



Travis County Commissioners Court Agenda Request

Meeting Date: August 12, 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: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Gomez, Precinct Four

AGENDA LANGUAGE: Consider and take appropriate action on a request for a variance to Title 30-2-158(B) Subdivision Access Streets for the Easton Park Section 1A Preliminary Plan in Precinct Four.

BACKGROUND/SUMMARY OF REQUEST:

The Easton Park Section 1A Preliminary Plan consists of 194 total lots (176 single family lots and 18 open space/drainage lots) on 54.91 acres. The plan proposes 8,053 linear feet of new public streets. Currently, the only ingress and egress point through the subdivision is via McKinney Falls Parkway. A secondary ingress and egress point is proposed to connect with East William Cannon Drive, when East William Cannon Drive is extended east (a separate preliminary plan application is under review for this extension). Title 30-2-158(D)(6) states that a new subdivision may have one access street if later development of adjacent property is anticipated to provide additional access. Also, the applicant has dedicated a 25 foot temporary access easement across their property that connects with McKinney Falls Parkway approximately 1,200 feet south of the primary entrance point to the proposed subdivision.

STAFF RECOMMENDATIONS:

As the applicant has dedicated an easement providing temporary access and permanent secondary access will be provided through the extension of East William Cannon Drive, staff supports the variance request.

ISSUES AND OPPORTUNITIES:

Staff has not been contacted by any interested parties regarding this variance request.

Should the variance receive Court approval, the Easton Park Section 1A preliminary plan and final plat applications will be scheduled for approval by the City of Austin Zoning and Platting Commission and the Commissioners Court.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

- Precinct Map
- Location Map
- Justification Letter

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

SM:AB:mh

1101 - Development Services Long Range Planning - Easton Park Section 1A Preliminary Plan Single Outlet Variance request