



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: Consider and take appropriate action on 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 and staff finds 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:

- Order of Vacation
- Field Notes
- Request/Engineer's Letter
- Siteplan Information/Drainage Study
- Sign Affidavit and Pictures
- Maps

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 - Development Services	(512) 854-7561

CC:

Stacey Scheffel	Permits Program Manager	TNR	(512) 854-7565

SM:AB:ps

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

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of a 15 foot wide drainage easement with its centerline located along the common lot line of Lots 1 and 2 A of Wells Branch, Phase N as recorded at Volume 84, Page 101D of the Real Property Records of Travis County, Texas;

WHEREAS, an independent professional engineer has submitted a letter recommending the vacation of the subject easement;

WHEREAS, Travis County staff has stated there are no objections to the vacation of the drainage easement as described in the attached field notes and sketch;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of the subject drainage easement as described in the attached field notes and sketch;

WHEREAS, the required public notice was posted and the Travis County Commissioners Court held a public hearing on May 27, 2014 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that the 15 foot wide drainage easement with its centerline located along the common lot line of Lots 1 and 2 A of Wells Branch, Phase N, as shown on the attached sketch and described in the attached field notes and sketch, is hereby vacated.

ORDERED THIS THE _____ DAY OF _____ 2014.

SAMUEL T. BISCOE, COUNTY JUDGE

COMMISSIONER RON DAVIS
PRECINCT ONE

COMMISSIONER BRUCE TODD
PRECINCT TWO

COMMISSIONER GERALD DAUGHERTY
PRECINCT THREE

COMMISSIONER MARGARET GOMEZ
PRECINCT FOUR

EXHIBIT A

DESCRIPTION OF A 5284 SQUARE FOOT EASEMENT TRACT PREPARED BY DELTA SURVEY GROUP INC., IN MARCH 2014 AND LOCATED IN L.C. CUNNINGHAM SURVEY NO. 68, AND BEING A PORTION OF LOT 1 AND LOT 2, WELLS BRANCH PHASE "N", A SUBDIVISION OF RECORD IN VOLUME 84, PAGE 101D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT 15 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON SAID LOTS 1 AND 2. SAID 5284 SQUARE FOOT TRACT AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a "x" mark found in concrete in the west right-of-way (R.O.W.) line of Owen-Tech Boulevard, (80' R.O.W.) same being the southeast corner of said Lot 1, also being the northeast corner of said Lot 2, for the **POINT OF BEGINNING**;

THENCE with the west right of way line of Owen-Tech Boulevard, same being the east line of said Lot 2 with the arc of a curve to the right a distance of 7.51 feet, through a central angle of $0^{\circ}11'51''$, having a radius of 2177.64 feet, and whose chord bears $S00^{\circ}45'19''E$, a distance of 7.51 feet to a calculated point;

THENCE leaving the west right of way line of Owen-Tech Boulevard and crossing said Lot 2, $S86^{\circ}39'13''W$, a distance of 351.84 feet to a calculated point in the east line of Lot 1, Block A, Greenbelt and Drainage Easement, Wells Branch Phase "U", a subdivision of record in Volume 86, Page 25A, Plat Records of Travis County, Texas, same being the west line of said Lot 2 from which a $\frac{1}{2}$ inch iron rod found for an angle point in the west line of said Lot 2 bears $S03^{\circ}51'28''E$, a distance of 92.47 feet;

THENCE with the east line of said Lot 1, Block A, same being the west line of said Lot 2 and with the west line of said Lot 1, the following two (2) courses and distances:

1. $N03^{\circ}51'28''W$, a distance of 7.50 feet to a $\frac{1}{2}$ inch iron rod found for the northwest corner of said Lot 2, same being the southwest corner of said Lot 1, and
2. $N03^{\circ}51'28''W$, a distance of 7.50 feet to a calculated point in the west line of said Lot 1, from which a $\frac{1}{2}$ inch iron rod found for an angle point in the west line of said Lot 1, bears $N03^{\circ}51'28''W$, a distance of 187.63 feet;

THENCE leaving the east line of said Lot 1, Block A, and crossing said Lot 1, $N86^{\circ}39'13''E$, a distance of 352.62 feet to a calculated point in the west right of way line of Owen-Tech Boulevard, same being the east line of said Lot 1;

5284 Sq. Ft.

THENCE with the west right of way line of Owen-Tech Boulevard, same being the east line of said Lot 1, with the arc of a curve to the right a distance of 7.51 feet, through a central angle of $0^{\circ}11'51''$, having a radius of 2177.64 feet, and whose chord bears $S00^{\circ}57'10''E$, a distance of 7.51 feet to the **POINT OF BEGINNING** and containing 5284 square feet of land, more or less.

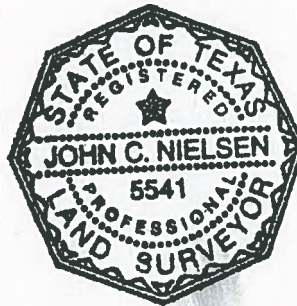
BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD 83/HARN

I, John C. Nielsen, hereby certify that the forgoing description represents an on-the-ground survey performed under my direct supervision during March 2014, and is true and correct to the best of my knowledge and belief.

Date: 03-24-2014



John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS FIRM NO. 10004700

* SKETCH TO ACCOMPANY FIELD NOTES * 0'



LEGEND

- 1/2 INCH IRON ROD FOUND
- ▲ 'X' MARK FOUND IN CONCRETE
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX FLAT RECORDS, TRAVIS COUNTY, TEXAS

L. C. CUNNINGHAM SURVEY No. 68
 TRAVIS COUNTY, TEXAS
 MARCH 2014

SCALE: 1" = 50'



LOT 1
 (2.64 ACRES)
 WELLS BRANCH PHASE "N"
 VOLUME 84, PAGE 101D
 P.R.T.C.TX.

5284 Sq. Feet
 0.121 Acre

N86°39'13"E 352.62'
 S86°39'13"W 352.22'
 (N87°57'E 352.33')

S86°39'13"W 351.84'

C1 P.O.B. C2

L2 L1

LOT 1, BLOCK A
 GREEN BELT AND DRAINAGE EASEMENT
 WELLS BRANCH PHASE "U"
 VOLUME 86, PAGE 25A
 P.R.T.C.TX.

OWEN-TECH BLVD.
 (80' RIGHT-OF-WAY)

LOT 2
 (3.26 ACRES)
 WELLS BRANCH PHASE "N"
 VOLUME 84, PAGE 101D
 P.R.T.C.TX.

NOTE: ALL POINTS ARE CALCULATED POINTS UNLESS OTHERWISE NOTED.
 BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/HARN

LINE	BEARING	DISTANCE
L1	N03°51'28"W	7.50'
L2	N03°51'28"W	7.50'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	7.51'	2177.64'	0°11'51"	7.51'	S00°57'10"E
C2	7.51'	2177.64'	0°11'51"	7.51'	S00°45'19"E

Delta Survey Group Inc.

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
 OFFICE: 512.282.5200 FAX: 512.282.5230
 WWW.DELTASURVEYGROUP.COM
 TBPLS FRM NO. 10004700

QUAD PFLUGER-WEST
 PROJECT AFFINITY AT WELLS BRANCH
 DWG. DE VACATED



Austin Civil Engineering

Laying the groundwork

04/14/2014

Steven Manila, PE
Travis County Administration BLDG
PO Box 1748
Austin, TX 78767

RE: Vacate 15' Drainage Easement Request-14508 Owen Tech Blvd 78728

Dear Mr. Manila,

We are requesting to vacate the 15' Drainage Easement located at 14508 Owen Tech Blvd, DESCRIPTION OF A 5284 SQUARE FOOT EASEMENT TRACT PREPARED BY DELTA SURVEY GROUP INC., IN MARCH 2014 AND LOCATED IN L.C. CUNNINGHAM SURVEY NO. 68, AND BEING A PORTION OF LOT 1 AND LOT 2, WELLS BRANCH PHASE ".N", A SUBDIVISION OF RECORD IN VOLUME 84, PAGE 101D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT 15 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON SAID LOTS 1 AND 2. SAID 5284 SQUARE FOOT TRACT AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.-ATTACHED.

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 it needs to be vacated. The project is currently under review for approval with the City of Austin, Travis County, and Wells Branch MUD.

Thank You,

Hunter Shadburne, P.E # 74382
Austin Civil Engineering, Inc.
Office: 512-306-0018

Attached:

1. A metes and bounds description, sealed by an R.P.L.S. (Registered Professional Land Surveyor), of only the portion of easement being vacated.
2. Sketch or copy of the plat showing the drainage easement in relation to the property and outlining what portion of the drainage easement is requested to be vacated.
3. A drainage study sealed by a Registered Professional Engineer, supporting and documenting the reasons for the drainage easement vacation request. See attached Austin Civil Engineering, Affinity Engineer Report, Site Plan, proposed Wastewater Plan and Grading Plan.
4. North Woods Site Plan showing existing wastewater for reference
5. There is a non-refundable fee of \$680.00 due with the submittal. Any and all recording fees associated with submittals received on or after October 1, 2010 will be paid by the constituent.

Environmentally Sensitive

Site Design • Planning • Permitting

2708 S. Lamar • Suite 200A • Austin, TX • 78704 Office: 512-306-0018 • Fax: 512-306-0048

Austin Civil Engineering

Laying the groundwork

February 25, 2014

Travis County Transportation and Natural Resources
411 W. 13th Street, 11th Floor
Austin, TX 78701
Phone: (512) 854-9383
Fax: (512) 854-4697



Engineer's Report for the:
Affinity at Wells Branch
Site Development Plans

Please accept this site plan submittal for the **Affinity at Wells Branch** project, which will be located off of Owen-Tech Boulevard, south of Wells Branch Parkway. The legal description is: Lots 1, 2 and 3, Block A, Phase N of Wells Branch Subdivision in Travis County, Texas.

This project will consist of one (1) four-story multi-family residential building with 154 units, including a leasing office, swimming pool, and one (1) amenity building. The project will also include the associated drive aisles, parking, and utility infrastructure.

Zoning: This tract is not within the City Limits of Austin. It is within the City of Austin ETJ as well as the Wells Branch MUD.

Phasing: This project will be completed in one phase.

Slopes: The site naturally slopes from north and east to south and west.

Onsite Drainage: The majority of the proposed grades will direct the developed runoff via storm sewers towards the rear of the property where it will be spread and sheetflow across vegetated areas toward the creek. A portion of the site around the building will be gathered in storm drains and conveyed to the south where it will be spread and discharged across vegetated areas toward the creek. The developer is requesting participation in the Wells Branch MUD Regional Detention Program. A separate Regional Stormwater

1 of 3

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Austin Civil Engineering

Laying the groundwork

Participation request letter is included with this submittal. The pre developed flow is Pre Q100 = 46.04 CFS. The Developed flow is Dev Q100 = 77 CFS. The summary drainage table and runoff have been included in the site plan set.

Offsite Drainage: According to the topography and Subdivision Construction Plans, no offsite areas drain into or thru this property.

Edwards Aquifer / Water Quality: This site is located within the Edward's Aquifer Transition Zone, as defined by the Texas Commission on Environmental Quality (TCEQ). No approvals are necessary from TCEQ in this area.

Floodplain: A portion of this property is located in a floodplain, as shown on FEMA flood plain map FM48453C0260H and FM48453C0270H , revised date: September 26, 2008. We are providing compensating volume for the encroachment into the 100-year Floodplain. See attached analysis.

Detention: This site will participate in the Wells Branch MUD Regional Detention Program.

Tree Protection: Onsite vegetation mainly consists of native grasses and weeds with a few trees scattered around the lot. Even though the tree protection regulations do not apply in the ETJ of the City of Austin; every possible effort is being made to preserve these trees.

Water / Wastewater Utilities: This site will connect to the water and wastewater stub-outs that are to stubbed to the property. The property is located within the Wells Branch MUD service area. there will be 154 units at 0.7 LUE each - for a total of 107.8 LUEs and a peak dry weather flow of 76 gpm. Please accept this submittal as request for verification of water and wastewater capacity in the Wells Branch system. Also please provide verification of the existing utilities tie-ins for the 8" line leading to the site. The maps seem to indicate that the mini storage project across Owen – Tech and possibly the Plasma Center are tied in.

2 of 3

Environmentally Sensitive

Site Design • Planning • Permitting

2708 S. Lamar • Suite 200A • Austin, TX • 78704 Office: 512-306-0018 • Fax: 512-306-0048



Austin Civil Engineering

Laying the groundwork

A wastewater line running across Owen-Tech Blvd. runs through the site and is proposed to be relocated with the development of the site. The existing easement will be vacated and rededicated along the proposed route running around the building.

Transportation: The site is proposing to take two points of access to Owen-Tech Boulevard. A summary of the parking included on the Site Plan sheet. As a senior living facility high traffic activity is not anticipated.

If you have any questions regarding this submittal, please do not hesitate to contact our office. Thank you for your expeditious review of this project.

Respectfully,

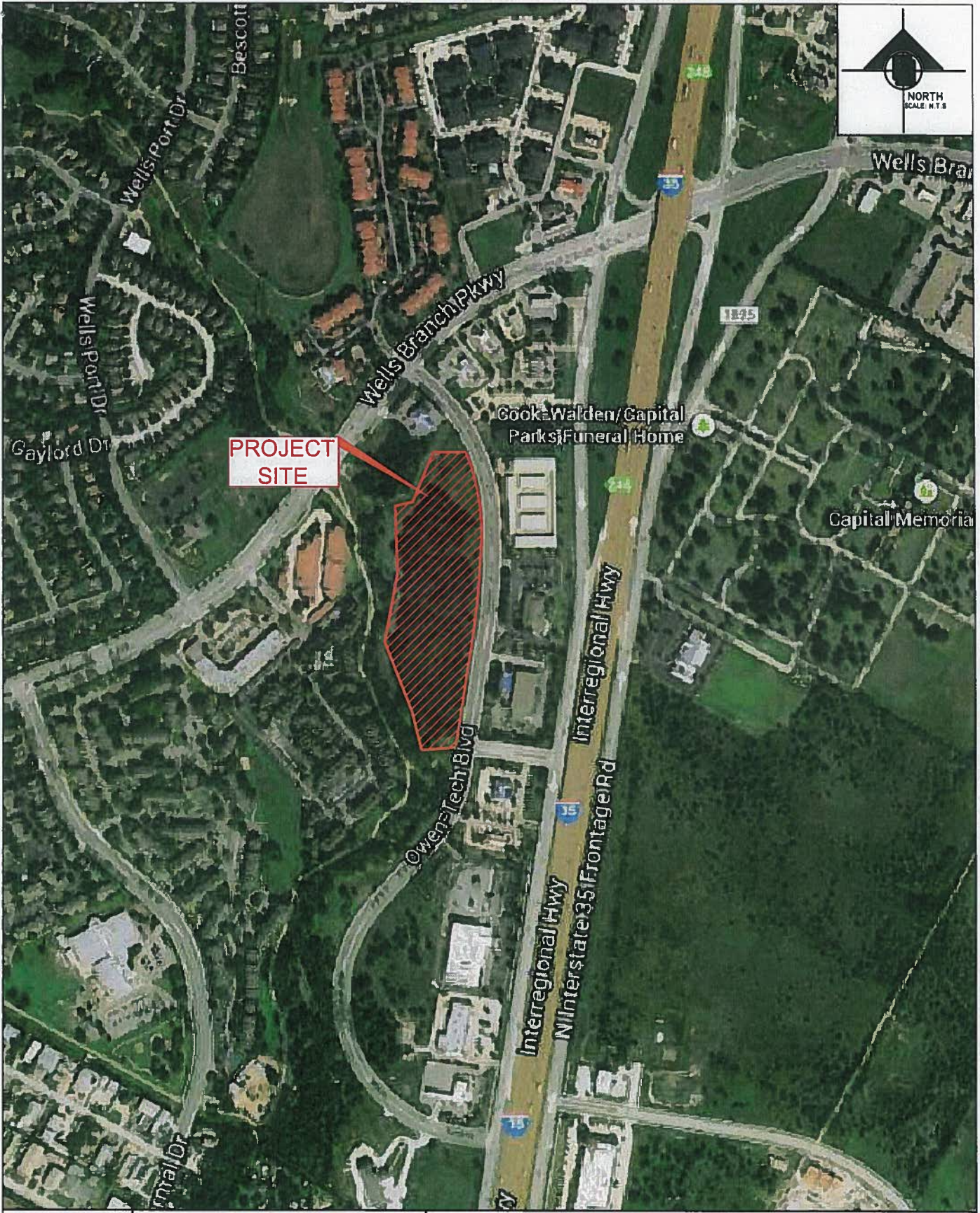


Hunter Shadburne, P.E.

Austin Civil Engineering, Inc, Registration # F-001018

Attachments:

1. Site Location Map
2. FEMA Firm Panels
3. Regional Stormwater Request Letter
4. SCS Soils Map
5. Edwards Aquifer Map
6. USGS Map
7. Aerial Map



**PROJECT
SITE**

EXHIBIT A
AERIAL
MAP

AFFINITY AT
WELLS BRANCH
14508 OWEN-TECH BOULEVARD
AUSTIN TX 78728

N.T.S.

**AUSTIN CIVIL
ENGINEERING, INC.**

TYPE FIRM # F-001018
2708 SOUTH LAMAR BLVD., Ste. 200A
AUSTIN, TEXAS 78704
PH: (512) 308-0018
FAX: (512) 308-0048





EXHIBIT A
VICINITY
MAP

AFFINITY AT
WELLS BRANCH
14508 OWEN-TECH BOULEVARD
AUSTIN TX 78728
N.T.S.

**AUSTIN CIVIL
ENGINEERING, INC.**
ISPE FIRM # F-001018
 2708 SOUTH LAMAR BLVD., Ste. 200A
 AUSTIN, TEXAS 78704
 PH: (512) 308-0018
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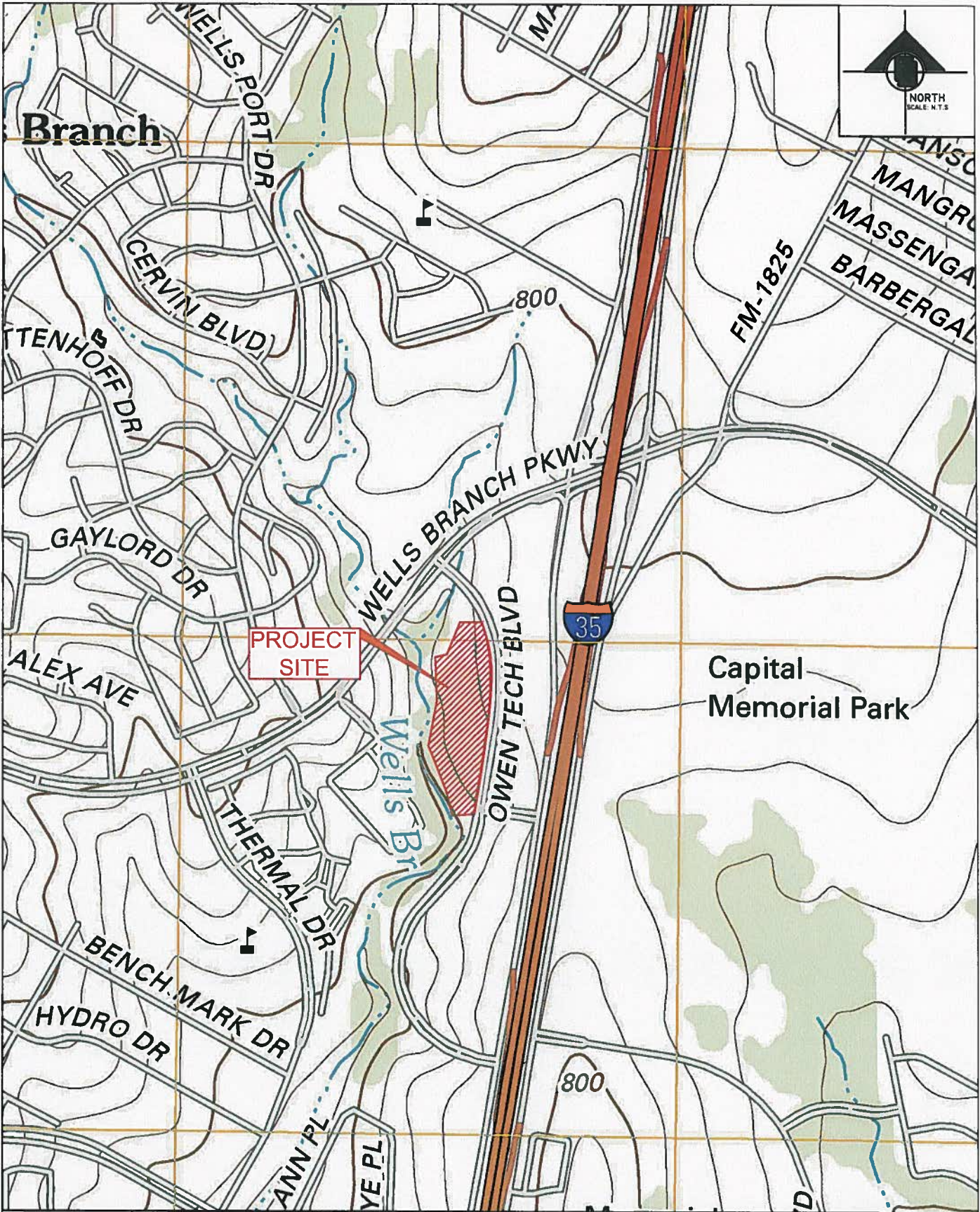


EXHIBIT B
 USGS
 MAP

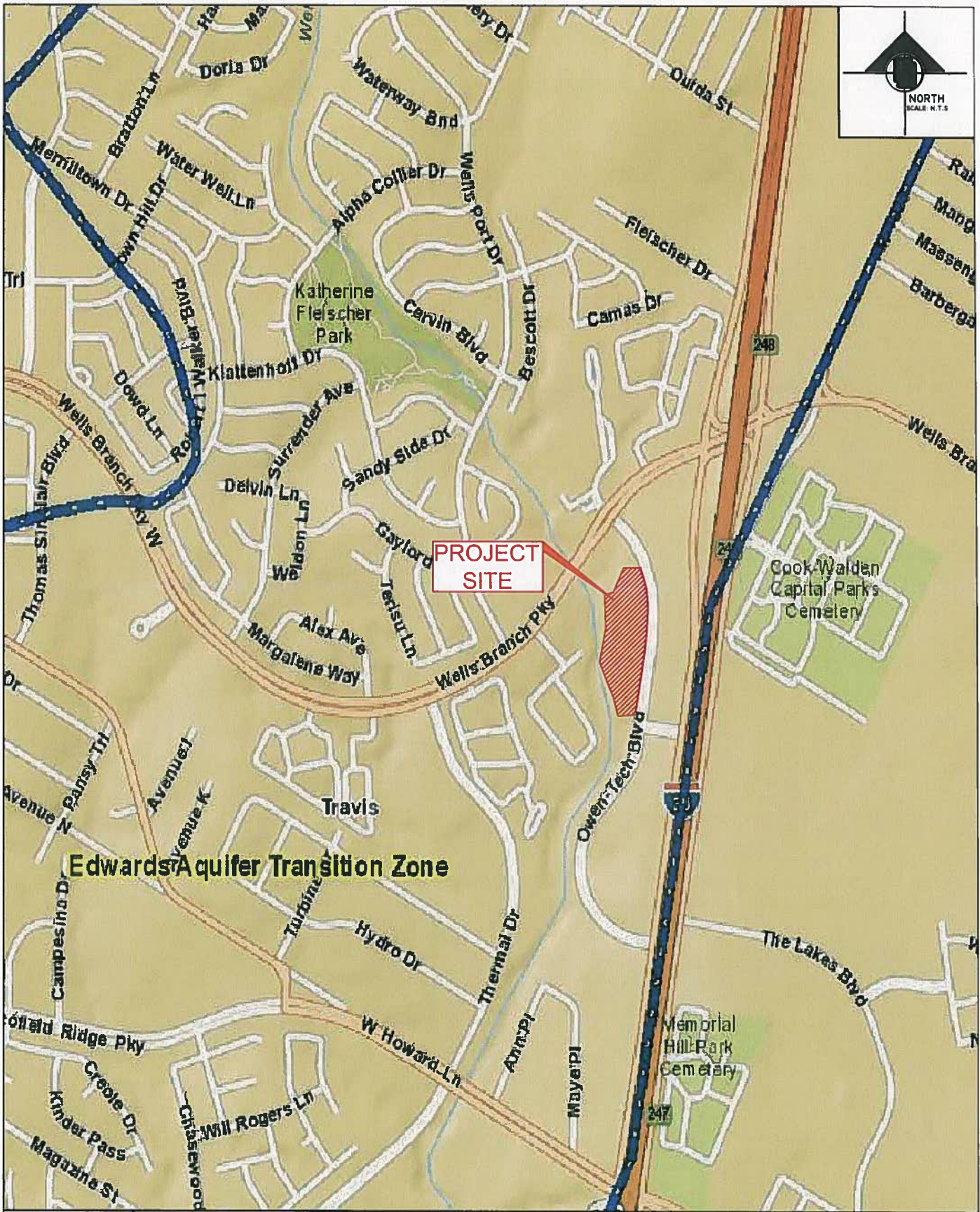
AFFINITY AT
 WELLS BRANCH
 14508 OWEN-TECH BOULEVARD
 AUSTIN TX 78728

N.T.S.

**AUSTIN CIVIL
 ENGINEERING, INC.**

TBPE FIRM # F-001018
 2708 SOUTH LAMAR BLVD., Ste. 200A
 AUSTIN, TEXAS 78704
 PH: (512) 308-0018
 FAX: (512) 308-0048





**EDWARDS
AQUIFER
MAP**

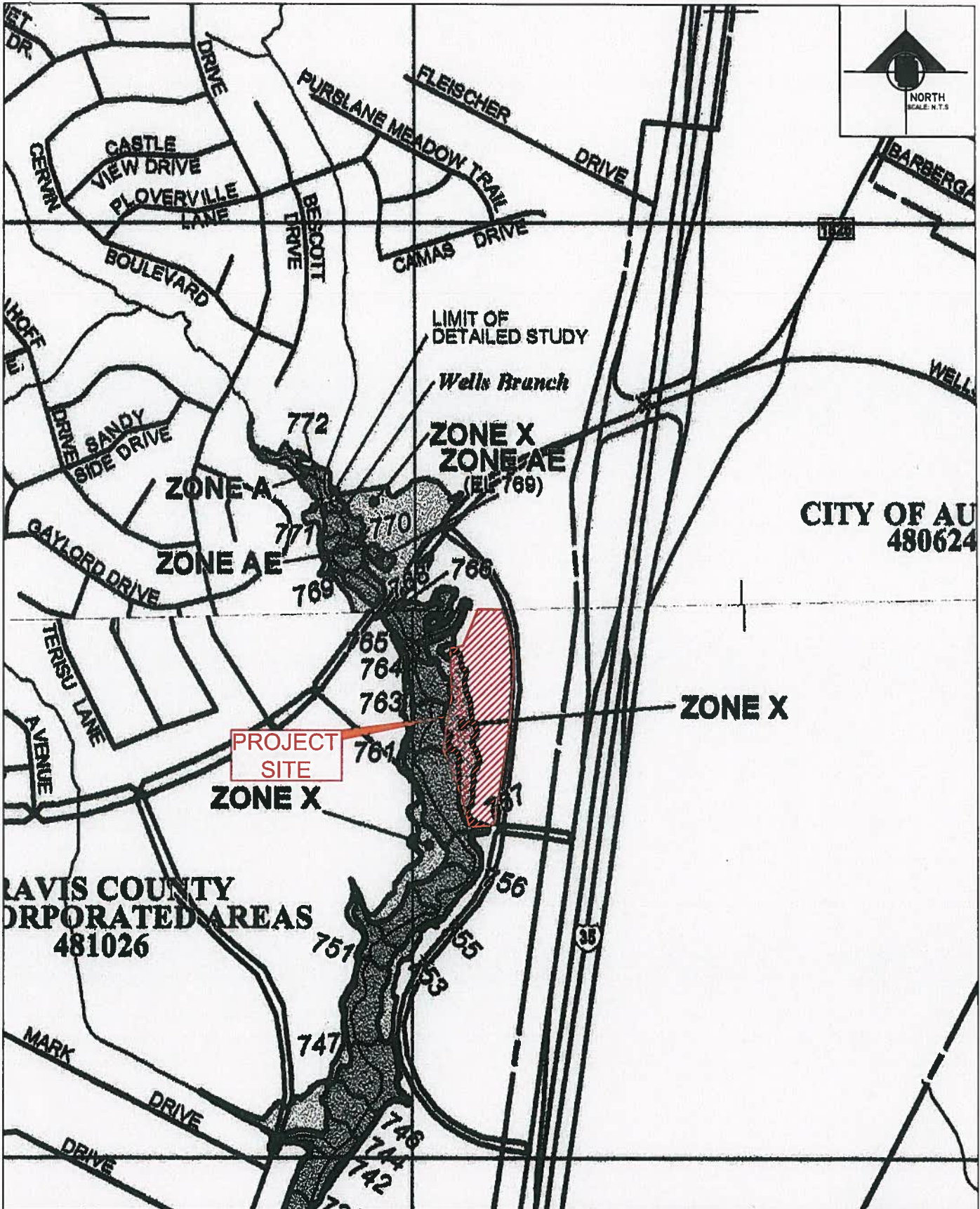
**AFFINITY AT
WELLS BRANCH**
14508 OWEN-TECH BOULEVARD
AUSTIN TX 78728

N.T.S.

**AUSTIN CIVIL
ENGINEERING, INC.**

IBPE FIRM # F-001018
2708 SOUTH LAMAR BLVD., Ste. 200A
AUSTIN, TEXAS 78704
PH: (512) 308-0018
FAX: (512) 308-0048





FEMA
MAP

AFFINITY AT
WELLS BRANCH
14508 OWEN-TECH BOULEVARD
AUSTIN TX 78728
N.T.S.

**AUSTIN CIVIL
ENGINEERING, INC.**
TBPE FIRM # F-001018
2708 SOUTH LAMAR BLVD., Ste. 200A
AUSTIN, TEXAS 78704
PH: (512) 308-0018
FAX: (512) 308-0048





TRANSPORTATION AND NATURAL RESOURCES

Steven M. Manilla, P.E., County Executive
700 Lavaca Street - 5th Floor
Travis County Administration Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

AFFIDAVIT OF POSTING

**TO: County Judge
County Commissioners
Travis County, Texas**


A Public Notice of Vacation sign for a 15 foot wide drainage easement was posted on May 5, 2014, on the west ROW line of Owen-Tech Boulevard along the common lot line of Lots 1 and 2 of Wells Branch, Phase N at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

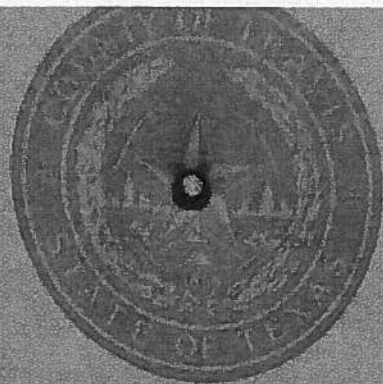
CERTIFIED THIS THE 7 DAY OF May, 2014.

SIGNATURE: Jaime Garcia
NAME (PRINT): Jaime Garcia
TITLE: TNR/R&B Supervisor

cc: Garcia (sign shop)

M:\PERMITS\Vacate\14-DE\01-Owen-TechBlvd\SignRequest-Owen-TechBlvd.doc

 **NOTICE OF
PUBLIC HEARING**
MAY 27 2014 10:00 AM
DRAINAGE EASEMENT VACATION
BY APPROVE THE BOARD OF COUNTY COMMISSIONERS
OF TRAVIS COUNTY TEXAS
UPON THE APPLICATION OF THE TRAVIS COUNTY
COMMISSIONERS OF TRAVIS COUNTY, TEXAS
THE MEETING WILL BE HELD AT
THE MEETING ROOM, 1011 N. 10TH ST., AUSTIN, TEXAS



NOTICE OF PUBLIC HEARING

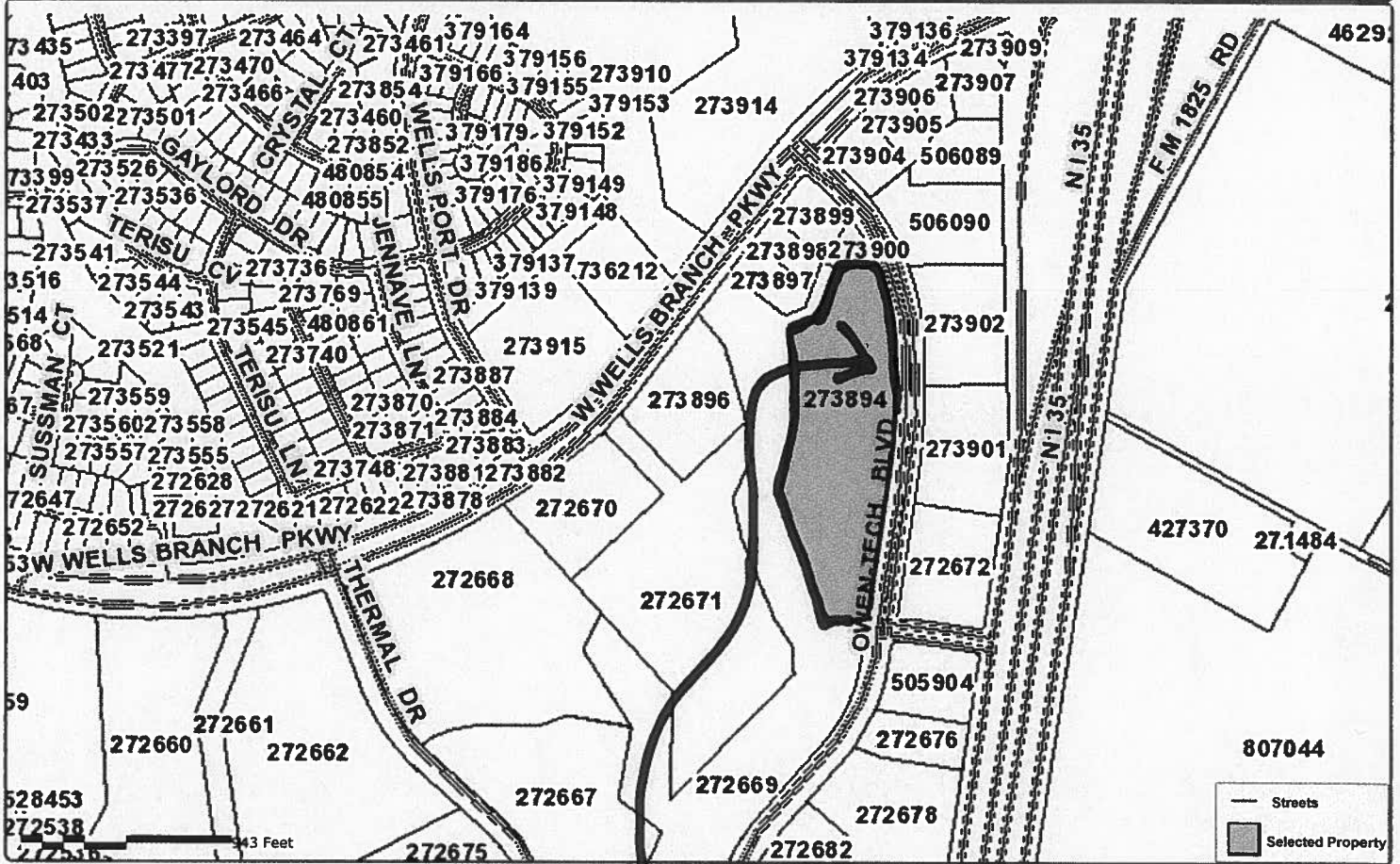
MAY 27, 2014, AT 9:00 AM

DRAINAGE EASEMENT VACATION

**TO APPROVE THE VACATION OF A 15 FOOT WIDE
DRAINAGE EASEMENT LOCATED ALONG THE
LOT LINE OF LOTS 1 AND 2 OF WELLS BRANCH,
PHASE N – A SUBDIVISION IN PRECINCT 2**

**A HEARING WILL BE HELD AT
THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA ST. AUSTIN, TEXAS
FOR MORE INFORMATION CALL: 854-9383**

Travis CAD - Map of Property ID 273894 for Year 2014



Property Details

Account

Property ID: 273894
 Geo ID: 0270230702
 Type: Real

Legal Description: LOT 1-3 BLK C WELLS BRANCH PHS N

Location

Situs Address: 14508 OWEN-TECH BLVD TX 78728
 Neighborhood: #H35N
 Mapsco: 436Z
 Jurisdictions: 0A, 03, 19, 2J, 32, 9B

Owner

Owner Name: HEMMASI MAJID
 Mailing Address: , 6700 GUADALUPE ST, , AUSTIN, TX 78752-3536

Property

Appraised Value: N/A

*Site
Location*

<http://propaccess.traviscad.org/Map/View/Map/1/273894/2014>

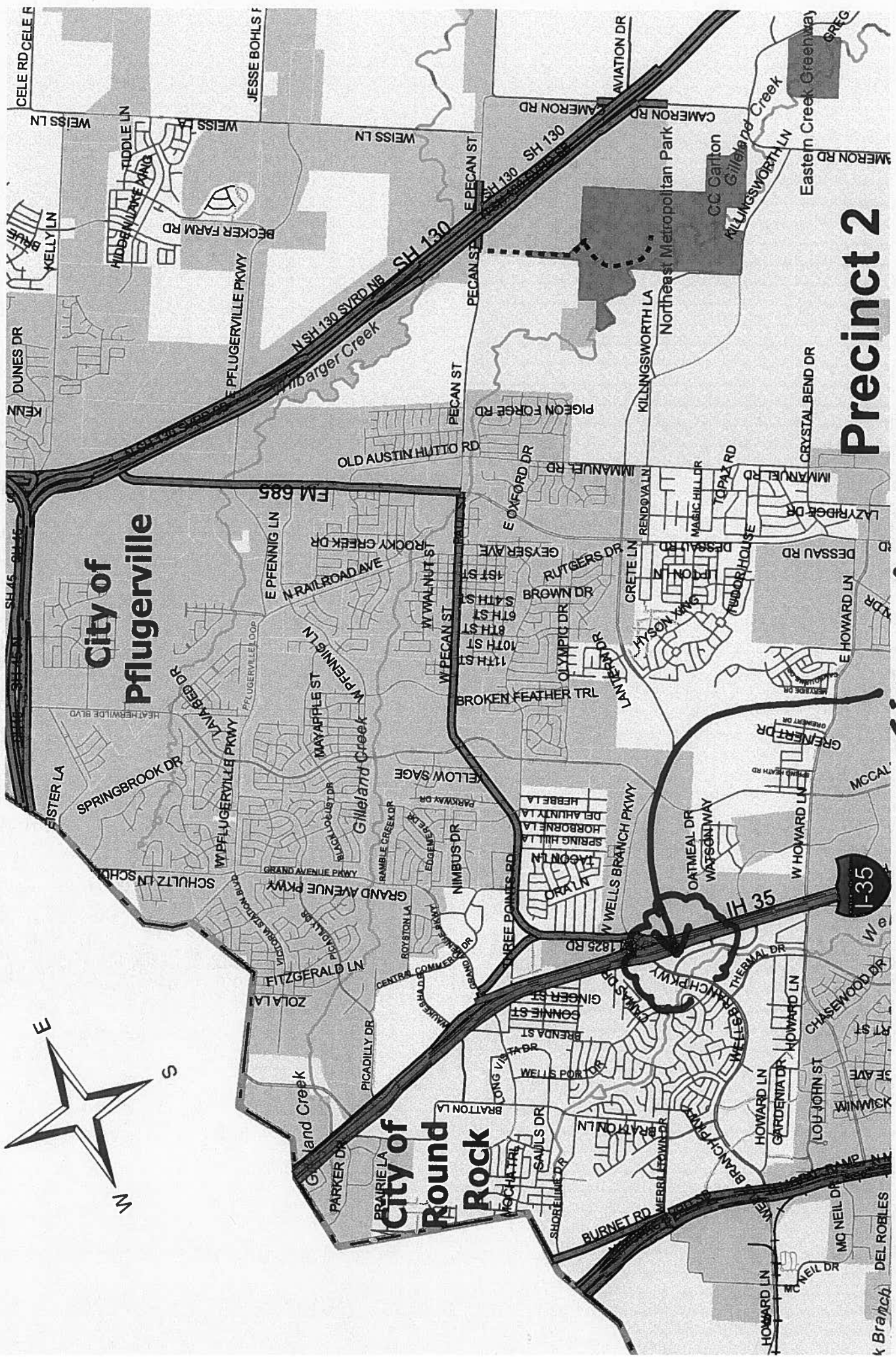
powered by:
PropertyACCESS
www.trueautomation.com

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.



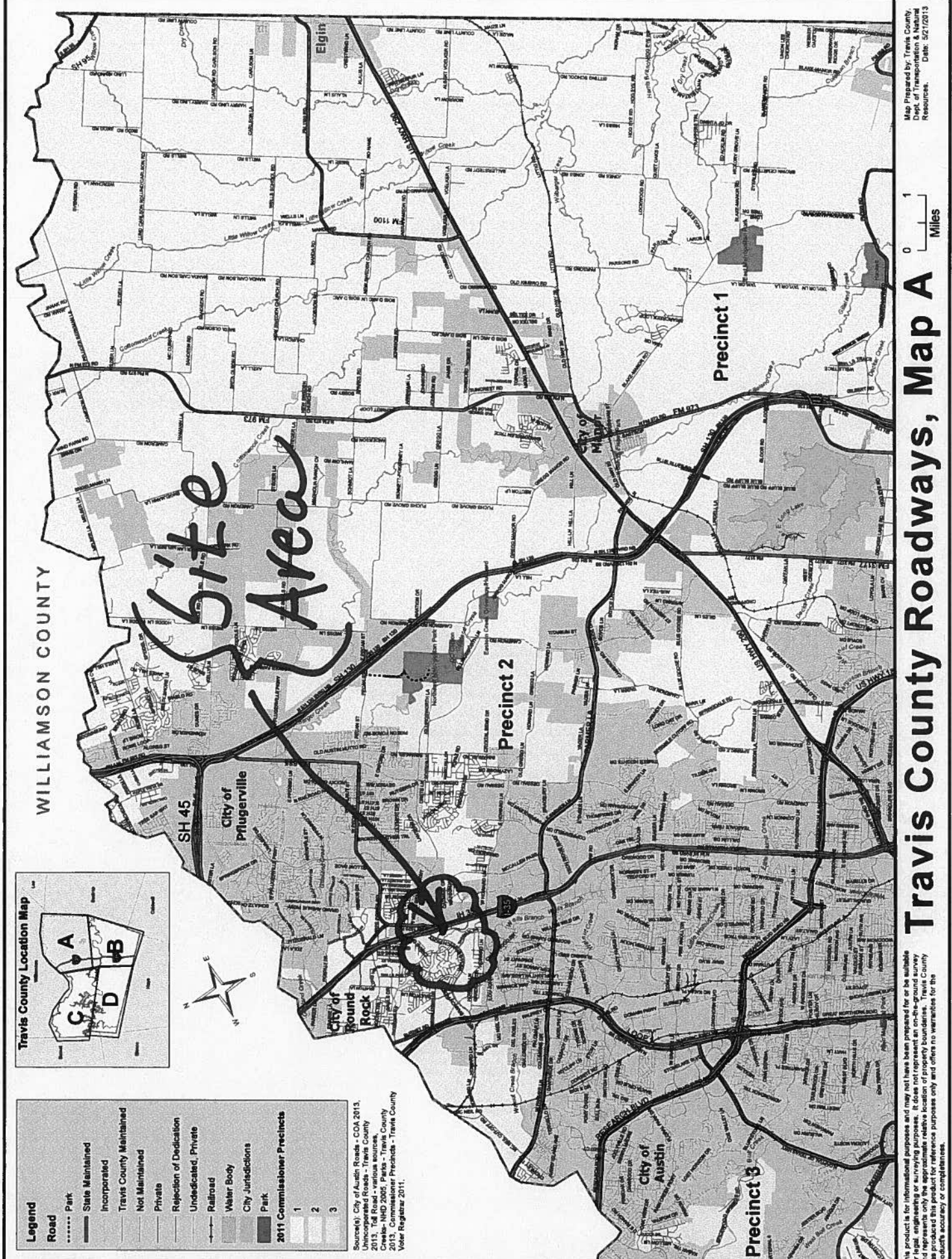
Location Map

14508 Owen Tech Blvd.



Precinct 2

Site Area



WILLIAMSON COUNTY

Bite Area

Precinct 1

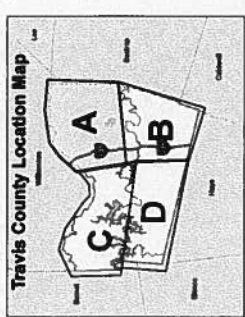
Precinct 2

Precinct 3

Map Prepared by: Travis County
 Dept. of Transportation & Natural Resources
 Date: 5/21/2013

0 1 Miles

Travis County Roadways, Map A



Legend	
Road	State Maintained
.....	Incorporated
-----	Travis County Maintained
-----	Not Maintained
-----	Private
-----	Rejection of Dedication
-----	Undedicated, Private
-----	Railroad
-----	Water Body
-----	City Jurisdictions
-----	Park
-----	2011 Commissioner Precincts
-----	1
-----	2
-----	3

Source(s): City of Austin Roads - COA 2013.
 Unincorporated Roads - Travis County
 2013, Toll Road - various sources
 2013, Precincts - Travis County
 2013, Commissioner Precincts - Travis County
 Voter Registrar 2011.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.