



Travis County Commissioners Court Agenda Request

Meeting Date: September 3, 2013

Prepared By: Michael Hettenhausen **Phone #:** 512-854-7563

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 Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on a request for a variance to Section 30-2-151 (street alignment) for the Village at Northtown Section Three Final Plat (Variance Only - 26 Total Lots - Wells Branch Parkway - City of Austin ETJ) in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The applicant has submitted a final plat application, the Village at Northtown Section Three Final Plat, which consists of 26 total lots (10 retail/commercial lots, 5 multi-family lots, 2 single family attached/condo lots, 1 office lot, 1 fire station lot, 2 parkland lots, and 5 greenspace lots) on 326.7 acres, for review and approval by the City of Austin/Travis County Single Office. However, a public street, Lantern Drive, of the adjacent Settler's Meadow subdivision is platted as a stub out into the Village of Northtown property and is not proposed to connect with the street network of the Village of Northtown Section Three. The applicant proposes a park lot in the Village at Northtown Section Three final plat in the location of the Lantern Drive stub out, which necessitates a variance approved by Commissioners Court to not align the streets of a new subdivision with the streets of an adjacent, existing subdivision.

STAFF RECOMMENDATIONS:

Staff recommends the variance as the platting of a park lot is appropriate for this location and the termination of Lantern Drive will not negatively effect the traffic circulation in the adjacent Settler's Meadow subdivision.

ISSUES AND OPPORTUNITIES:

Upon approval of the variance, this final plat application will be scheduled along with the associated revised preliminary plan for approval by the City of Austin's Zoning and Platting Commission and then by Commissioners Court.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

- Precinct Map
- Location Map
- Copy of variance request
- Copy of sheets 1 and 9 of the proposed plat

REQUIRED AUTHORIZATIONS:

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

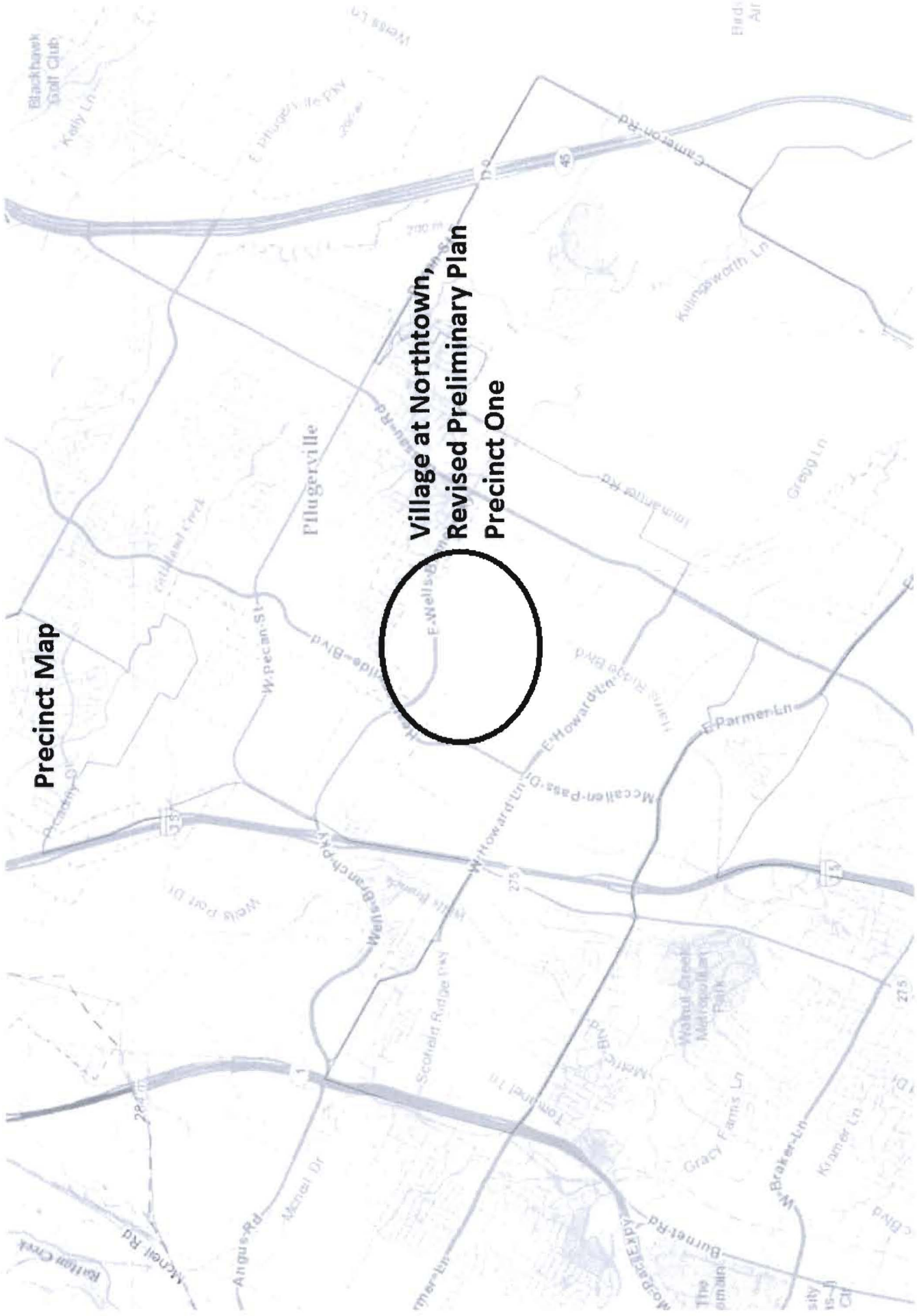
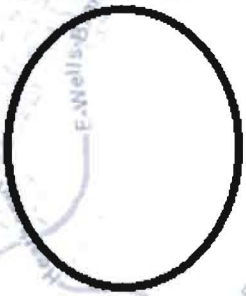
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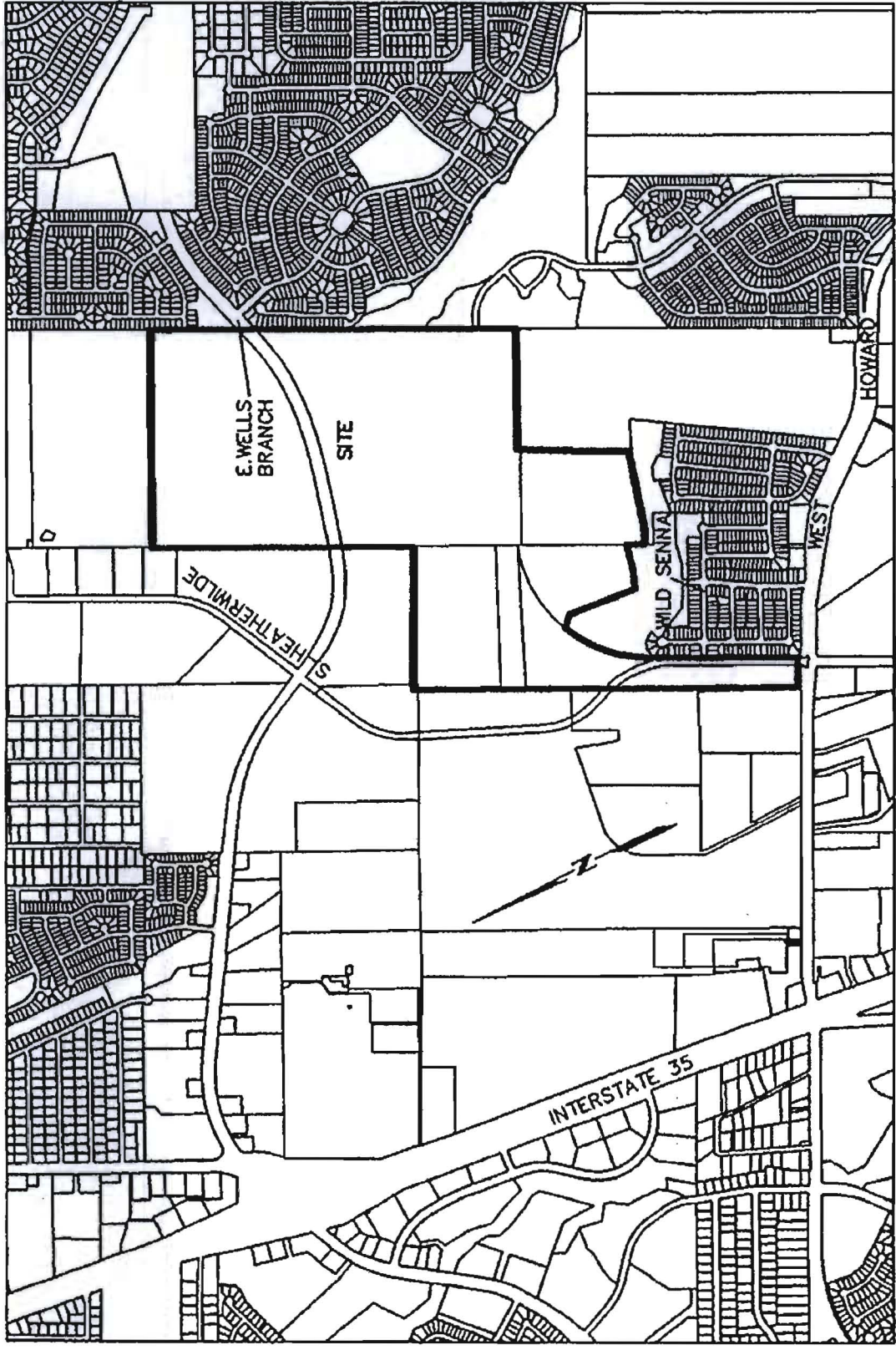
SM:AB:mh

1101 - Development Services Long Range Planning - Village at Northtown Section Three Final Plat

Precinct Map

**Village at Northtown,
Revised Preliminary Plan
Precinct One**





VICINITY MAP
NOT TO SCALE



Cunningham | Allen

August 23, 2013

Mr. Michael Hettenhausen, Case Manager
Travis County TNR
700 Lavaca, 5th Floor
Austin, Texas 78701

**RE: Village at Northtown Preliminary Plan
COA Case No. C8J-03-0159.03
Village at Northtown Section Three Final Plat
COA Case No. C8J-03-0159.03.3A
Request for Variance to Section 30-2-151 Street Alignment
CAI Project No.: 421-0101**

Dear Mr. Hettenhausen:

Concerning the Village at Northtown Revised Preliminary Plan and the Village at Northtown Section Three Final Plat, we respectfully request a variance to Section 30-2-151 of the Land Development Code Title 30, to not extend Lantern Drive into the adjacent property which is designated on the Village of Northtown Land Use Plan as Parkland.

The third revision to the Village at Northtown Preliminary Plan (R3) is proposed to account for a reconfiguration of a multi-family tract (Lots 1, 2, 3 and 6, Block B) and movement of various commercial tracts (Lots 6 and 7, Block B along with Lot 9, Block E). The Village at Northtown Section Three Final Plat development consists of the following land use summary: Ten (10) retail/commercial lots totaling 28.76 acres, Five (5) multi-family lots (22 develop units per acre density) totaling 122.01 acres, Two (2) single family attached lots totaling 43.19 acres, One (1) office lot equal to 3.37 acres, One (1) fire station lot equal to 1.25 acres, Two (2) parkland lots totaling 9.06 acres, Five (5) green space lots totaling 28.52 acres, and 7.40 acres of Right of Way (ROW) dedication.

Lantern Drive is located within the Settlers Meadow Section Three Subdivision which borders the Village at Northtown Lot 5, Block E, on the east. Lantern Drive stubs directly into the middle of the 7.8 acre Lot 5, Block E, which is designated as Parkland on the Village at Northtown Land Use Plan. According the Sixth Amendment to Agreement Concerning Creation and Operation of Northtown Municipal Utility District, that governs land use and parkland requirements within the MUD, the 7.8 acre tract, when final platted, is to be dedicated to the Northtown MUD.

At this time there is no proposed site plan for the park lot. We do not know what kind of impart a dedicated roadway could have on the master plan of the park. Also, Lantern Drive extends only 100' past its intersection with Antique Finish Drive which will allow a fire truck to back up and turnaround without the need of a cul-de-sac. The lack of an

Mr. Michael Hettenhausen
Village at Northtown Revised Preliminary Plan
Village at Northtown Section Three Final Plat
August 23, 2013
Page 2 of 2

extension of this roadway does not create a traffic problem or hazard, nor does it prevent orderly development of the lots around it. We therefore request that Lantern Drive not be extended into the adjacent parkland tract.

Thank you very much for your consideration and should you desire to discuss this request, please do not hesitate to contact me.

Sincerely,

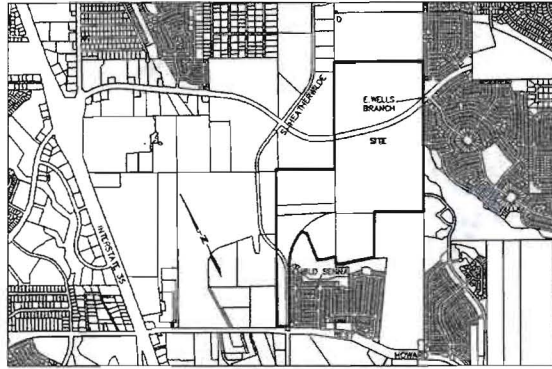
CUNNINGHAM | ALLEN, INC.

A handwritten signature in cursive script, appearing to read "Jana Rice".

Jana Rice

Senior Planner

VILLAGE AT NORTHTOWN SECTION THREE FINAL PLAT



VICINITY MAP
NOT TO SCALE

VERTICAL REFERENCE:

VERTICAL POSITIONS WERE DETERMINED USING GPS STATIC SURVEY METHODS AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOID 03.

BENCHMARKS

TBM 1

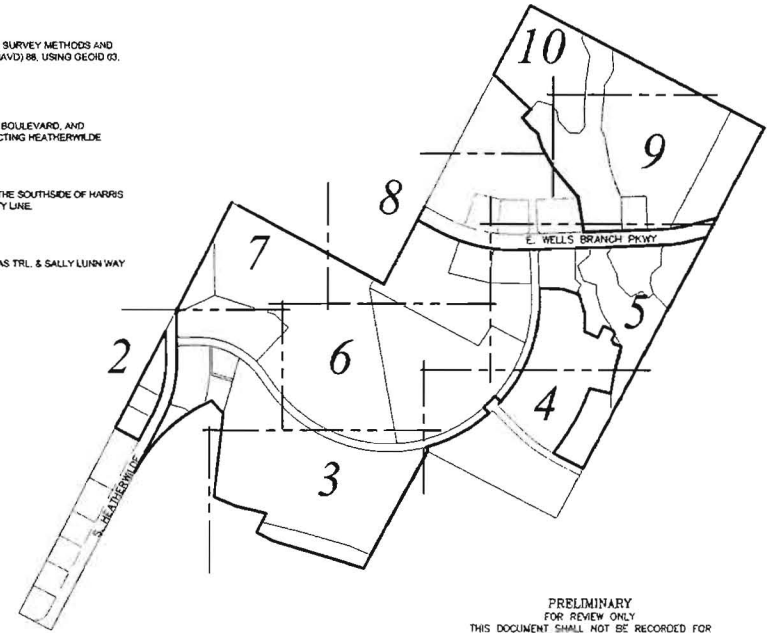
"X" CUT ON SIDEWALK 1/2-1' WEST OF A FIRE HYDRANT,
41.7' SOUTH EAST OF THE BACK OF CURB AT HEATHERWILDE BOULEVARD, AND
13' SOUTH OF THE CENTERLINE OF THE DRIVE WAY INTERSECTING HEATHERWILDE
BOULEVARD, AND LEADING TO A LIFT STATION.
ELEVATION = 775.79

TBM 5

"X" CUT ON TOP OF CURB IN FRONT OF A FIRE HYDRANT ON THE SOUTHSIDE OF HARRIS
RIDGE BLVD WHERE IT MEETS NORTH PARK'S EAST PROPERTY LINE.
ELEVATION = 726.89

TBM 4

"SQUARE CUT" ON SW CORNER OF CURB INLET
ON SOUTH SIDE OF CUL-DE-SAC INTERSECTION OF SASSAFRAS TRL. & SALLY LUNN WAY
ELEVATION = 731.19



LAND-USE SUMMARY			
USE	LOTS	NO. LOTS	ACRES
RETAIL/ COMMERCIAL	LOT 7, BLOCK A LOT 9, BLOCK A LOT 4-7, BLOCK B LOT 2, BLOCK C LOT 3-4, BLOCK D LOT 9, BLOCK E	10	28.76
MULTI-FAMILY ** 22 DU/AC	LOT 4, BLOCK E LOT 8, BLOCK E LOT 1-3, BLOCK B	5	122.01
SINGLE FAMILY ATTACHED 14 DU/AC	LOT 5, BLOCK C LOT 2, BLOCK D	2	43.19
OFFICE	LOT 5, BLOCK D	1	3.37
FIRE STATION	LOT 3, BLOCK C	1	1.25
PARK LAND	LOT 4, BLOCK C LOT 5, BLOCK E	2	9.08
GREEN SPACE	LOT 8, BLOCK A LOT 1, BLOCK C LOT 7, BLOCK C LOT 6, BLOCK D LOT 8, BLOCK E	5	28.52
R.O.W. DEDICATION			7.40
TOTALS		26	243.56

PUBLIC STREET SUMMARY						
STREET NAME	CLASSIFICATION	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH LOG-LOG	SIDEWALK LOCATION	SIDEWALK WIDTH
JOHN HENRY FAULK DRIVE	COMMERCIAL COLLECTOR	70'	4,584'	45'	BOTH SIDES	6/8 FEET

PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE.
CUNNINGHAM-ALLEN, INC.
04/02/2013

OWNERS

VILLAGE @ NORTHTOWN
GENERAL PARTNERS, INC.
#2 LAS BRISAS
AUSTIN, TEXAS 78746

ENGINEER

CUNNINGHAM ALLEN INC.
BEE CAVE RD., SUITE 202
AUSTIN, TEXAS 78748
(512) 327-2846

SURVEYOR

CUNNINGHAM ALLEN INC.
BEE CAVE RD., SUITE 202
AUSTIN, TEXAS 78746
(512) 327-2846

JURISDICTION

NORTHTOWN MUNICIPAL UTILITY DISTRICT
CITY OF AUSTIN 2-MILE E.T.J.

WATERSHED

HARRIS BRANCH
SUBURBAN

LEGAL DESCRIPTION

243.56 ACRES OF LAND OUT OF THE L.C. CUNNINGHAM SURVEY
NO. 68 AND ALEXANDER WATERS SURVEY NO. 67

BEARING REFERENCE:

GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983 CENTRAL ZONE
(CGRS98), AS DERIVED FROM AN OPUS SOLUTION DATED APRIL
06, 2007. DISTANCES SHOWN HEREON ARE SURFACE USING A
COMBINED SCALE FACTOR OF 0.99990225.
GRD = GROUND * COMBINED SCALE FACTOR.

LEGEND

- ⊙ 1/2" IRON PIPE FOUND (UNLESS STATED)
- 1/2" IRON REBAR FOUND (UNLESS STATED)
- ⊕ "X" FOUND IN CONCRETE
- 1/2" IRON REBAR SET W/CAP SET STAMPED "CUNNINGHAM ALLEN INC."
- W.W.E. WASTEWATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRIC EASEMENT
- ESMT. EASEMENT
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- WATERWAY CENTERLINE - - - - -
- CRITICAL WATER QUALITY ZONE - - - - -
- FEMA 100 YR FLOOD PLAIN - - - - -
- PROPOSED SIDEWALKS - - - - -
- SET CONCRETE MONUMENT WITH BRASS CAP STAMPED "CAF"

CS -
SUBMITTAL DATE: -



3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946
Austin, Texas 78748-6819 Fax: (512) 327-2973
www.cunningham-allen.com

TBPB REG. NO. P-284	
DATE: -	PROJECT NO.: 4210105
DRAWN BY: DED	SHEET 1 OF 12

VILLAGE AT NORTHTOWN SECTION THREE FINAL PLAT

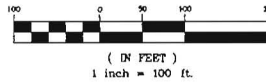
LOT 4,
BLOCK E
24.12 ACRES

(87.656 AC.)
SUN SECURED FINANCING HOUSTON
LIMITED PARTNERSHIP
DOC. NO. 2002102957
O.P.R.T.C.T.

SHEET 10
SHEET 9

LOT 8,
BLOCK E
13.42 ACRES

GRAPHIC SCALE



**ALEXANDER WALTERS
SURVEY NO. 67
ABSTRACT NO. 791**

LOT 5,
BLOCK E
7.80 ACRES
PARKLAND

LOT 4,
BLOCK E
24.12 ACRES

LOT 6,
BLOCK E
13.69 ACRES
DRAINAGE
EASEMENT

LOT 9,
BLOCK E
1.54 ACRES

RESUBDIVISION OF LOT 1, BLOCK 1,
SETTLER'S MEADOW SECTION THREE
AND LOT 5, BLOCK 1,
SETTLER'S MEADOW SECTION FOUR
DOCUMENT NO. 200200168
O.P.R.T.C.T.

PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE
CUNNINGHAM-ALLEN, INC.
04/02/2013

E. WELLS BRANCH PARKWAY

<p>Cunningham Allen Engineers - Surveyors</p>	3103 Bee Cave Road, Suite 202 Tel: (512) 327-2948 Austin, Texas 78748-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPR REG. NO. F-384
	DATE: - PROJECT NO.: 4210105 DRAWN BY: DED SHEET 8 OF 12