



Travis County Commissioners Court Agenda Request

Meeting Date: January 14, 2014

Prepared By: Michael Hettenhausen, Planner

Phone #: (512) 854-7563

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

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

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE:

Consider and take appropriate action on the following requests in Precinct Three:

- A) A variance to section 82.214 of the Travis County Subdivision Regulations; and
- B) A plat for recording: Agroland Subdivision Final Plat (Short Form Final Plat - 1 lot - SH 71 - no ETJ) .

BACKGROUND/SUMMARY OF REQUEST:

A) Section 82.214 Water Availability Special Requirements for Groundwater states water service to a subdivision may not be supplied by groundwater from an aquifer underlying Travis County, except the Trinity or Edwards aquifers. Subdivisions using groundwater from the Trinity or Edwards aquifers shall comply with this section. The applicant proposes to use an existing well, and has requested a variance to this section.

B) This final plat consists of 1 non-residential lot on 4.8 acres, with frontage on State Highway 71 and Crawford Road. There are no public or private streets proposed with this plat. Water services will be provided by an existing individual water well, and wastewater will be provided by an on-site wastewater system. Parkland dedication or fees in lieu of dedication are not required for this plat as the land use is proposed as non-residential. Fiscal surety is not required for this short form plat as no subdivision improvements are proposed.

STAFF RECOMMENDATIONS:

As the applicant has met all the requirements to approve the variance and cleared all plat comments, TNR recommends approval of the variance and the final plat.

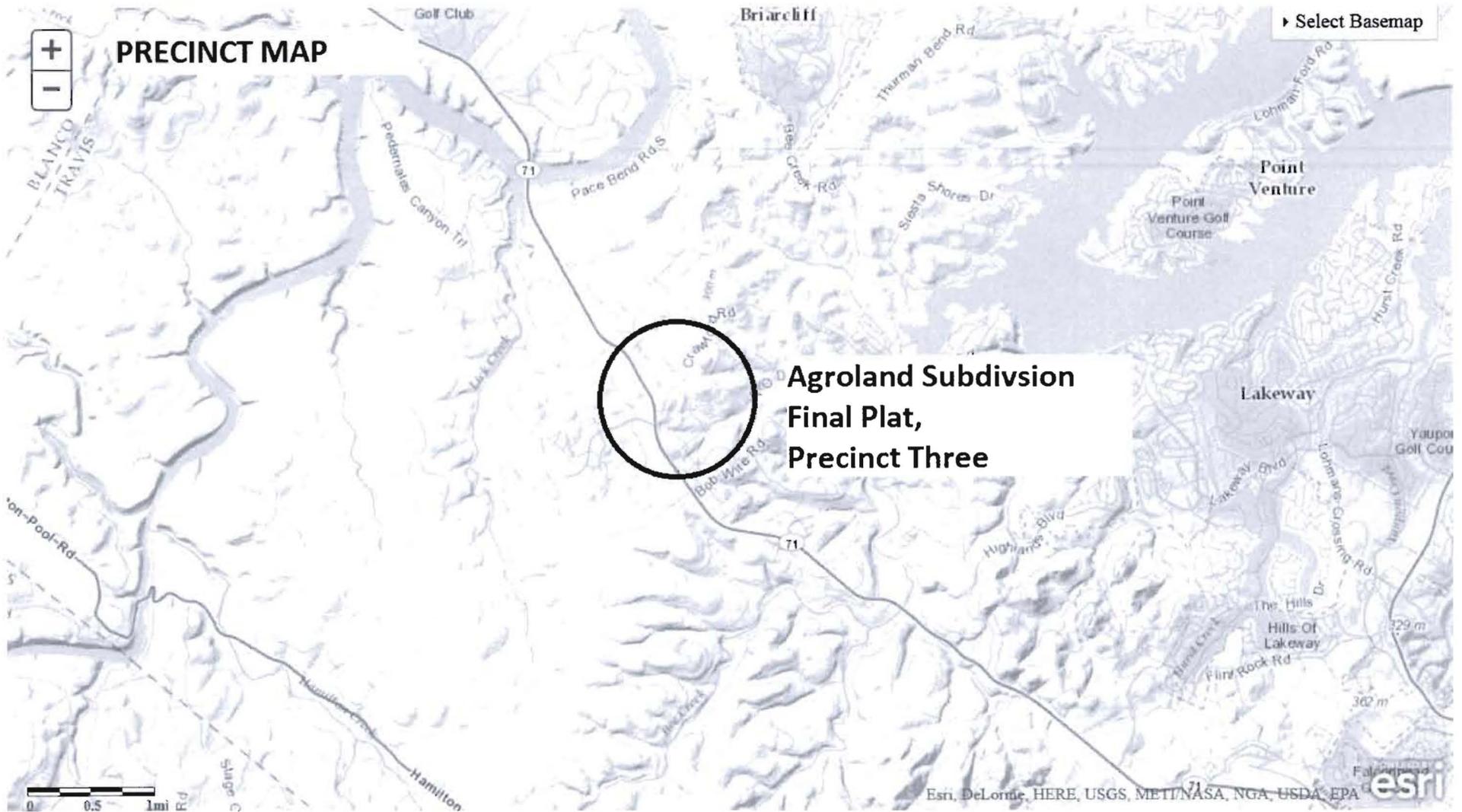
ISSUES AND OPPORTUNITIES:

TNR has not been contacted by any interested parties via email, phone, or in person regarding this plat application.



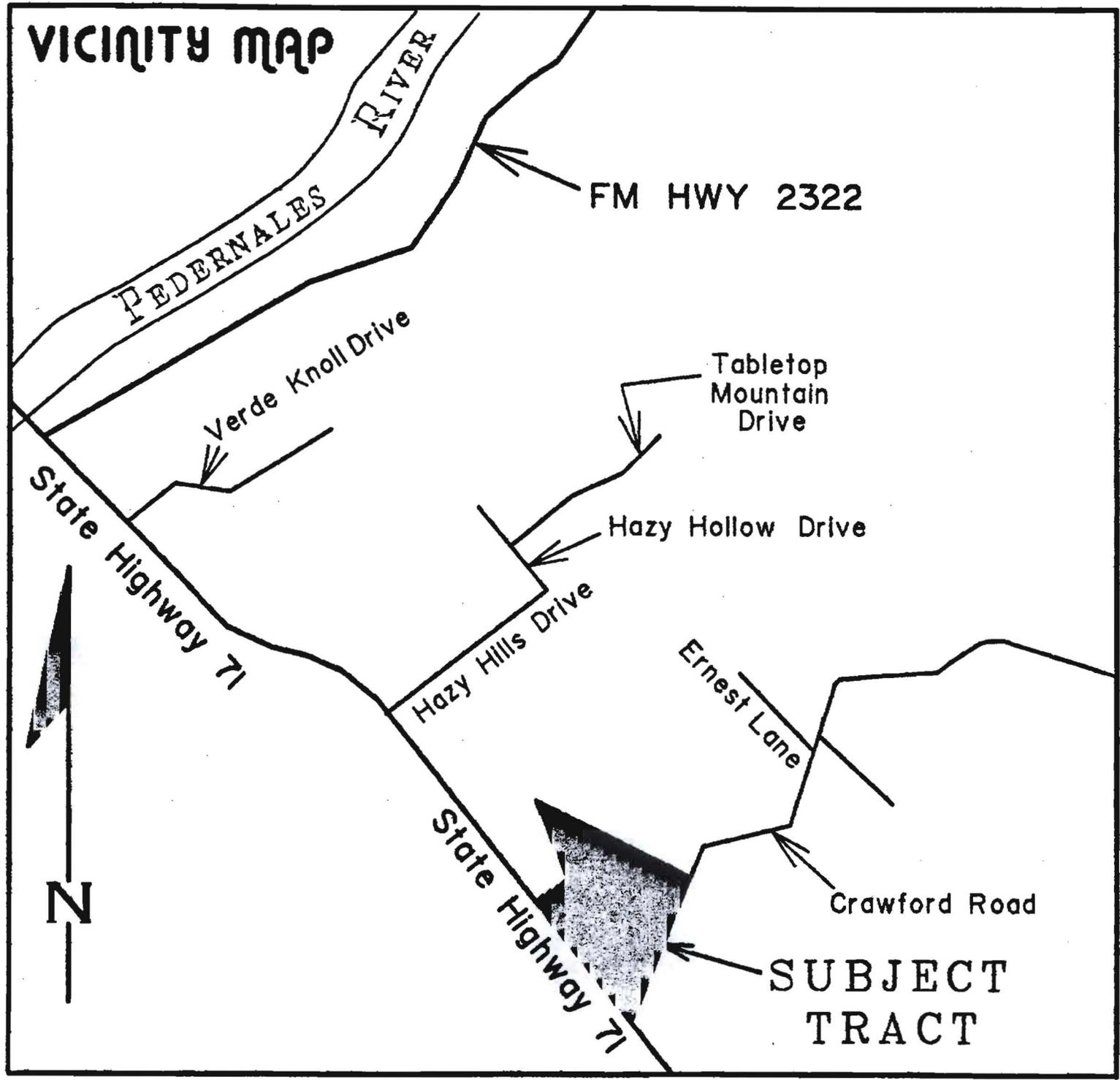
PRECINCT MAP

▶ Select Basemap



**Agroland Subdivision
Final Plat,
Precinct Three**

VICINITY MAP



PEDERNALES RIVER

FM HWY 2322

Verde Knoll Drive

Tabletop Mountain Drive

State Highway 71

Hazy Hollow Drive

Hazy Hills Drive

Ernest Lane

N

Crawford Road

State Highway 71

SUBJECT TRACT

Prossner and Associates, Inc.

Consulting Engineers

2601 Chitina Court
Cedar Park, Texas 78613
(512) 918-3343

November 20, 2013

Ms. Anna Bowlin
Travis County TNR
700 Lavaca Street
Austin, Texas 78701

Project: 21732 Hwy. 71 West – Agroland Plat well exemption

Ms. Bowlin,

Please accept this correspondence as a request for a variance to Section 82.214 of the Travis County Code for the above referenced tract of land. The tract has an existing well that has been servicing a single family dwelling for approximately 14 years which is going to be removed. The new Owner has plans under review for a proposed 8,800 s.f. retail sales building with parking and drives. The Owner is anticipating five (5) total employees for sales and maintenance of ATV's.

Because this tract will be a single use and has an existing well we do not feel the Owner should be burdened with having to justify the existing well for capacity as the previous land use was more demanding on the well than the proposed use. Under current design criteria the septic system design is typically based on 15 gallons per person per day for a retail sales use which would result in a total daily demand of approximately 75 gallons. Typical daily demand for a standard single family home would be approximately 350 gallons per day so there will a significant reduction in the proposed demand on the well.

The only way this Owner would be able to meet the requirements for well testing under the Code would be to drill another well on site strictly (at a cost of approximately \$ 15,000.00) for the purpose of being able to flow the existing well to show what effect the use would have on another well on the tract. We feel this is not only a waste of money for the Owner but a waste of water resources for the testing.

Should you have any questions on the request please contact our office.

Sincerely,



Kurt M. Prossner, P.E.
President

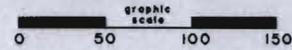


Cc: Mr. Eric Cromwell

file:21732 hwy 71/well variance letter.doc

AGROLAND SUBDIVISION

SCALE: 1" = 50'



Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone), Combined Scale Factor 0.99989596. All distances shown hereon are surface values.

(1400 Acres - Remainder)
Larry D. McDonald and wife, Anne Roberts McDonald
Volume 3516 Page 2163

Legend

- Concrete Highway Monument
- 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found (unless noted)
- ◇ 1/2" Iron Rod Found with plastic cap imprinted with "AllStar"
- 1/2" Iron Rod Set with plastic cap imprinted with "Holl Carson, Inc." (Record Bearing and Distance)

PC STA 961+80.0 (0.79 Acres)
Ronald Dingwall and Laura Luchsing
Document No. 2007169258

concrete highway monument in Western Right-of-Way line bears, S55°50'23"W 149.9'

TEXAS STATE HIGHWAY NO. 71 (150' R.O.W.)

LOT 1
LOT 2
BLOCK "A"
BOBCHAUX ADDITION
DOCUMENT NO. 20040058M

LOT 1
4.818 Acres
BLOCK A

This area is hereby dedicated for additional right-of-way.

(10.26 Acres)
Texas Veterans Land Board
Volume 5570 Page 547

Elevation Benchmark
cotton tin stands set in asphalt
Elevation 1068.17

(512 Acres)
George Howard Euglin III and Judy Lane Euglin
Document No. 2000029822

CRAWFORD ROAD (50' R.O.W.)

(4.857 Acres)
Jimmy Dean Jackson and Beverly Jane Jackson
husband and wife
Document No. 1999106887

(0.313 Acres)
Jimmy Jackson and spouse, Beverly Jackson
Document No. 1999124952

LOT 2
CYRUS/EANOR COMMERCIAL
DOCUMENT NO. 200300547

Elevation Benchmark
Triangle set on top of concrete frame
1064.07'

PT STA 970+91.4
587°3'45"W 149.8'

Songshire
52.44'
(chord bearing and distance)

APPROXIMATE PATENTED SURVEY LINE
BY THE TEXAS SURVEYING BOARD
FOR THE YEARS 1900-1909
BY THE TEXAS SURVEYING BOARD
FOR THE YEARS 1910-1919

LAND USE TABLE	
LOT 1	4.818 Acres Commercial
Total number of Lots	1
R.O.W. dedication =	0.104 Acre
Total Acreage =	4.922 Acres

512140

AGROLAND SUBDIVISION

THE STATE OF TEXAS *
 THE COUNTY OF TRAVIS * KNOW ALL MEN BY THESE PRESENTS:
 THAT, Agroland Holdings, LLC, owner of (4.93 acres) of land out of the G.W. Scott Survey No. 50 Abstract No. 2569 and the Beaty and Moulton Adams Survey No. 37 Abstract No. 43 in Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document No. 2013163798 of the Official Public Records of Travis County, Texas, do hereby subdivide said tract of land in accordance with Chapter 232 of the Local Government Code, and in accordance with the attached map or plat to be known as

AGROLAND SUBDIVISION

subject to any easements and/or restrictions heretofore granted and not released, and do hereby dedicate to the Public use of the streets and easements shown hereon.

WITNESS MY HAND, this the 16 day of Dec., 2013, A.D.


 Cesar Moran Agent for Agroland Holdings, LLC
 4610 Twinbrook Road
 Fairfax, Virginia 22032

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 Before me, the undersigned authority, on this the 10 day of Dec., A.D., 2013, did personally appear Cesar Moran, known to me to be the person whose name is subscribed to the foregoing instrument of writing and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
 Printed Name Samuel S. Alford
 Commission Expires 12/14/14

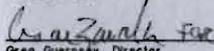


THE STATE OF TEXAS *
 THE COUNTY OF TRAVIS *
 I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the 10 day of Dec., 2013, A.D., at 10 o'clock A.M. and duly recorded on the 10 day of Dec., A.D., at 10 o'clock A.M. of said County and State in Document Number 2013163798 Official Public Records of Travis County.
 WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the 10 day of Dec., 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

 Deputy

THIS SUBDIVISION IS LOCATED OUTSIDE OF THE CITY OF AUSTIN'S EXTRA-TERRITORIAL JURISDICTION.


 Greg Guernsey, Director
 Planning and Development Review Department

12-13-2013
 Date

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS *
 THE COUNTY OF TRAVIS * I, Dana Debeauvoir, Clerk of the County Court, of Travis County, Texas, do hereby certify that on the 10 day of Dec., A.D., 2013, the Commissioners' Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order was duly entered in the minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, this the 10 day of Dec., A.D., 2013.

DANA DEBEAUVOIR, CLERK, COUNTY COURT TRAVIS COUNTY

 Deputy

- GENERAL NOTES:
1. Travis County development permit required prior to any site development.
 2. Occupancy of any lot is prohibited until connection is made to an approved sewer system or approved private individual sewage disposal system.
 3. Occupancy of any lot is prohibited until water satisfactory for human consumption is available from a source in adequate and sufficient supply for the proposed development.
 4. Water supply will be provided by individual water wells.
 5. Wastewater service will be provided by individual on-site septic systems.
 6. All property herein is subject to the Lower Colorado River Authority's Highland Lakes Watershed Ordinance. Written notification and/or permits are required prior to commencing any development activities. Contact LCRA Watershed Management at 1-800-776-5272, extension 2324 for more information.

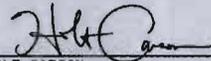
Travis County On-Site Wastewater Program Notes

1. No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Travis County On-Site Wastewater Program.
2. No construction may begin on any lot in this subdivision until plans for the private on-site sewage disposal system are approved by the Travis County On-Site Wastewater Program.
3. Development on each lot in this subdivision shall be in compliance with the minimum requirements of the Title 30 of the Texas Administrative Code Chapter 285 and Travis County Code Chapter 48 that are in effect of the time of construction.
4. These restrictions are enforceable by the Travis County On-Site Wastewater Program.
5. No structure in this subdivision shall be occupied until connected to a potable water supply from an approved water system or a private well.
6. No water well in this subdivision may be located within 150 feet of the subdivision boundary without the consent of the adjoining land owner(s).

for Stacey Schefel, D.R. No. 05001143 12/11/13
 Program Manager On-Site Wastewater Program
 Travis County TNR

SURVEYOR CERTIFICATION:

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat and subdivision is based upon an actual survey made on the ground, and is true and correct to the best of my knowledge.


 HOLT CARSON
 Registered Professional Land Surveyor No. 5166
 HOLT CARSON, Inc.
 1904 Fortview Road
 Austin, Texas 78704
 (512)-442-0990

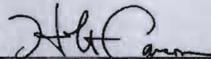
12-03-2013
 Date



FLOODPLAIN NOTE:

No portion of this tract is within the boundaries of the 100 Year Flood Plain according to the Federal Flood Insurance Administration FIRM Panel No. 48453C0380H, dated September 26, 2008.

As checked by:


 HOLT CARSON
 Registered Professional Land Surveyor No. 5166
 HOLT CARSON, Inc.



12-03-2013
 Date

