



Travis County Commissioners Court Agenda Request

Meeting Date: January 10, 2011

Prepared By: David Wahlgren Phone #: 974-6455

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

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

AB

AGENDA LANGUAGE: Consider and take appropriate action on a plat for recording: Resubdivision of Lot 75 La Hacienda Estates (Resubdivision final plat - two total lots - 5.25 acres - Doss Road) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The applicant is requesting to resubdivide one lot into two lots for the purpose of separating the existing office and residence into separate lots on 5.25 acres. Water will be provided by Travis County Water Control and Improvement District No. 17, and wastewater will be provided by on-site sewer system. This subdivision application is not subject to parkland requirements because it is fewer than four units.

STAFF RECOMMENDATIONS:

As the application requests meets all requirements and was approved by the City of Austin Zoning and Platting Commission on September 20, 2011, Single Office staff recommends approval of the motion.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries from anyone at the time this report was written. As part of the requirements for a resubdivision, a sign has been posted on the property announcing the date, time, and location of the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

NA

ATTACHMENTS/EXHIBITS:

- Precinct map
- Location map
- Existing plat
- Proposed plat
- Sign Pictures
- Affidavit of Sign Posting

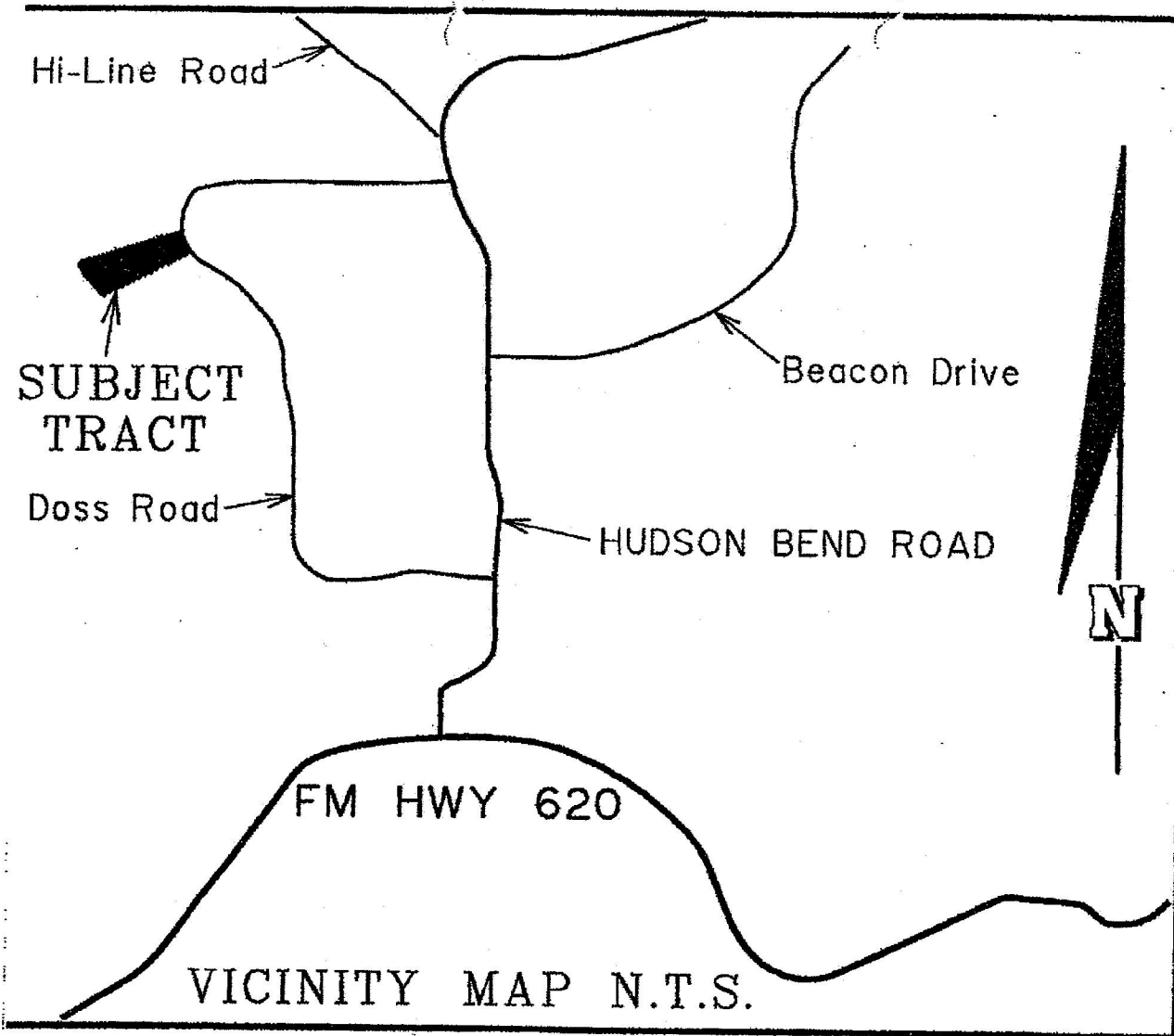
REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	TNR	854-7561

CC:

Sarah Sumner	Planner	TNR	854-7687

: :
0101 - Administrative -



Hi-Line Road

SUBJECT TRACT

Doss Road

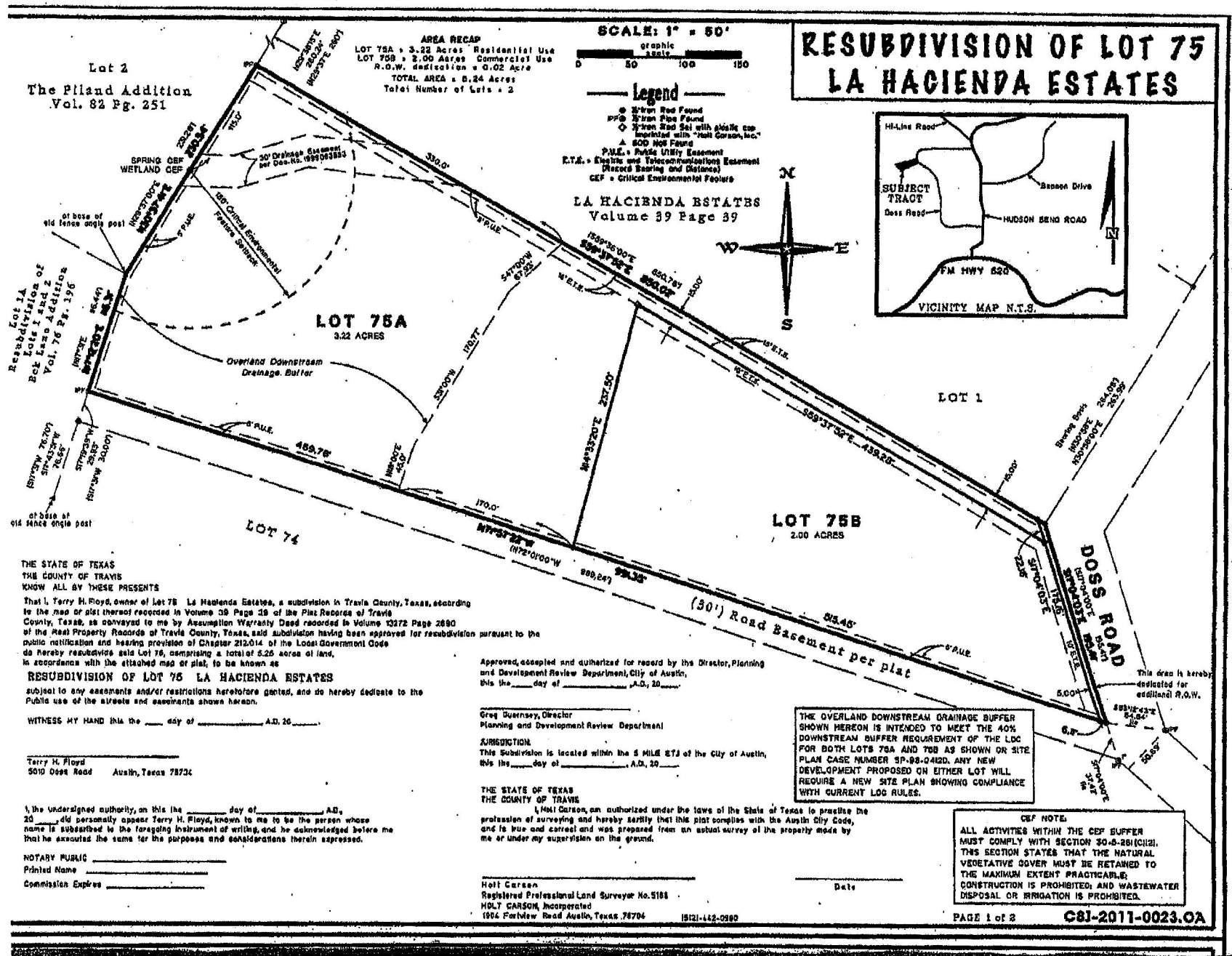
Beacon Drive

HUDSON BEND ROAD

FM HWY 620

VICINITY MAP N.T.S.

N

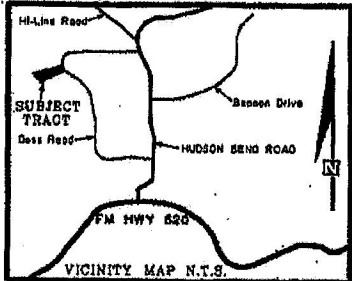
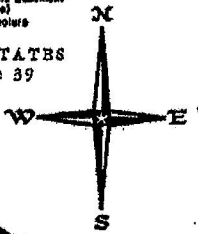


RESUBDIVISION OF LOT 75 LA HACIENDA ESTATES

SCALE: 1" = 50'
graphic
12x12

Legend
 ● Iron Rod Found
 PP Iron Pipe Found
 ○ Iron Rod Set with plate as marked with "Holt Carson, Inc."
 ▲ 800 Not Found
 P.U.E. = Public Utility Easement
 E.T.J. = Electric and Telecommunications Easement (Raced Easement and Station)
 C.E.F. = Critical Environmental Feature

LA HACIENDA ESTATES
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AREA RECAP
 LOT 75A = 3.22 Acres Residential Use
 LOT 75B = 2.00 Acres Commercial Use
 N.O.W. dedication = 0.02 Acre
 TOTAL AREA = 5.24 Acres
 Total Number of Lots = 2

Lot 2
The Piland Addition
Vol. 82 Pg. 251

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 KNOW ALL BY THESE PRESENTS
 That I, Terry H. Floyd, owner of Lot 75, La Hacienda Estates, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 39 Page 39 of the Plat Records of Travis County, Texas, as conveyed to me by Assumption Warranty Deed recorded in Volume 12272 Page 2890 of the Real Property Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014 of the Local Government Code do hereby resubdivide said Lot 75, comprising a total of 5.25 acres of land, in accordance with the attached map or plat, to be known as

RESUBDIVISION OF LOT 75 LA HACIENDA ESTATES
 subject to any easements and/or restrictions heretofore granted, and do hereby dedicate to the Public use of the streets and easements shown hereon.

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

Terry H. Floyd
 5010 Doss Road Austin, Texas 78724

I, the undersigned authority, on this the _____ day of _____, A.D. 20____ did personally appear Terry H. Floyd, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
 Printed Name _____
 Commission Expires _____

Approved, accepted and authorized for record by the Director, Planning and Development Review Department, City of Austin, this the _____ day of _____, A.D. 20____.

Greg Quernsey, Director
 Planning and Development Review Department

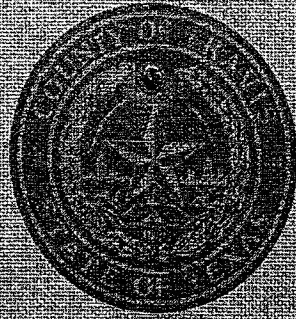
JURISDICTION
 This Subdivision is located within the 5 MILE E.T.J. of the City of Austin, this the _____ day of _____, A.D. 20____.

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson
 Registered Professional Land Surveyor No. 5183
 HOLT CARSON, Incorporated
 1004 Farview Road Austin, Texas 78704

THE OVERLAND DOWNSTREAM DRAINAGE BUFFER SHOWN HEREON IS INTENDED TO MEET THE 40% DOWNSTREAM BUFFER REQUIREMENT OF THE LOC FOR BOTH LOTS 75A AND 75B AS SHOWN ON SITE PLAN CASE NUMBER SP-08-042D. ANY NEW DEVELOPMENT PROPOSED ON EITHER LOT WILL REQUIRE A NEW SITE PLAN SHOWING COMPLIANCE WITH CURRENT LOC RULES.

CEQ NOTE
 ALL ACTIVITIES WITHIN THE CEQ BUFFER MUST COMPLY WITH SECTION 30-6-26(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.



NOTICE OF PUBLIC HEARING

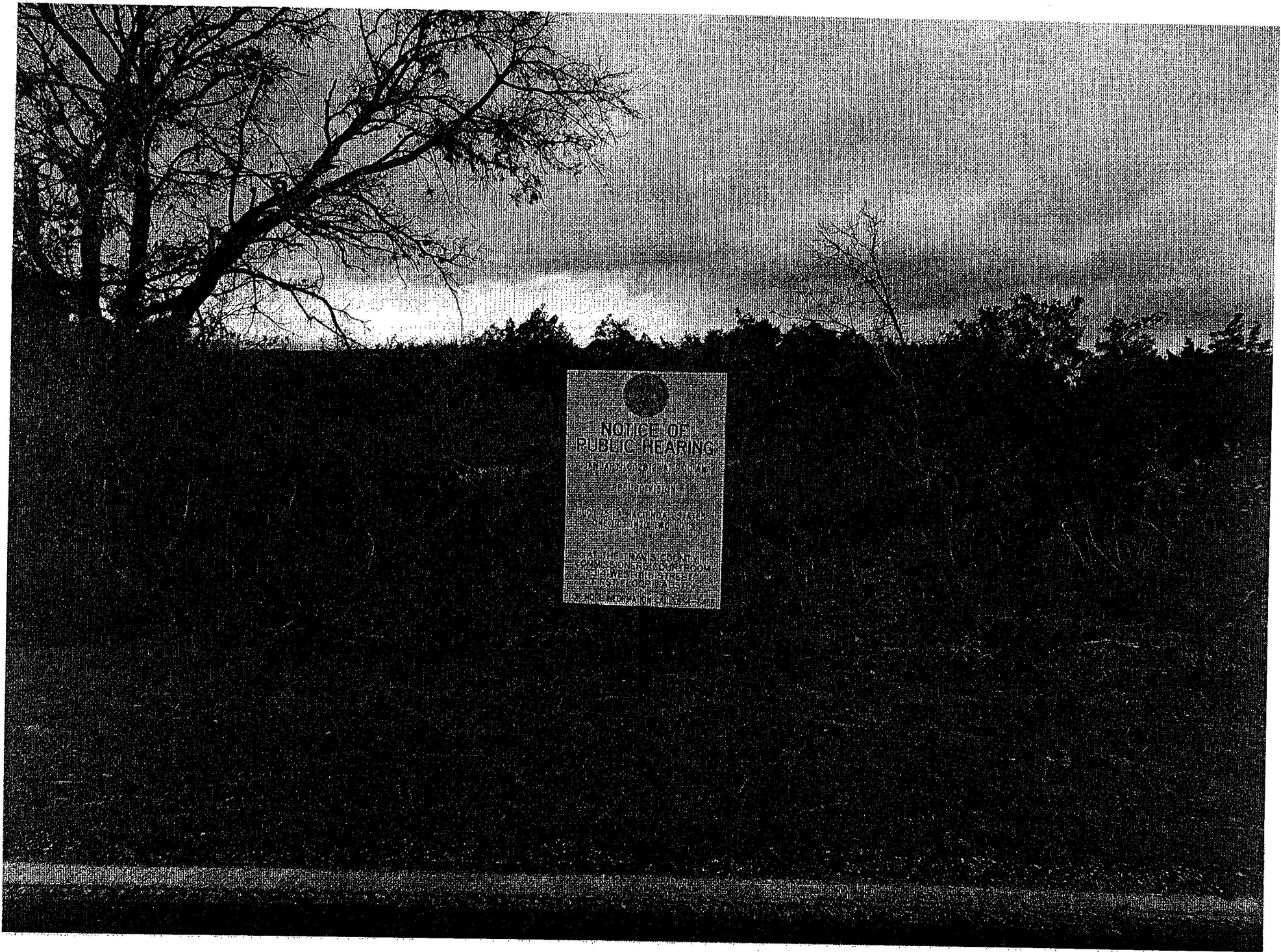
JANUARY 10, 2012, AT 9:00 AM

RESUBDIVISION

LOT 75 LA HACIENDA ESTATES
ONE LOT INTO TWO LOTS

AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
314 WEST 11th STREET
(FIRST FLOOR), AUSTIN

FOR MORE INFORMATION CALL 854-6455





RECEIVED

DEC 15 2011

TNR

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street
Executive Office 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 Plat Revision sign was posted on December 14, 2011, at 5008 Doss Road at a point as near as practical to the area being revised, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 14 DAY OF December, 2011.

SIGNATURE: Jaime Garcia

NAME (PRINT): Jaime Garcia

TITLE: TNR/R&B Supervisor