**

We are formally requesting a variance to LDC Title 30, Section 30-2-158(B)(2), which requires that a new subdivision's access streets connect to a different external street. We are proposing access streets at two points, with a third access point to adjacent property, for the tract proposed for subdivision ("subject tract").

Reason for Request. The tract for which the preliminary plan was prepared fronts two external streets: FM 1626 and Bob Johnson Lane. Access is proposed at Bob Johnson Lane, which in turn connects to FM 1626.

An access street connection to FM 1626 is not feasible due to (1) sight distance limitations in the western portion of the subject tract, and (2) proximity to the Bob Johnson Lane intersection in the eastern portion of the tract. The subject tract has no other means of connection to any other external street.

Section 30-2-158(D) allows a new subdivision to have one access street if the single office determines that providing more than one access street is undesirable, unnecessary, or impractical after considering several factors:

- 1. Traffic circulation.** Traffic circulation within the proposed project is adequate, and would not be improved with access to a second external street if one existed.
- 2. Traffic safety.** Internal and access streets are designed per adopted standards. Traffic safety is the primary consideration in *not* providing access to FM 1626.
- 3. Flood and fire safety.** The subject tract lies in an area with a low wildland fire protection rating. Two access streets are provided, and while a second external street (other than FM 1626) would improve evacuation if necessary, a second external street does not exist near the subject tract.
- 4. Topography.** Little Bear Creek at the south boundary of the subject tract creates a topographic limitation to the extension of any roads to the south (in addition to providing a fire break), but there are no other topographic constraints.

5. **Density of the subdivision and surrounding developed property.** The proposed subdivision has an overall density of 2.67 single family units per acre; surrounding property is vacant or low density commercial/industrial/recreation uses.
6. **Whether later development of adjacent property is anticipated to provide additional access.** A third access street is stubbed to adjacent property in the southeast portion of the subject tract, although it is unknown whether later development is anticipated to provide additional access.
7. **Whether traffic through the subdivision should be limited.** No through traffic is proposed; the primary concern for a second external street connection is egress, and proposed streets comply with adopted standards.
8. **The environmental effect of a cut or fill, waterway crossing, or other surface disturbance necessary to provide more than one access street.** Two access streets are provided (to a single external street). No opportunity exists to tie to a second external street.
9. **Whether the access street is a divided street.** Two access streets are provided.
10. **Whether adverse effects, if any, from permitting one access street are mitigated, including whether secondary pedestrian access is provided.** Two access streets are provided, both with pedestrian access.
11. **Whether the subdivider owns adjacent property through which access can be provided; has the right to provide a second access street across another person's property; or is able to develop the subdivision if more than one access street is required.** None of these conditions can be answered in the affirmative. Two access streets are provided; no subdivision of the land is possible if connection to two different external streets is required.

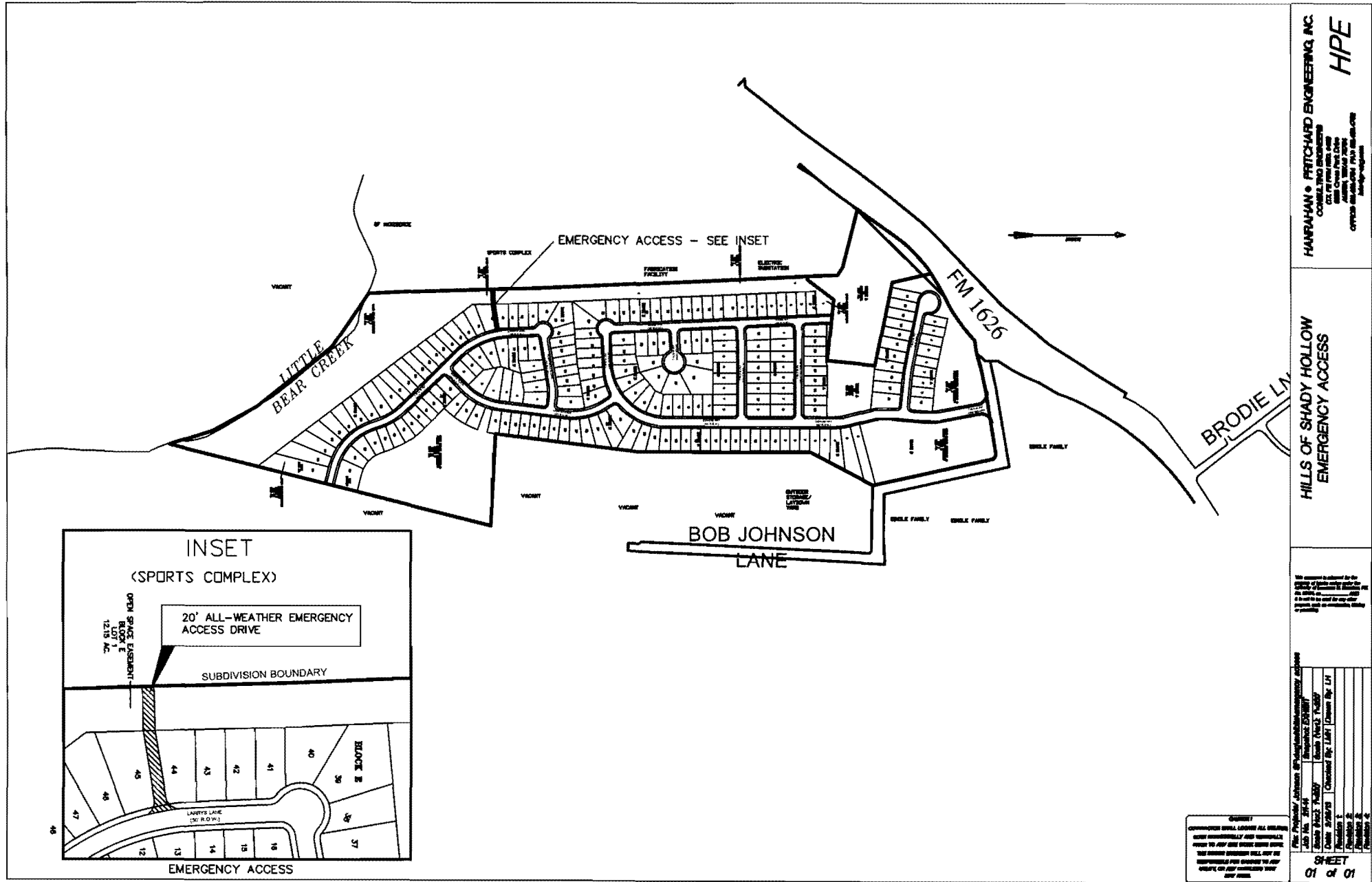
Proposed Secondary Access

The preliminary plan proposes a second access point to an adjoining property, for use by emergency vehicles. An all-weather access road will be constructed through the access easement. Please refer to the preliminary plan for the proposed access location.

Thank you for your consideration of this request, and please contact us if additional information is needed.

Respectfully,

Lawrence M. Hanrahan, P.E.
Hanrahan Pritchard Engineering, Inc.

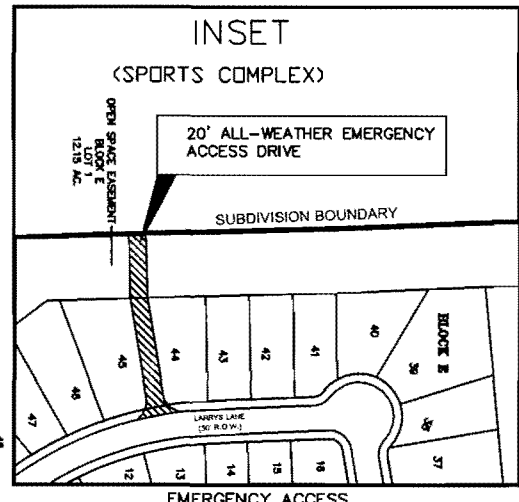


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HPE

HILLS OF SHADY HOLLOW
 EMERGENCY ACCESS

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NOTICE
 CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE EXCAVATING AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITIES OR FOR CONSTRUCTION COSTS.

DATE	BY	REVISION
01/11/2011	JLH	ISSUE FOR PERMITS
01/11/2011	JLH	ISSUE FOR PERMITS
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