



Item 12 Late Backup

Travis County Commissioners Court Agenda Request

Meeting Date: April 16, 2013

Prepared By: Teresa Calkins, P.E. **Phone #:** 854-7569

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

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:

This is an addendum to the memorandum regarding Item No. 3 on the March 12, 2013 agenda, and is scheduled for discussion as Item No. 12 on the April 16, 2013 agenda.

The subject property consists of a preliminary plan, The Hills of Shady Hollow, now renamed as the Hills of Bear Creek. It is located in the City of Austin's 2-Mile ETJ. It proposes 197 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 Bob Johnson road. The majority of the single family lots will take access from Bob Johnson road and the commercial lot will only take access from FM 1626. Water and wastewater will be provided by the City of Austin.

Subsequent to the discussion on March 12, 2013, the applicant has held two public meetings to discuss the concerns of the existing neighborhood of Bear Creek. The primary concerns voiced by the adjacent neighborhood related to traffic congestion on Johnson Lane at FM 1626, potential additional fire hazard and related safety issues related to the proposed subdivision, the density of the proposed subdivision, and miscellaneous aesthetic issues.

To address concerns about additional congestion at FM 1626, in addition to intersection improvements at the Brodie Lane/FM 1626 intersection, the applicant has agreed to voluntarily improve Johnson Lane to a collector roadway with 40' pavement width with curb and gutter, and include a dedicated left turn lane at FM

1626. The applicant has also proposed to provide an emergency access easement to FM 1626 on the western part of the development.

In an effort to alleviate fire safety concerns, the applicant proposes to provide a fire-flow hydrant at the intersection of Johnson Lane and Bob Johnson Lane to serve the existing subdivision of Bear Creek. The applicant will also make application for the community to be certified as a fire wise community and require the HOA to continue as a fire wise community.

To address density concerns, the applicant proposes to reduce the total number of single family lots from 208 fifty foot lots to 197 total lots of which 65 lots will be sixty feet in width.

And, to address miscellaneous community concerns, the applicant has proposed to construct streetlights and sidewalks along a portion of Johnson Lane, a path from Bear Creek to The Hills of Bear Creek, and provide certain drainage improvements to Johnson Lane and Bob Johnson Lane.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the variance based on the applicant's proposal and upon the Travis County Fire Marshal's review and recommendation.

ISSUES AND OPPORTUNITIES:

As described above.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Emergency Access Exhibits (2)

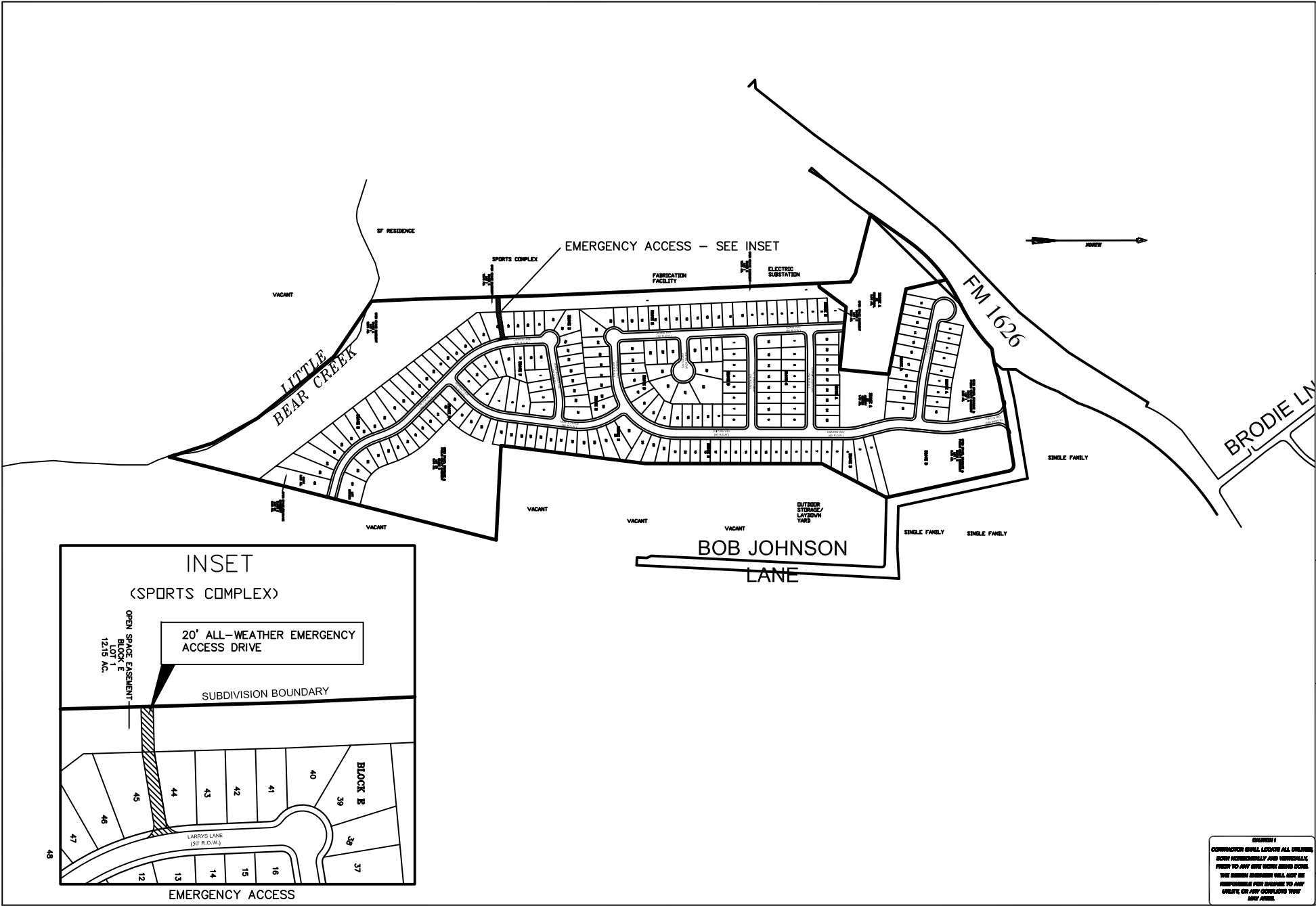
REQUIRED AUTHORIZATIONS:

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



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HILLS OF SHADY HOLLOW
 EMERGENCY ACCESS

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 use of the client and is not to be
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 of the engineer.

Project	Hills of Shady Hollow Emergency Access
Job No.	2015-14
Drawn By	LMF
Checked By	LMF
Reviewed By	LMF
Approved By	LMF

OWNER:
 CONTRACTOR SHALL LOCATE ALL UTILITIES
 BEFORE EXCAVATION AND MAINTAINANCE
 PRIOR TO ANY WORK BEING DONE.
 THE ENGINEER'S RESPONSIBILITY IS ONLY TO
 VERIFY THE LOCATION OF UTILITIES AS SHOWN
 ON ANY COMPLETED TYPED
 AND ASSES.



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ELECTRIC SUBSTATION

FM 1628

OPEN SPACE EASEMENT
BLOCK E
LOT 1
12.15 AC.

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15.0 ACRES
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