



Travis County Commissioners Court Agenda Request

Meeting Date: December 6, 2011

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

Division Director/Manager: Anna Bowlin, Division Director, Development Services AB

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

Sponsoring Court Member: Commissioner Eckhardt, Precinct Two

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, January 10, 2012 to receive comments regarding plat for recording: Raceway Single Family Subdivision Section Two Final Plat (A Small Lot Subdivision) (Resubdivision of Lots 16, 17, 24, and 25 Northridge Acres Number Two Subdivision - 69 Lots - Travesia Way - City of Austin ETJ) in Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

This resubdivision final plat consists of 69 single family lots on 10.576 acres. The proposed plat's boundaries are located within the previously-platted Northridge Acres Number Two subdivision, and the applicant proposes to resubdivide lots 16, 17, 24, and 25 of the Northridge Acres Number Two subdivision into the Raceway Single Family Subdivision Section Two Final Plat. There are 2,229 linear feet of public streets proposed with this final plat. Parkland fees in lieu of dedication have been paid to the City of Austin in the amount of \$28,082.54. Fiscal surety in the amount of \$239,189.00 has been posted with the City of Austin. Water and wastewater service to be provided by the City of Austin.

STAFF RECOMMENDATIONS:

As this resubdivision final plat meets all Travis County standards and is scheduled for approval at the City of Austin Zoning and Platting Commission meeting on December 6, 2011, Single Office staff recommends approval of the motion.

ISSUES AND OPPORTUNITIES:

Notification

Notification of this resubdivision final plat's hearing at the City of Austin's Zoning and Platting Commission (ZAP) as well as Commissioners Court was mailed to all current owners of property and all registered neighborhood associations within 500 feet of the proposed subdivision. These addresses were obtained from the Travis Central Appraisal District current tax rolls. Single Office records show that all property owners that are required to be notified under Title 30 were notified. The Single Office has registered no interested parties for this application.

As part of the requirements for a plat resubdivision, a notice of public hearing sign will be placed on the subject property to announce the date, time, and location of the public hearing. Should staff receive any inquiries from adjacent property owners as a result of the mailout or sign placement, an addendum to this back up memorandum will be provided to the Court prior to the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Precinct map
- Location map
- Existing final plat
- Proposed final plat

REQUIRED AUTHORIZATIONS:

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

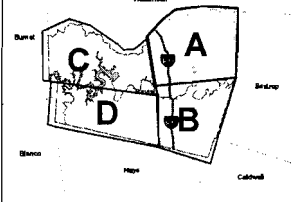
CC:

SM:AB:mh
1101 - Development Services -

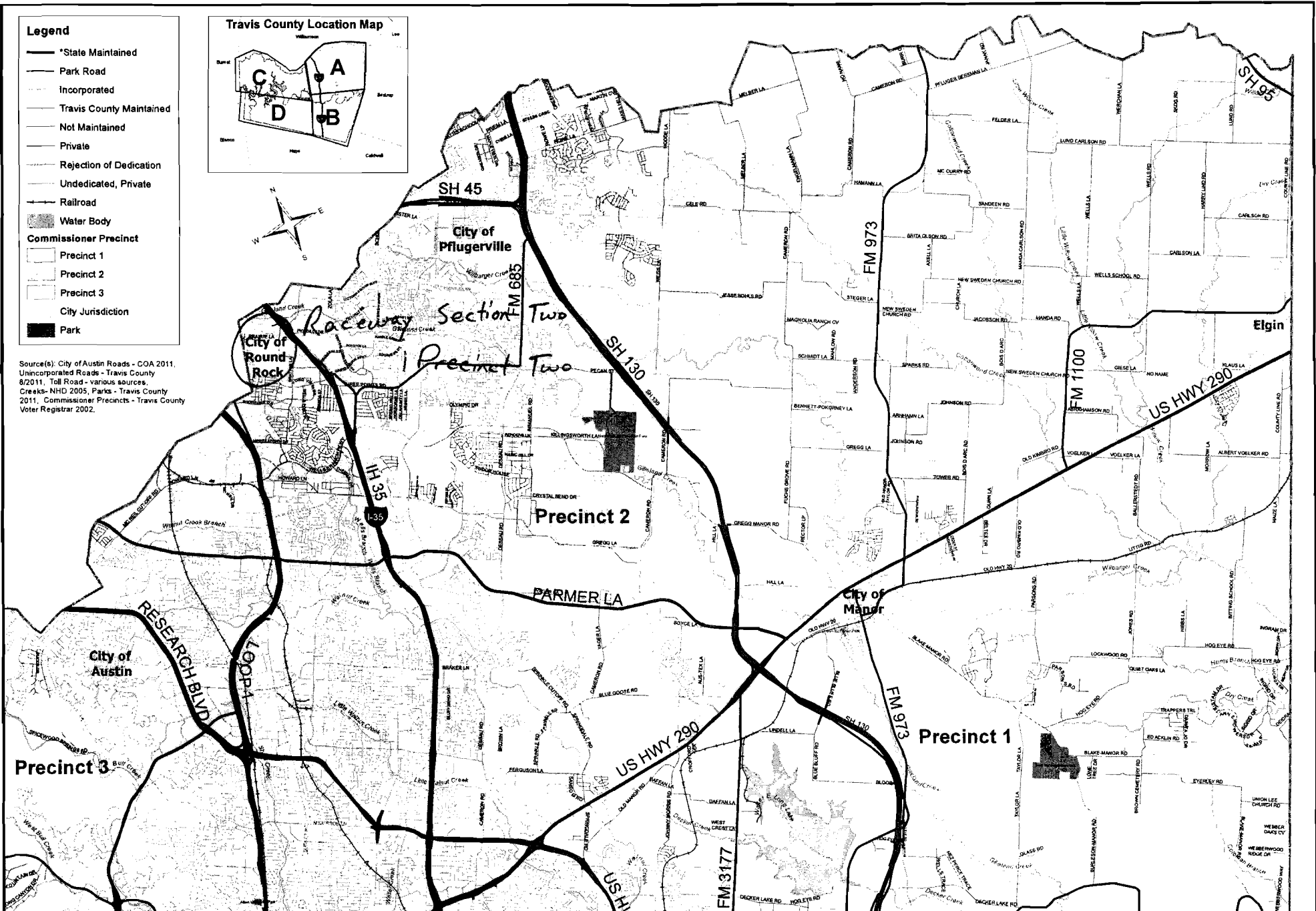
Legend

- *State Maintained
- Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- Commissioner Precinct
 - Precinct 1
 - Precinct 2
 - Precinct 3
- City Jurisdiction
- Park

Travis County Location Map

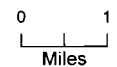


Source(s): City of Austin Roads - COA 2011.
 Unincorporated Roads - Travis County
 8/2011. Toll Road - various sources.
 Creeks- NHD 2005, Parks - Travis County
 2011. Commissioner Precincts - Travis County
 Voter Registrar 2002.

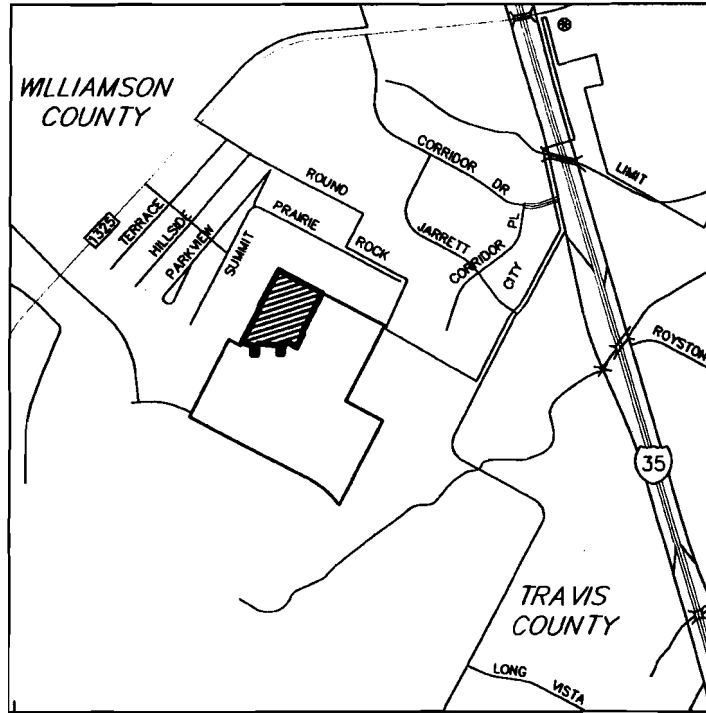


Map Disclaimer The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map A



Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 8/9/2011



RACEWAY CROSSING SECTION 2

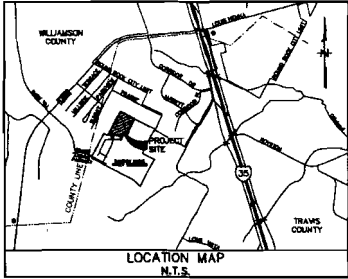
VICINITY MAP

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
 1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 2000'
 DATE: 6/14/2011
 JOB NO: A598-003

PROPOSED PLAT

RACEWAY SINGLE FAMILY SUBDIVISION SECTION TWO (A SMALL LOT SUBDIVISION) TRAVIS COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ▲ P-K NAIL FOUND IN FENCE POST
- 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA"
- CONCRETE MONUMENT SET
- () RECORD INFORMATION
- SIDEWALK



STREET NAMES	R.O.W. WIDTH	CENTERLINE LENGTH
TRAVESIA WAY	56 FT.	830 FT.
MEADOW LANE	50 FT.	143 FT.
KENTER CROSSING	56 FT.	403 FT.
MCALOON WAY	56 FT.	685 FT.
DOVER FERRY CROSSING	56 FT.	156 FT.
TOTAL		2,229 FT.

DESCRIPTION	ACREAGE
SINGLE FAMILY LOTS	7.744 ACRES
TRAVESIA WAY	1.201 ACRES
MEADOW LANE	0.133 ACRE
KENTER CROSSING	0.473 ACRE
MCALOON WAY	0.888 ACRE
DOVER FERRY CROSSING	0.167 ACRE
TOTAL RIGHT-OF-WAY	2.832 ACRES
TOTAL AREA	10.576 ACRES
TOTAL NO. OF LOTS	69

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	152.00'	59.50'	S 161°42'27" W
C2	208.00'	50.24'	N 11°56'45" E
C3	222.00'	84.82'	S 08°58'20" W
C4	278.00'	62.48'	N 05°27'56" E
C5	5.00'	7.85'	S 72°27'19" W
C6	5.00'	4.64'	S 00°53'25" W
C7	50.00'	171.10'	S 72°21'35" W
C8	5.00'	4.64'	N 38°10'14" W
C9	5.00'	7.84'	S 72°21'35" W
C10	5.00'	7.87'	S 17°38'25" E
C11	5.00'	7.84'	S 72°21'35" E
C12	208.00'	81.42'	S 161°42'27" W
C13	208.00'	51.18'	S 23°08'57" W
C14	5.00'	7.87'	N 17°38'25" W
C15	25.00'	39.19'	S 72°21'35" W
C16	222.00'	110.15'	S 131°42'27" W
C17	222.00'	25.33'	S 24°11'12" W
C18	278.00'	137.94'	S 131°42'27" W
C19	278.00'	48.21'	S 18°39'58" W
C20	278.00'	29.24'	S 24°28'50" W
C21	5.00'	7.85'	S 17°32'41" E
C22	50.00'	22.63'	S 12°42'25" E
C23	50.00'	35.00'	S 20°18'51" W
C24	50.00'	35.00'	S 60°25'17" W
C25	50.00'	35.00'	N 78°28'16" W
C26	50.00'	41.69'	N 35°31'47" W
C27	50.00'	1.78'	N 10°37'24" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°09'11" E	51.12'
L2	(N 18°59'15" E)	(51.20')
L3	S 82°44'08" E	19.81'
L4	S 27°27'19" W	44.28'
L5	S 05°01'35" W	43.27'
L6	N 84°58'25" W	56.00'
L7	N 05°01'35" E	43.60'
L8	S 89°01'35" W	56.00'
L9	N 00°58'25" W	43.60'

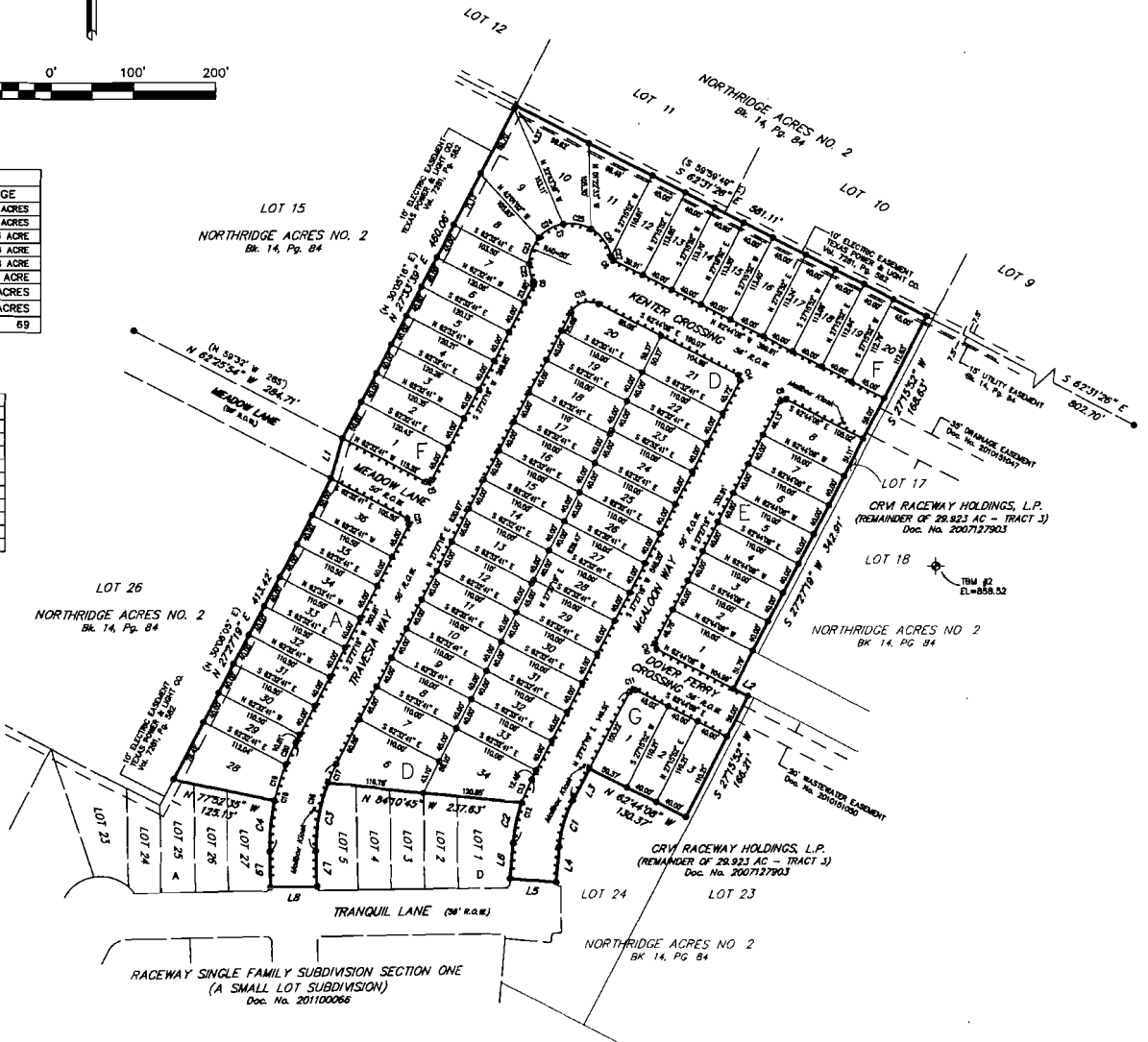
BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES
AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE
FACTOR IS 1.0001116368.

BENCHMARK NOTES:

TBM #1 - TEMPORARY BENCHMARK FOR THIS SURVEY IS A COTTON GIN SPINDLE SET IN TOP BACK OF CURB AT EAST END OF MEADOW LANE LOCATED ALONG THE CENTER OF GRAND AVENUE PARKWAY NEAR THE SOUTHWEST CORNER OF RACEWAY SINGLE FAMILY SUBDIVISION SECTION ONE (A SMALL LOT SUBDIVISION), AS RECORDED IN DOC. NO. 201100066.
(ELEVATION=878.95) (NAVD 88 DATUM)

TBM #2 - TEMPORARY BENCHMARK FOR THIS SURVEY IS A COTTON GIN SPINDLE SET IN ASPHALT +/- 149' SOUTHWEST OF THE SHARED REAR PROPERTY CORNER OF LOTS 6 & 7, BLOCK E AND +/- 153' SOUTHWEST OF THE SHARED REAR PROPERTY CORNER OF LOTS 5 & 6, BLOCK E.
(ELEVATION=868.62) (NAVD 88 DATUM)



SHEET 1 OF 2

FILE: J:\Projects\A598\003\Survey\Drawing Files\Final Plat - Sec 2.dwg	
J:\Projects\A598\003\Survey\Point Files\A598-Final Plat Sec. 2.rvt	
JOB NO: 0498-03-00/200	DRAWN BY: MSC
DATE: May 28, 2011	CHECKED BY: JON
SCALE: 1"=100'	REVISED: October 25, 2011

RACEWAY SINGLE FAMILY SUBDIVISION SECTION TWO (A SMALL LOT SUBDIVISION)

COA CASE NO.: CBJ-2010-0036.2A

SURVEYOR:

terra firma LAND SURVEYING

1701 Directors Building, Suite 400 Austin, Texas 78744 812/328-8373 Fax 812/448-2286

ENGINEER:

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439

1701 DIRECTORS BLDG, STE. 400
AUSTIN, TEXAS 78744
(812) 441-9493 (Phone)
(812) 445-2286 (Fax)

RACEWAY SINGLE FAMILY SUBDIVISION SECTION TWO (A SMALL LOT SUBDIVISION)

TRAVIS COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

That, Pulte Homes of Texas, L.P., a Texas limited partnership, acting herein by and through Pulte Nevada 1 LLC, a Delaware limited liability company, its General Partner, by Brent Baker, Vice President of Land, owner of 10.576 acres of land out of the George W. Spear Survey No. 100, Travis County, Texas, as conveyed to it by special warranty deed recorded in Document No. 2011-011 of the Official Public Records of Travis County, Texas, does hereby subdivide said 10.576 acres, being a portion of Lots 16, 17, 24 and 25, Northridge Acres No. 2, a subdivision as recorded in Book 14, Page 84 of the Plat Records of Travis County, Texas, together with a portion of Meadow Lane as vacated by order vacating a public road, as recorded in Volume 3175, Page 284 of the Deed Records of Travis County, Texas, add 10.576 acres having been approved for resubdivision pursuant to Section 212.014 of the Texas Local Government Code, does hereby resubdivide said 10.576 acres of land in accordance with the plat shown hereon, to be known as RACEWAY SINGLE FAMILY SUBDIVISION SECTION TWO (A SMALL LOT SUBDIVISION), and does hereby dedicate to the public the use of the streets and easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the ____ day of _____ 20____ A.D.

Pulte Homes of Texas, L.P., a Texas limited partnership
1501 Sun City Blvd.,
Georgetown, TX 78633

By: Brent Baker, Vice President of Land
Pulte Nevada 1, LLC, a Delaware limited liability company
its General Partner

STATE OF TEXAS)
COUNTY OF TRAVIS)

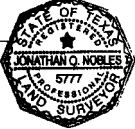
Before me, the undersigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name _____
My Commission Expires: _____

I, Jonathan O. Nobles, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Title 30 of the Austin City Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

Jonathan O. Nobles
Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date 11/8/2011



TERRA FIRMA LAND SURVEYING
1701 Directors Blvd., Suite 400
Austin, Texas 78744

FLOOD PLAIN NOTE:

No portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) #48453C0260H, Travis County, Texas, dated September 28, 2008, Community #481028.

I, Gemesang N. Perry, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with Title 30 of the Austin City Code as amended and is true and correct to the best of my knowledge.

Gemesang N. Perry
Gemesang N. Perry
Registered Professional Engineer No. 99300
Date 11-8-2011



JONES & CARTER, INC.
1701 Directors Blvd., Suite 400
Austin, Texas 78744

This subdivision is within the 2-mile extrajurisdictional jurisdiction of the City of Austin, Texas, as of this the ____ day of _____ 20____ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Planning and Development Review Department, City of Austin, Travis County, Texas, this the ____ day of _____ 20____

Greg Guernsey, Director
Planning and Development Review Department

ACCEPTED AND AUTHORIZED FOR RECORD by the Zoning and Platting Commission of the City of Austin, Texas, this the ____ day of _____ 20____ A.D.

Chairperson

Secretary

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 the 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 part of the Developer's construction.

STATE OF TEXAS)
COUNTY OF TRAVIS)

I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the ____ day of _____ 20____ A.D., 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, the ____ day of _____ 20____ A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

STATE OF TEXAS)
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 ____ day of _____ 2010, A.D., at ____ o'clock ____ M., and duly recorded on the ____ day of _____ 20____ A.D., at ____ o'clock ____ M., in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ____ day of _____ 20____ A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

NOTES:

- This subdivision is located within the Gileland Creek Watershed classified as suburban.
- In a suburban watershed, water quality controls are required for new development in accordance with the environmental criteria manual of the City of Austin Land Development Code.
- All streets, drainage and sidewalks shall be constructed and installed to Travis County standards, water and wastewater lines and erosion controls shall be constructed and installed to City of Austin standards.
- Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin and Travis County for review. Rainfall runoff shall be held to the amount existing at undeveloped status by ponding or other approved method.
- All drainage easements on private property shall be maintained by the property owner or assigns.
- Property owner and/or his/her assigns shall provide for access to drainage easements as may be necessary and shall not prohibit access by Travis County or other governmental authorities for inspection or maintenance of said easement.

NOTES (cont.):

- Enclosed storm sewer pipes will be located in drainage easements a minimum of 15 feet wide. Easements for open channels shall be a minimum of 25 feet wide.
- Erosion/Sedimentation controls are required for all construction on each lot pursuant to Land Development Code and the Environmental Criteria Manual. It shall be the responsibility of the lot owner/builder to install and maintain temporary erosion controls (silt fence), revegetation and tree protection for all disturbed areas during the period of construction until disturbed areas are adequately stabilized against erosion pursuant to the City of Austin Land Development Code.
- All disturbed areas within each phase of this project shall be revegetated and all permanent erosion/sedimentation controls completed prior to the issuance of occupancy permits for that phase. Temporary E/S controls shall be adjusted as needed prior to the release to ensure that subsequent phase disturbed areas are adequately covered. Additionally, any area within the limits of construction of the project which is not adequately revegetated shall be brought into compliance prior to the release of the final phase.
- The owner/developer of this subdivision/lot is responsible for providing the subdivision infrastructure, including water and wastewater improvements, offsite main extensions, and system upgrades.
- Water and wastewater service shall be provided by the City of Austin. No lot in this subdivision shall be occupied until the building is connected to the City of Austin's water and wastewater systems.
- The water and wastewater utility system serving this subdivision must be in accordance with the city design criteria and standards. The water and wastewater utility plan must be reviewed and approved by the Austin water utility. The water and wastewater utility construction must be inspected by the city.
- Electric service will be provided by Oncor Electric Delivery. Telephone service will be provided by AT&T.
- This subdivision will be designed in accordance with 30-2-232 of the Land Development Code.
- All corner lots shall be a minimum 4,500 square feet.
- The owner of this subdivision, and his or her successors and assigns, assumes responsibility for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plot vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- No construction or placement of structures including building, sheds, pools, landscaping or gardens is allowed within a critical environmental feature buffer zone per the City of Austin's Land Development Code.
- Maintenance of the water quality controls required above shall be according to City of Austin standards.
- Water quality controls are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to Land Development Code.
- Travis County Development Permit is required prior to site development.
- No objects, including but not limited to, buildings, fences or landscaping shall be allowed in a drainage easement except as approved by Travis County (and other appropriate jurisdictions).
- This subdivision will utilize offsite storm water conveyance, detention, and water quality controls. The offsite storm sewer line is within a drainage easement recorded in Document No. 2010151047 and water quality pond is within a drainage easement recorded by separate instrument Document No. 2010151046 of the Official Public Records of Travis County, Texas, and will be constructed with the subdivision infrastructure.
- By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of lots in this subdivision is the responsibility of the developer and/or owners of the lots being occupied. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy.
- A ten foot (10') Public Utility Easement (PUE) is hereby dedicated adjacent to all right-of-way.
- Public sidewalks, built to City of Austin standards, are required along the following streets and easements by a dotted line on this plat: TRAVESIA WAY, MEADOW LANE, CENTER CROSSING, McALOON WAY and DOVER FERRY CROSSING. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
- No construction on Raceway Single Family Subdivision Section Two shall commence until the water quality infrastructure per Raceway Single Family Subdivision Section One (08-2010-0036.1B) has been constructed and accepted.
- It is declared that all of the property of the subdivision shall be held, sold and conveyed subject to the following restrictions, covenants and conditions contained in the deed restrictions on file in Document No. 2010158090 of the Official Public Records of Travis County, Texas.

SHEET 2 OF 2

FILE: J:\Projects\A598\003\Survey\Drawing Files\Final Plat -- Sec 2.dwg J:\Projects\A598\003\Survey\Point Files\A598-Final Plat Sec 2.crd	
JOB NO: 04598-003-00/500	DRAWN BY: MSC
DATE: May 26, 2011	CHECKED BY: JON
SCALE: 1"=100'	REVISED: August 18, 2011

RACEWAY SINGLE FAMILY SUBDIVISION SECTION TWO (A SMALL LOT SUBDIVISION)

SURVEYOR:
terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/328-8373 Fax 512/445-2286

ENGINEER:
JC JONES & CARTER, INC.
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