



Travis County Commissioners Court Agenda Request

Meeting Date: May 27, 2014

Prepared By: Paul Scoggins, Engineering Specialist Phone #: (512) 854-7619

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

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

Sponsoring Court Member: Commissioner Todd, Precinct Two

AGENDA LANGUAGE: Receive comments regarding a request to authorize the filing of an instrument to vacate a 15 foot wide drainage easement with its centerline located along the common lot line of Lots 1 and 2 of Wells Branch, Phase N – Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to authorize the filing of an instrument to vacate a 15 foot wide drainage easement (DE) with its centerline located along the common lot line of Lots 1 and 2 of Wells Branch, Phase N. The easement is schematically shown on the plat. Lots 1 and 2 front on Owen-Tech Boulevard, a street maintained by Travis County.

Professional engineer Hunter Shadburne has stated that:

"The request is being made because the 15' Drainage Easement is currently not being used. With the new Site Plan there will no longer be Wastewater drainage going through all three lots as North Woods existing plans show. The lots have been combined under one development and the drainage will be re-routed; please see Affinity Sheet 11 and Grading Sheet 8 attached for proposed plan including a proposed building to be placed where the 15' drainage easement is located, therefore in needs to be vacated. The project is currently under review for approval with the City of Austin, Travis County, and Wells Branch MUD."

Staff foresees no opposition to this request.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff which finds that the vacation request meets all Travis County standards. As of this memo, staff has not received any inquiries in regards to this request. As such, TNR staff recommends the request.

ISSUES AND OPPORTUNITIES:

According to the request letter the owner has submitted a proposed plan to develop the subject lots through Permit #14-3321. The proposed plan involves placing a structure where the subject easement is currently located. Vacating the easement should resolve any potential encroachment issues. It has been determined that re-dedicating the easement in a different location will not be necessary.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director of Development Services and Long Range Planning	TNR	(512) 854-7561

CC:

Stacey Scheffel	Permits Program Manager	TNR	(512) 854-7565
John Ellis	Engineer	TNR-Development Services	(512) 854-9805

SM:AB:ps

1101 - Development Services Long Range Planning - Wells Branch, Phase N