



## Item 1

# Travis County Commissioners Court Agenda Request

**Meeting Date:** October 30, 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:** Receive comments regarding a plat for recording: Roundmountain Oaks, Revised Plat of Part of Lot 31- Final Plat - Two Lots - Faubion Trail - Travis County-No 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 Lot 31 which totals 29.87 acres Roundmountain Oaks Subdivision. Lot 31 has been split into 4 tracts, two of the tracts (12.02 acres) 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. The 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:**

- 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 - Roundmountain Oaks- Final Plat**