

**Travis County Commissioners Court Agenda Request**

Meeting Date: September 25, 2012

Prepared By: Joe Arriaga **Phone #:** 854-7562

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

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, October 30, 2012 to receive comments regarding plat for recording: Roundmountain Oaks, Revised Plat of Part of Lot 31- Final Plat (Revised Plat of Lot 31, Roundmountain Oaks - Subdivision Final Plat - Two Lots - Faubion Trail - Leander ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The proposed revised plat is for the purpose of creating two additional single family lots totaling 12.02 acres out of the 29.87 acre of Lot 31 of the Roundmountain Oaks Subdivision Final Plat. Lot 31 has been split into 4 tracts, two of the tracts are part of the request. There are no new public or private streets proposed with this final plat. This plat is not subject parkland fees. Fiscal surety is not required for this short form plat. Water service to be provided by a private water supplier - Hills of Texas Bulk Water and wastewater service to be provided by on-site septic facilities. Applicant was granted a subdivision exemption from the City of Leander, therefore, the property owner did not have to plat and not subject to the city's subdivision regulations.

STAFF RECOMMENDATIONS:

As this revised final plat meets all Travis County standards and baring any new information, TNR Staff recommends approval.

ISSUES AND OPPORTUNITIES:

Notification

Public Notification of this revised plat was mailed to all lot owners of the original subdivison, Roundmountain Oaks. In addition, a newspaper noticed was also done as well a public notice sign. The sign was posted 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.

Deed Restrictions

The property is subject to the deed restrictions approved when the subdivision was platted in 1977. The applicant has met with the homeowners association for approval to create the additional two lots. The proposed revised plat meets the deed restriction requirement of one acre per lot for future resubdivisions of the original lots.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

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

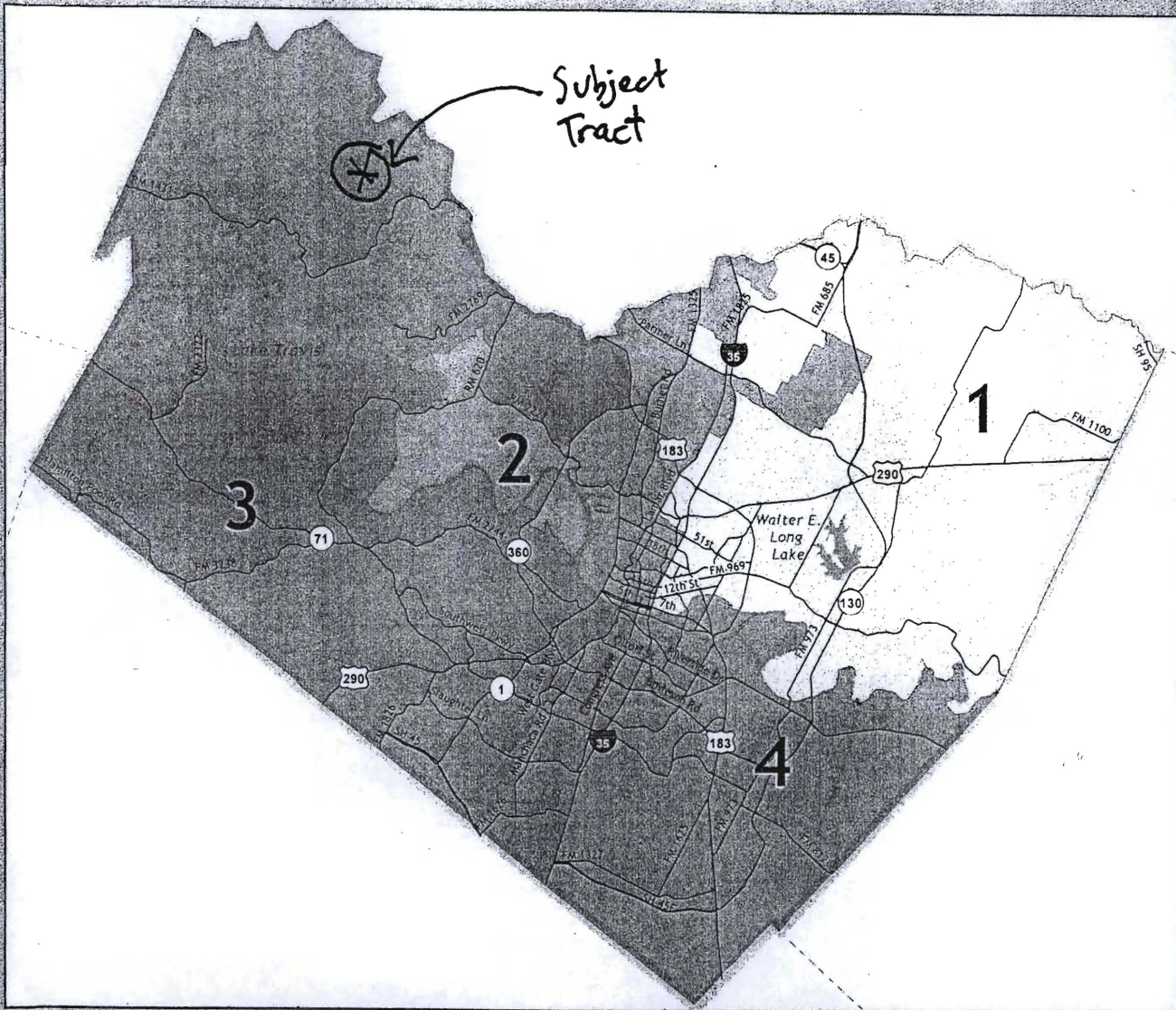
REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:ja

1101 - Development Services - Roundmountain Oaks, Revised Plat of Part of Lot 31)



2011 Commissioner Precincts

Precinct 1: Ron Davis
 314 W. 11th St. #510
 Austin, TX 78701
 Phone: (512) 854-9111
 Fax: (512) 854-4897

Precinct 2: Sarah Eckhardt
 314 W. 11th St. #530
 Austin, TX 78701
 Phone: (512) 854-9222
 Fax: (512) 854-9545

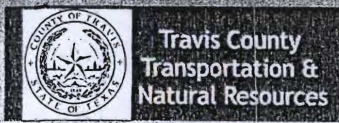
Precinct 3: Karen Huber
 314 W. 11th St. #500
 Austin, TX 78701
 Phone: (512) 854-9333
 Fax: (512) 854-9376

Precinct 4: Margaret Gomez
 314 W. 11th St. #525
 Austin, TX 78701
 Phone: (512) 854-9444
 Fax: (512) 854-9535

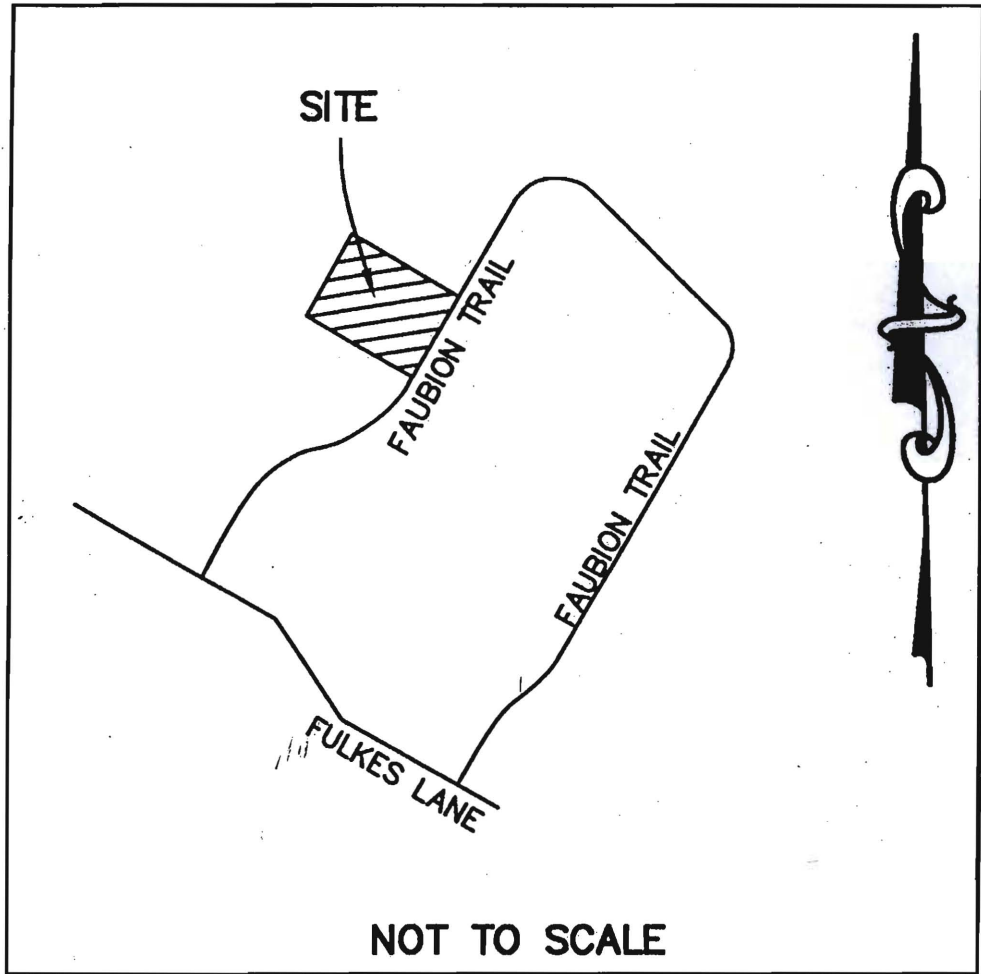


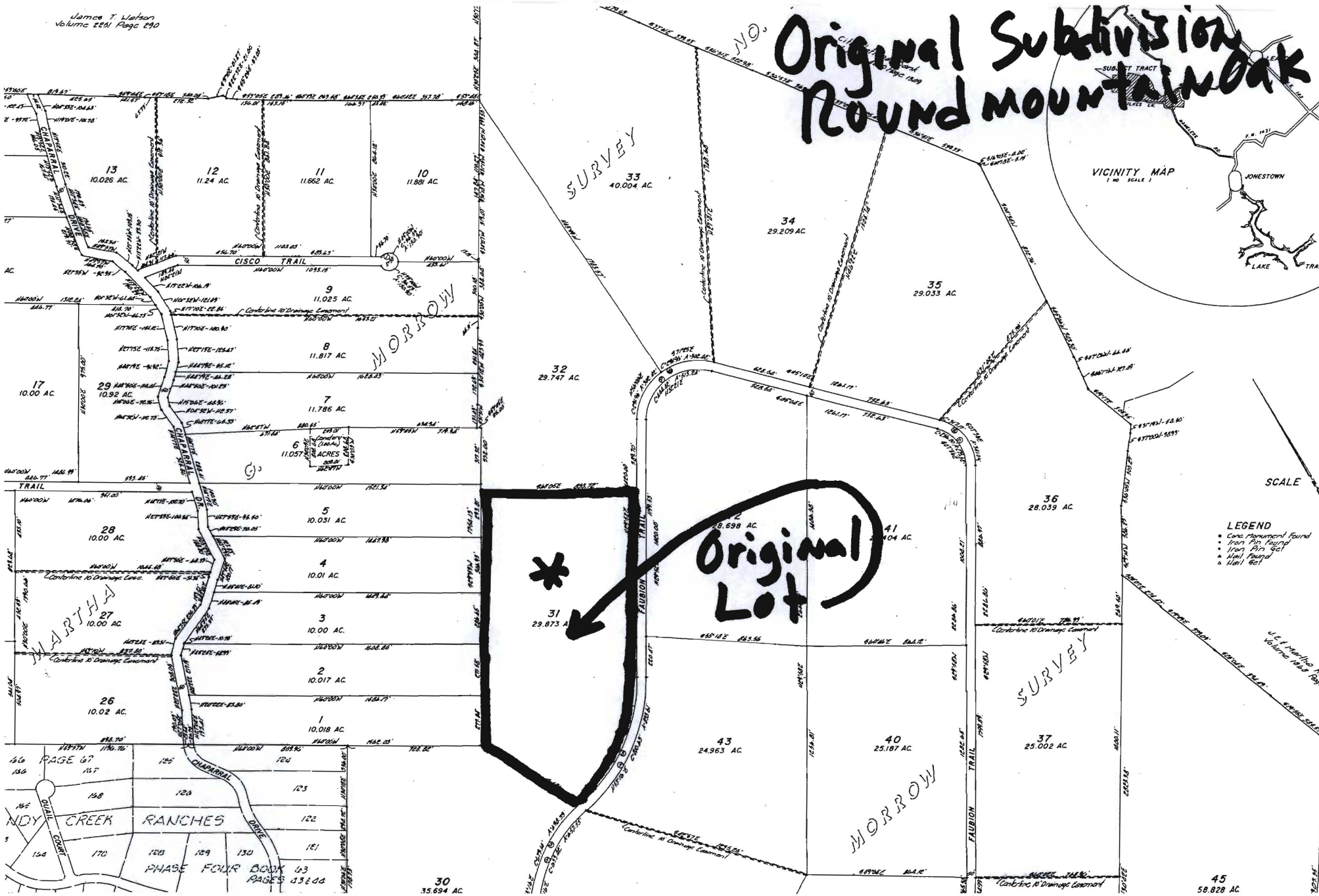
DISCLAIMER:
 This map was produced for the sole purpose of aiding Travis County Transportation and Natural Resources in planning purposes and is not warranted for any other use. No warranty is made by the creator or county regarding its accuracy or completeness.

TNR GIS Coordinator: (512) 854-7591



Travis County Commissioner Precincts





No. Original Subdivision Round Mountain Oak

SURVEY
33
40.004 AC.

VICINITY MAP
(1/4" SCALE)

SCALE

- LEGEND
- Cone Monument Found
 - Iron Pin Found
 - Wood Found
 - Nail Found

Original Lot

*

SURVEY

MORROW

WARTHA

NDY CREEK RANCHES

PHASE FOUR BOOK 123
PAGES 136-144

30
35.694 AC.

45
58.828 AC.

Proposed Revised Plat Lot 31 (Part)

