



Travis County Commissioners Court Agenda Request

Meeting Date: August 28, 2012

Prepared By: Don Perryman **Phone #:** 974-2786

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 request for a partial plat vacation of the Ridgeview Phase I final plat in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The owner of Ridgeview Phase I, Ashton Woods Homes, has applied through the City of Austin/Travis County Single Office for a partial plat vacation of six lots out of the original subdivision. The original subdivision consists of 122 single-family lots on 28.27 acres. The applicant proposes to vacate lots 53 and 56, Block A, lots 7, 8 and 9, Block D, and Lot 28, Block E of Ridgeview Phase I. The subdivision is located at Southview Road at U.S. Highway 290 West.

Approval of the partial plat vacation will return the lots back to raw land, and will enable the owner to replat the property to correct errors in building lines and to remove a single-family use restriction on lots 7, 8 and 9, Block D for the construction of a neighborhood amenity center. The associated replat is under review by City of Austin/Travis County staff.

STAFF RECOMMENDATIONS:

Single Office staff has reviewed the application, cleared all comments, and supports the partial plat vacation.

ISSUES AND OPPORTUNITIES:

The partial plat vacation was approved by the City of Austin Zoning and Platting Commission on July 3, 2012; there were no adjacent property owners or neighbors to speak in opposition.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Precinct map

Location map

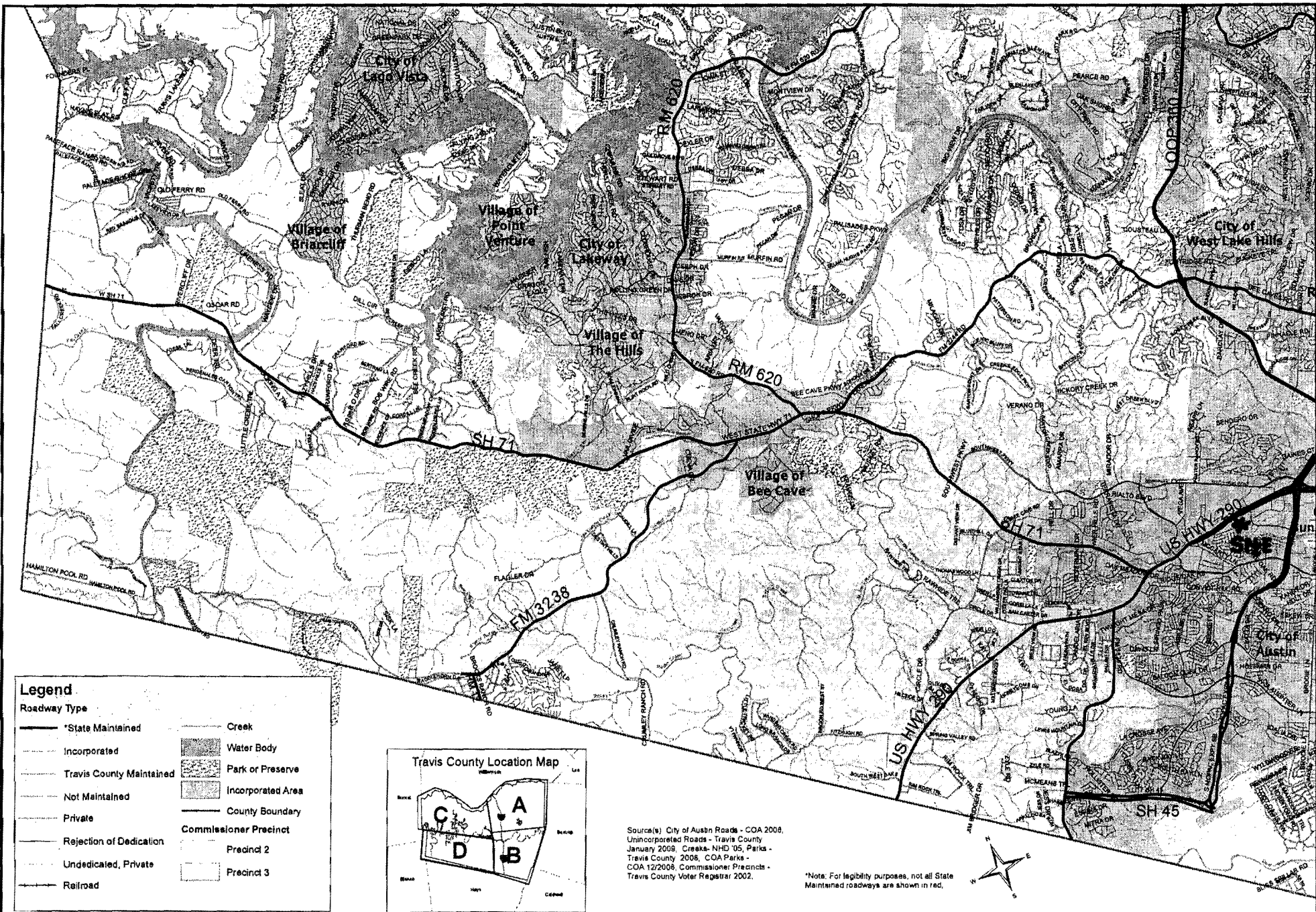
Approved plat to be vacated
Copy of vacation order

REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:dp
1101 - Development Services - Ridgeview Phase 1 partial plat vacation

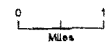


Source(s): City of Austin Roads - COA 2008,
 Unincorporated Roads - Travis County
 January 2008, Creeks- NHD '05, Parks -
 Travis County 2008, COA Parks -
 COA 12/2008, Commissioner Precincts -
 Travis County Voter Register 2002.

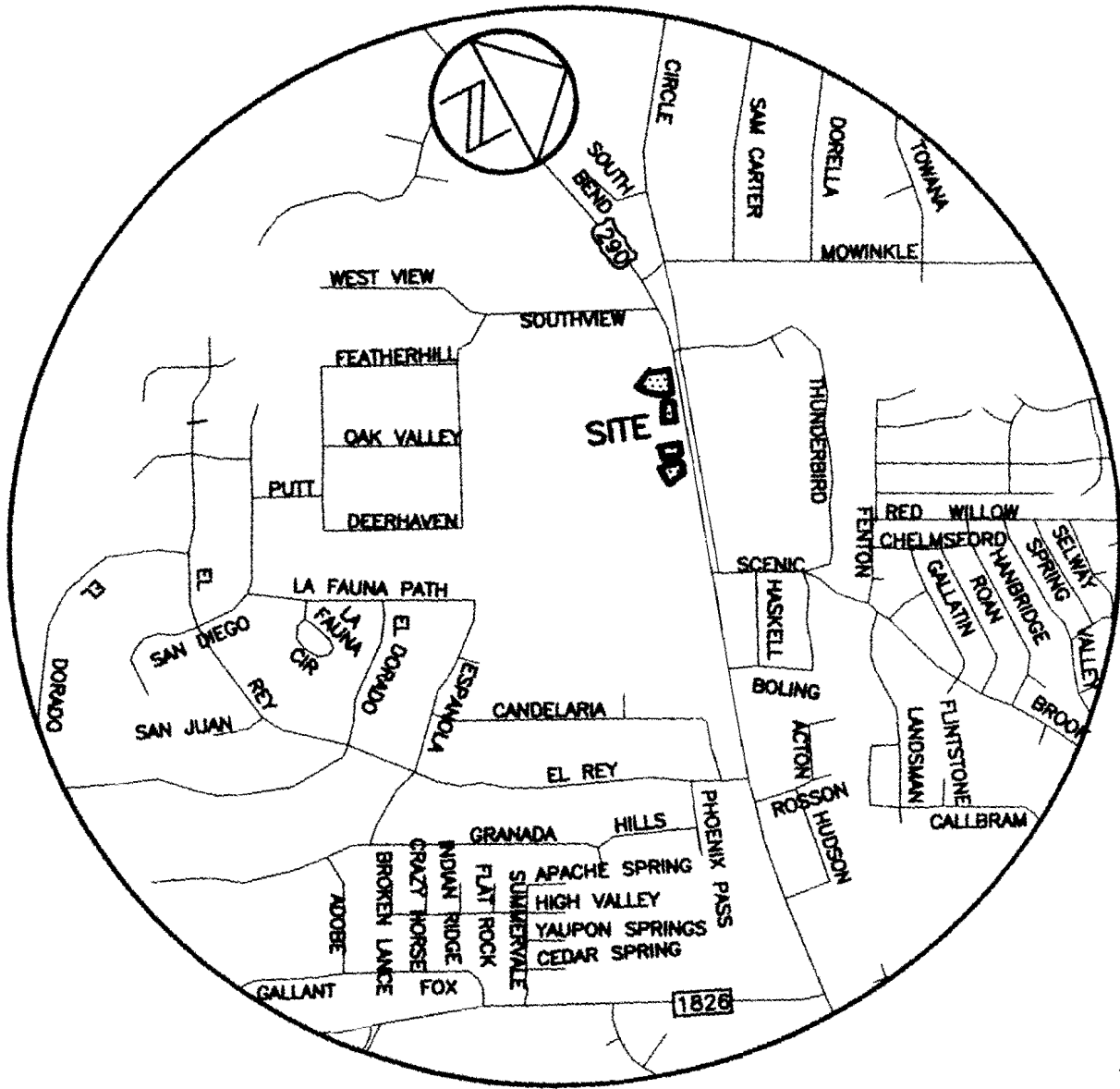
*Note: For legibility purposes, not all State
 Maintained roadways are shown in red.

Map Disclaimer: This map was created for the Travis
 County Sign Crew for identifying Travis County's
 maintained roadways. The data is provided "as is"
 with no warranties of any kind. For questions, contact
 the Travis County GIS Coordinator at (512) 854-9383.

Travis County Roadways, Map D



Map Prepared by Travis County
 Dept. of Transportation & Natural
 Resources - Date: 1/7/2009
<http://www.co.travis.tx.us/maps>



LOCATION MAP
NOT TO SCALE

SCANNED

EXHIBIT A

TOTAL / PARTIAL VACATION OF "RIDGEVIEW PHASE 1"

THE STATE OF TEXAS

COUNTY OF Travis

WHEREAS, (Centex Homes, a Nevada General Partnership), owner (of 61.243 acres of land situated in the Peter Matson Survey No. 619 and the R. S. Young Survey No. 59, Travis County, Texas, being a portion of that certain 93.102 acres of land conveyed to them by deed recorded in Document No. 2077075930), did heretofore subdivide the same into the subdivision designated (RIDGEVIEW PHASE 1), the plat of which is recorded in Document No. 201100007 of the Travis County, Texas Plat Records, and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

<u>LOT</u>	<u>OWNER</u>
53, 56 Blk A; 7, 8, 9, Blk D; 28 Blk E	Ashton Austin Residential, LLC

WHEREAS, (Ashton Austin Residential, LLC) who collectively constitute the owners of all original, intact lots in (RIDGEVIEW PHASE 1) are desirous of (partially) vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lot(s) 53,56 Blk A; 7, 8, 9, Blk D; 28 Blk E.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That (Ashton Austin Residential, LLC) for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lot(s) 53, 56 Blk A; 7, 8, 9, Blk D; 28 Blk E only. Said subdivision shall, however, remain in full force and effect as to all other lots in (RIDGEVIEW PHASE 1).

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

5/30/2012

OWNER'S SIGNATURE

Elliot Jones

(Enter owner's printed name)

Elliot Jones, Vice President, Ashton Austin Residential LLC

(Enter owner's printed name)

NOTARY STATEMENT REQUIRED FOR EACH SIGNATURE UNLESS ALL OR SOME OWNERS SIGN BEFORE THE SAME NOTARY. THE DATE OF EACH INDIVIDUAL NOTARY CERTIFICATE MUST MATCH THE DATE THAT APPEARS OPPOSITE THE OWNER'S SIGNATURE IN THE BODY OF THE DOCUMENT.



Terry Cole
05/30/2012

APPROVAL OF TOTAL/PARTIAL PLAT VACATION

BE IT KNOWN, that on the 3 day of July, 2012, the Zoning & Platting Commission of the City of Austin, at its regular meeting, did approve the total (partial) vacation of the subdivision known as Ridgeview Phase I, as recorded in Travis County Plat Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this 3 day of July, 2012.

Patricia Seeger for Betty Baker
CHAIR
Zoning & Platting Commission
City of Austin
Travis County, Texas

ATTEST:

Cynthia R. Banks
CYNTHIA R. BANKS Executive Secretary, ASST
ZONING & PLATTING Commission of the City of Austin

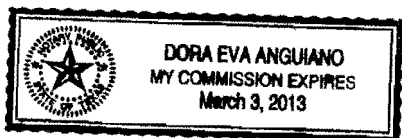
THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared (Patricia Seeger) known to be the person whose name is subscribed to the foregoing instrument as Chairperson of the Zoning & Platting Commission of the City of Austin, Texas, a municipal corporation, and she/he acknowledged to me that she/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3 DAY OF July, 2012.

Dora E. Anguiano
Printed name Dora E. Anguiano
Notary Public in and for the State of Texas

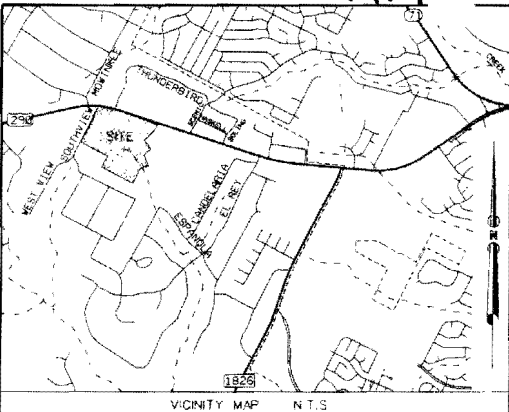
SEAL



My commission expires: 3/3/2013

SCANNED

\$119 1/6/2011 201102 27



BENCHMARKS

BM-1 COTTON GIN SPINDLE SET IN SOUTHEAST FACE OF POWER POLE, +/- 75' NORTHEAST OF INTERSECTION WHISPERING TRAIL AND SOUTHWIEN ROAD
ELEV = 1053.22

BM-2 COTTON GIN SPINDLE SET IN 1" CEDAR TAG NO 275, +/- 40' EAST OF INTERSECTION OF WHISPERING TRAIL AND OLD CORRAL COVE IN LOT 33A
ELEV = 1028.41

LINEAR FOOTAGE OF STREETS

VANTAGE POINT DR.	1509
WHISPERING TRAIL	1581
HIGH SUMMIT LN.	492
ROCKY BLUFF DR.	595
TURNING TRAIL	718
EVELINA TRAIL	710
LOOKOUT CLIFF PASS	144
OLD CORRAL COVE	240
TOTAL	5969

LOT USE SUMMARY

122 SINGLE FAMILY LOTS	28,278 AC.
6 OPEN SPACE, D.E., P.U.E. & W.G.E. LOTS	
1. BLOCK A	16.498 AC.
6. BLOCK B	0.157 AC.
12. BLOCK C	0.187 AC.
17. BLOCK D	0.512 AC.
1. BLOCK E	0.060 AC.
48. BLOCK E	7.829 AC.
TOTAL	25.243 AC.
128 TOTAL LOTS	53,521 AC.
STREET RIGHT-OF-WAY	1,722 AC.
TOTAL AREA OF PLAT	61,243 AC.



DATE	03-19-07
PROJECT NO.	960-04
DRAWING NO.	960-04
SHEET NO.	1 OF 4
FILE NAME	960-04-04-01.DWG
DRAWN BY	L.P. WILSON
CHECKED	L.P. WILSON
DATE	03-19-07
PROJECT NO.	960-04
DRAWING NO.	960-04
SHEET NO.	1 OF 4
FILE NAME	960-04-04-01.DWG

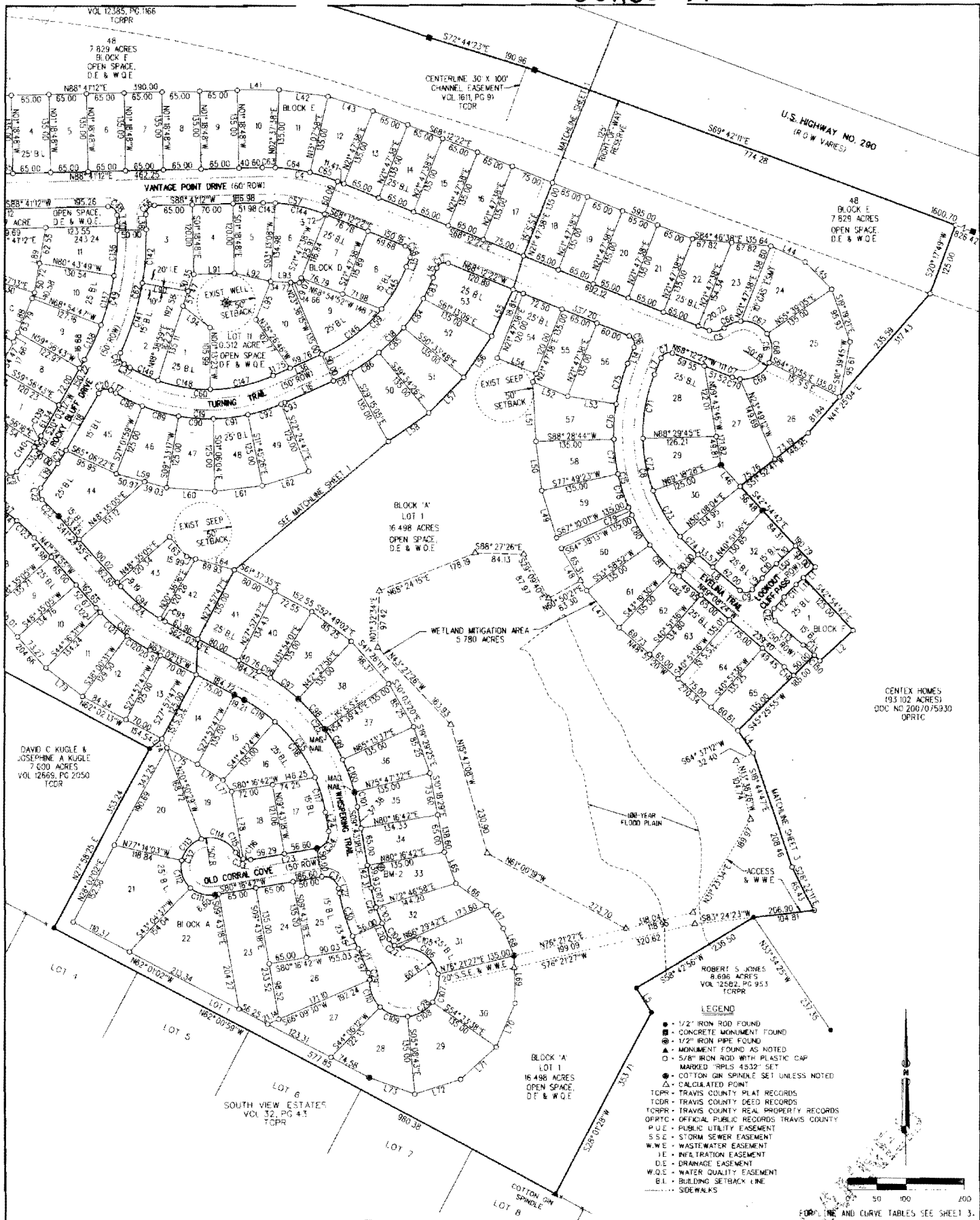
RAMSEY LAND SURVEYING, L.L.C.

8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
bramsey@lsurveying.com

RIDGEVIEW PHASE 1

SUBMITTED: 8/28/07

NO.	REVISIONS	DRN	CHK	DATE



DRAWN BY CHECKED DATE PROJECT NO. DRAWING NO. SHEET NO. S. EVANS 960 GROCHAMP DR.	RIDGEVIEW PHASE 1 SUBMITTED: 8/28/07
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