



Travis County Commissioners Court Agenda Request

Meeting Date: October 30, 2012

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

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 requests for partial plat vacations of lots 43 through 53 of the Reserve at Lake Travis Final Plat; lots 43 through 53A of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14 Block C The Reserve at Lake Travis; and lots 43, 44, 45, 46A and 47A of the Revised Plat of Lots 53A & 54A Block A and Lot 17, Block C of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14 Block C The Reserve at Lake Travis in, precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The Reserve at Lake Travis, LLC, owners of Lot 44 of the Reserve of Lake Travis Final Plat and lots 46A and 47A of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14 Block C The Reserve at Lake Travis, Hal Jones, owner of Lot 45 Block A, and Russell and Glenda Harbison, owners of Lot 43 Block A of the Reserve at Lake Travis Final Plat have applied through Travis County for a partial plat vacation of the three plats that show a marina easement on these lots. The original subdivision, located on Thurman Bend Road, consisted of 131 total lots on 291.15 acres and has been modified with several revised plats. The lots proposed for vacation, located on Ruffian Heights Lane and Flying J Boulevard, are bordered by a marina easement on the original plat as well as both revised plats.

Approval of the three partial plat vacations will return the lots back to raw land and remove all easements shown graphically on the three plats. Upon approval of the vacation, the owners will be able to replat the lots without the marina easement shown on the original plat and shown and referenced on the two succeeding revised plats. The associated replat (Cliffside at the Reserve at Lake Travis) is scheduled for plat approval on the same agenda as the "take action" item for the partial plat vacation.

STAFF RECOMMENDATIONS:

A notice of public hearing sign was placed on the property on October 1, 2012, announcing the date, time, and location of the public hearing, and a notice of public hearing letter was mailed via certified mail on September 25, 2012. As of the drafting

of the agenda request, staff has received one phone call from a neighbor who requested more information after seeing the sign. Staff knows of no objections to the proposed partial plat vacations and, as the applicant has addressed all subdivision requirements, recommends the approval of the motion.

ISSUES AND OPPORTUNITIES:

Texas Local Government Code Section 232.008 states that a recorded plat may be vacated if 75% of the owners of the original subdivision sign the vacation document. In this case, 80% of the owners of the original subdivision have signed the vacation document (see attached Exhibit A).

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Precinct map
- Location map
- Copy of vacation document
- Copy of original final plat and both revised plats
- Photo of public notice sign
- Public notice sign affidavit
- Copy of public notice letter

REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:mh

1101 - Development Services - Reserve at Lake Travis Partial Plat Vacation