



Travis County Commissioners Court Agenda Request

Meeting Date: January 10, 2012

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

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

Carol B. Jorgensen

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

Sponsoring Court Member: Commissioner Eckhardt, Precinct Two

AGENDA LANGUAGE: Receive comments regarding a 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 on 10.576 acres. The proposed plat's boundaries are located within the previously-platted Northridge Acres No. 2 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, fiscal surety in the amount of \$239,189.00 has been posted with the City of Austin, water and wastewater service will be provided by the City of Austin, and parkland fees in lieu of dedication have been paid to the City of Austin in the amount of \$28,082.54.

This agenda item is only to receive comments during the public hearing and is not to take appropriate action on the final plat. Once the applicant fulfills the requirements of the alternative fiscal agreement outlined in an associated request, the final plat will be scheduled for appropriate action by the Commissioners Court. This is the same process utilized for the Raceway Single Family Subdivision Section One Final Plat.

STAFF RECOMMENDATIONS:

As this resubdivision final plat meets all Single Office standards and was approved by the City of Austin Zoning and Platting Commission 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 was placed on the subject property on December 12, 2011, announcing the date, time, and location of the public hearing. Staff has received one phone call as a result of the sign posting, and the caller requested more information about the public hearing but had no objections.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Location map
- Precinct map
- Existing final plat
- Proposed final plat
- Photo of Public Notice sign
- Affidavit of sign posting

REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:mh

1101 - Development Services - Raceway Single Family Section Two Final Plat