



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: Consider and take appropriate action on 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 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

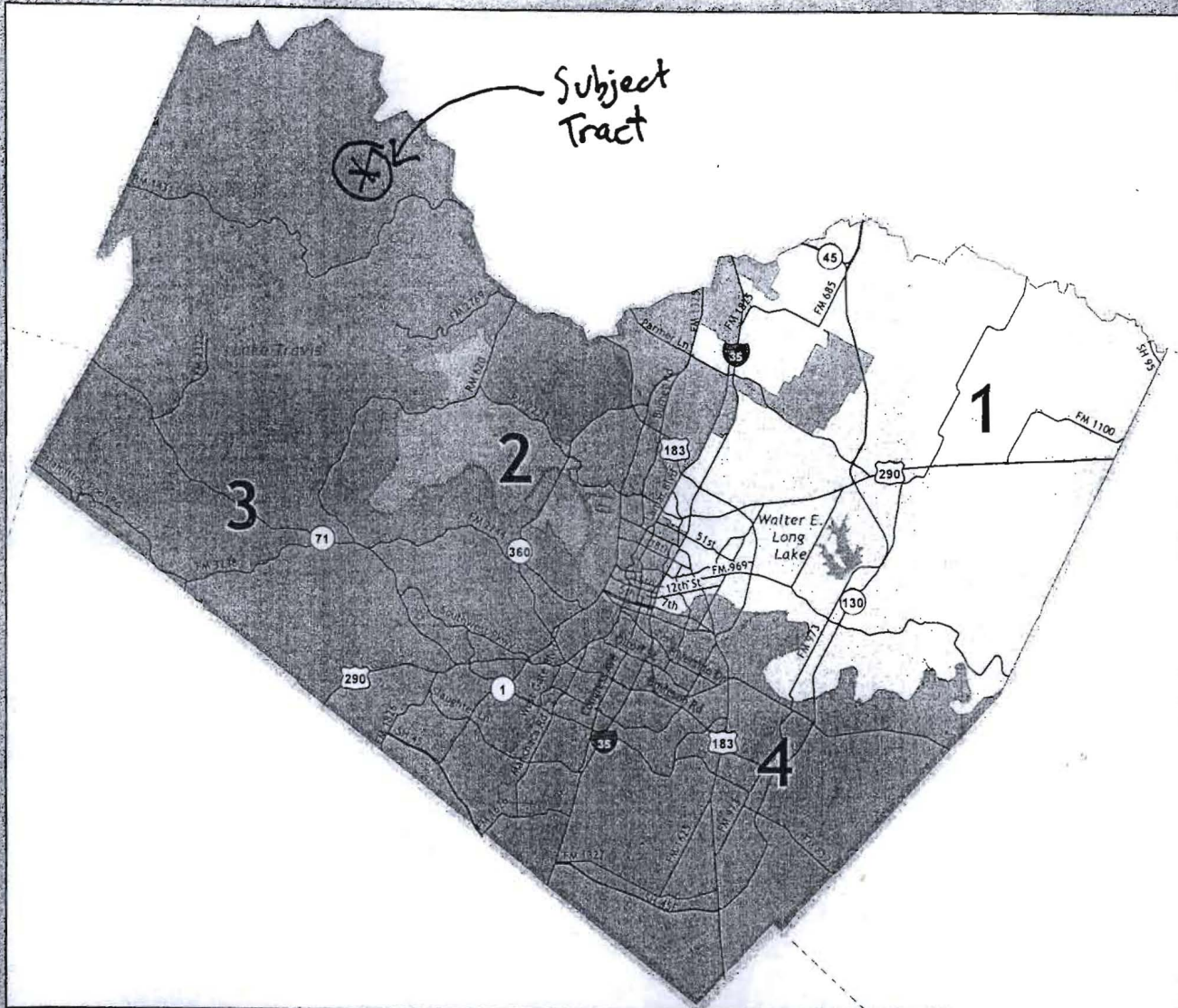
REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:ja

1101 - Development Services - Roundmountain Oaks- Final Plat



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) 854-9515

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



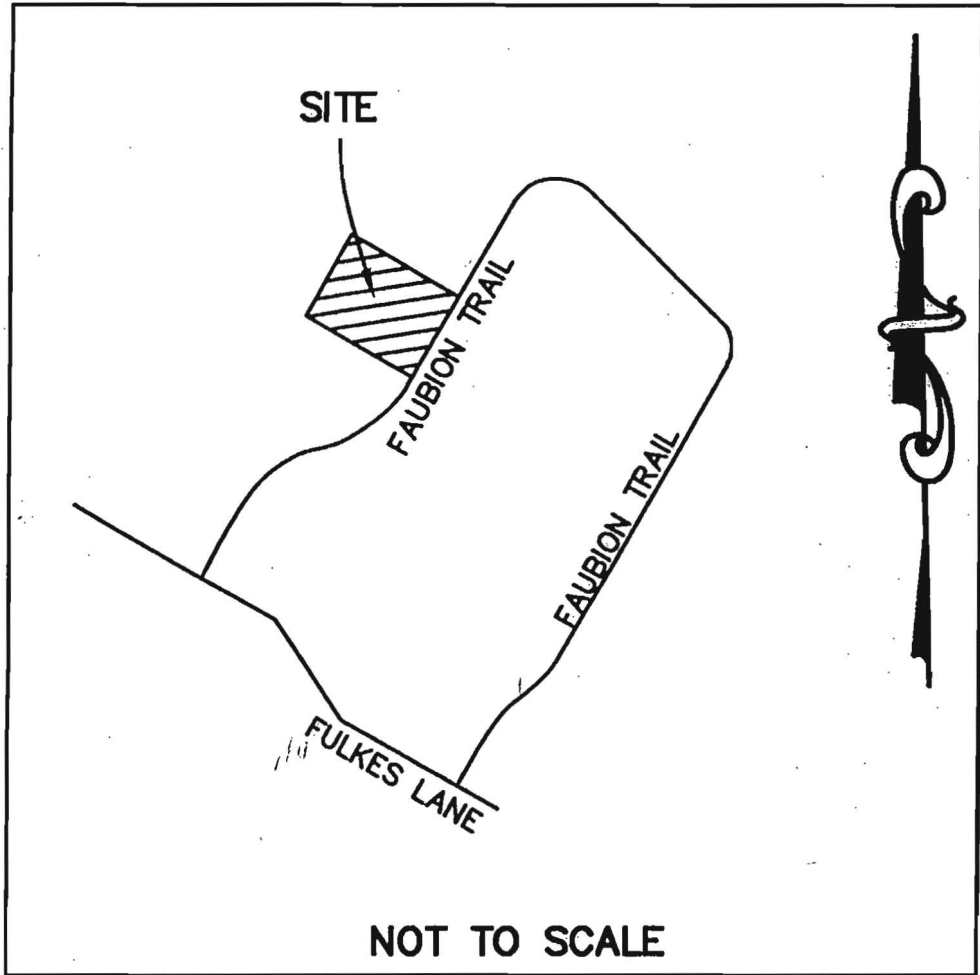
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TNR GIS Coordinator: (512) 854-7591

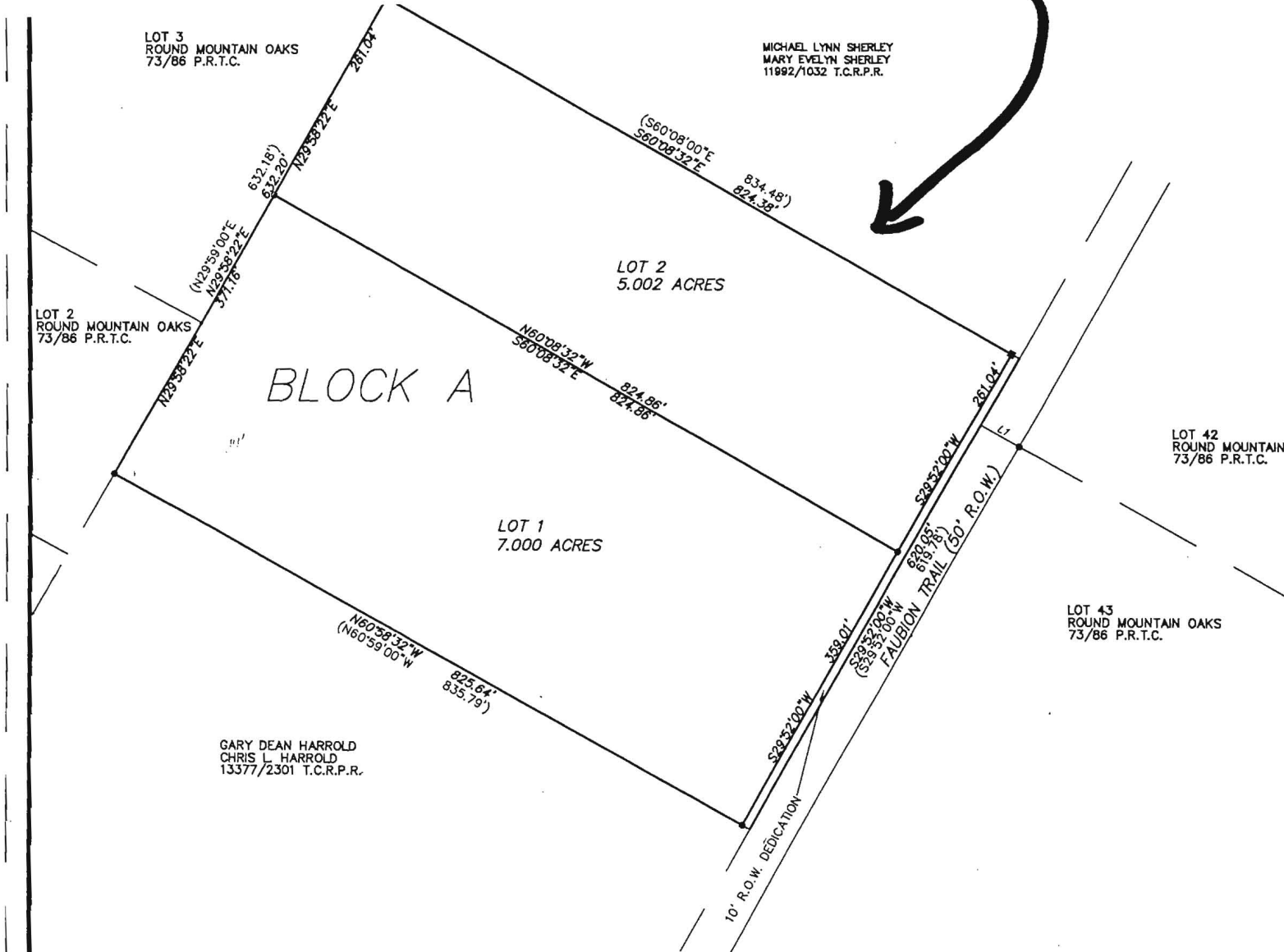


Travis County
Transportation &
Natural Resources

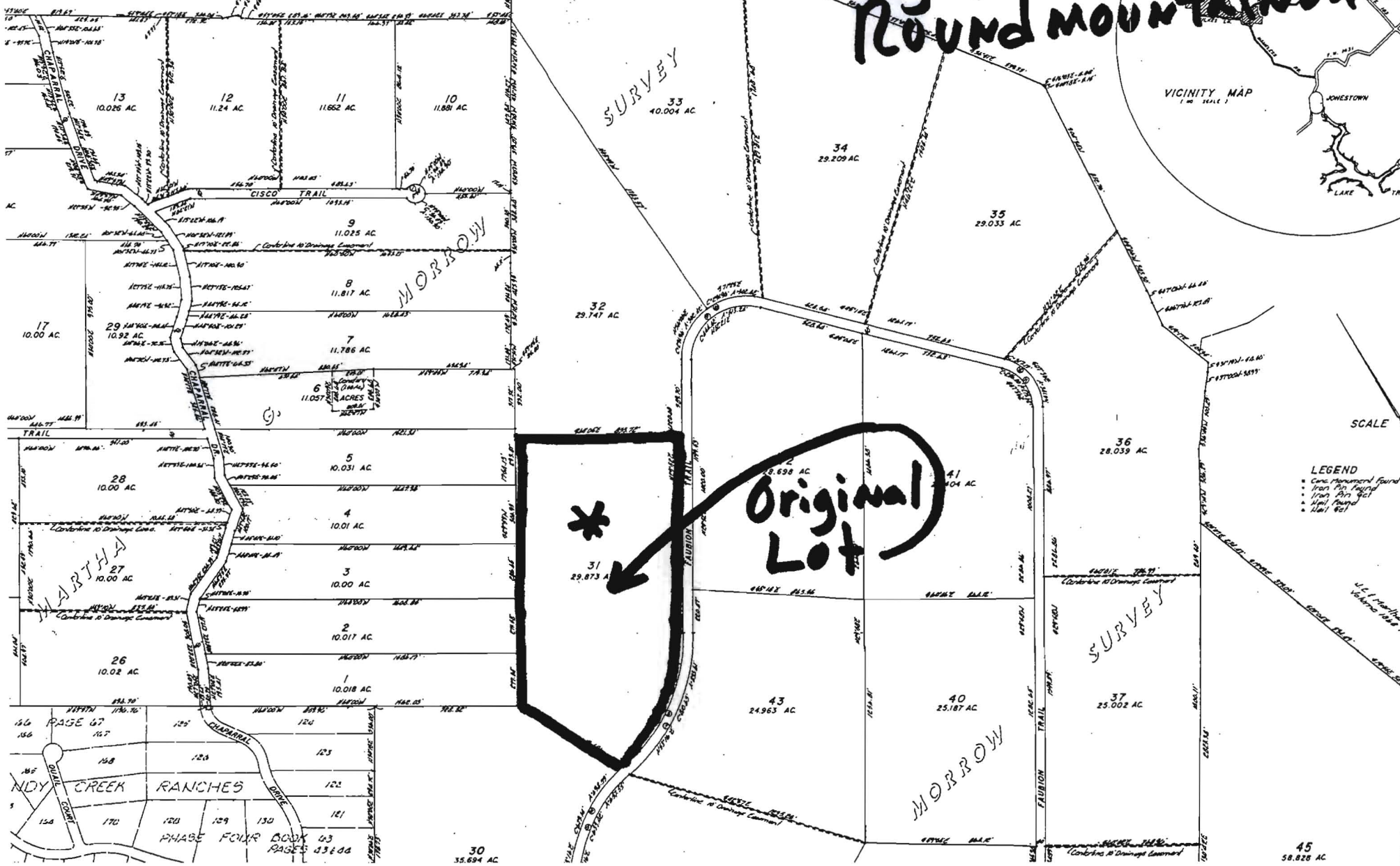
Travis County Commissioner Precincts



Proposed Revised
Plat Lot 31
(Part)



Original Subdivision Round Mountain Oak



Original Lot

*

SURVEY

SURVEY

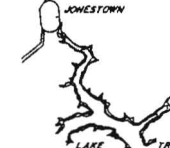
MORROW

LEGEND

- Conc Monument found
- Iron Pin found
- Well Pump
- Well Pit

SCALE

VICINITY MAP



WARTHA
NDY CREEK RANCHES
PHASE FOUR BOOK 43
PAGES 43 & 44



TRANSPORTATION AND NATURAL RESOURCES

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383

ADDENDUM TO BACK-UP MEMORANDUM

Agenda Item ___

October 9, 2012

TO: Members of the Commissioners' Court

THROUGH: Steven M. Manilla, P. E., County Executive

FROM: Anna Bowlin, Division Director, Development Services

SUBJECT: Roundmountain Oaks, Revised Plat of Part of Lot 31- Final Plat, Precinct Three

SUMMARY AND STAFF RECOMMENDATION:

The property owners of Part of Lot 31 Roundmountain Oaks subdivision wish to further divide this parcel in order to create two additional lots for 2 single family residences. The property is platted from Faubion Trail. There are no new public or private streets proposed with this final plat. This plat was not subject to parkland fees.

ISSUES AND OPPORTUNITIES:

The subject property was red tagged on February, 27 2012 for construction without a permit. The owners of the property subsequently filed for the necessary permits. It was determined at the time; they needed to plat the property, so the owners filed a subdivision application to make the two parcels legal lots and this is the application that is before you today.

As part of the requirements for a revised final plat, a notice of public hearing sign was placed on the subject property on September 25, 2012, to announce the date, time, and location of the public hearing.

As of this date, staff has received several inquiries from property owners of the subdivision, Roundmountain Oaks. Most of the inquiries did not express any concerns. However, one inquiry from a property owner just north of this subject property asked about the enforcement by the county on the private deed restrictions placed on the subdivision. The caller questioned the location of the proposed house and felt it was too close to their house. The deed restrictions call for a 40 foot setback from the lot line. Staff requested the builder/agent to verify whether it met the setback restriction and the builder confirmed the house was 50 feet from the lot line and therefore met the setback.

This final plat application did not amend or remove any private deed restrictions and the county is not a party to private deed restrictions and cannot enforce these restrictions.

BUDGETARY AND FISCAL IMPACT:

None.

REQUIRED AUTHORIZATIONS:

None.

EXHIBITS:

Existing Plat

Proposed Plat

Location Map

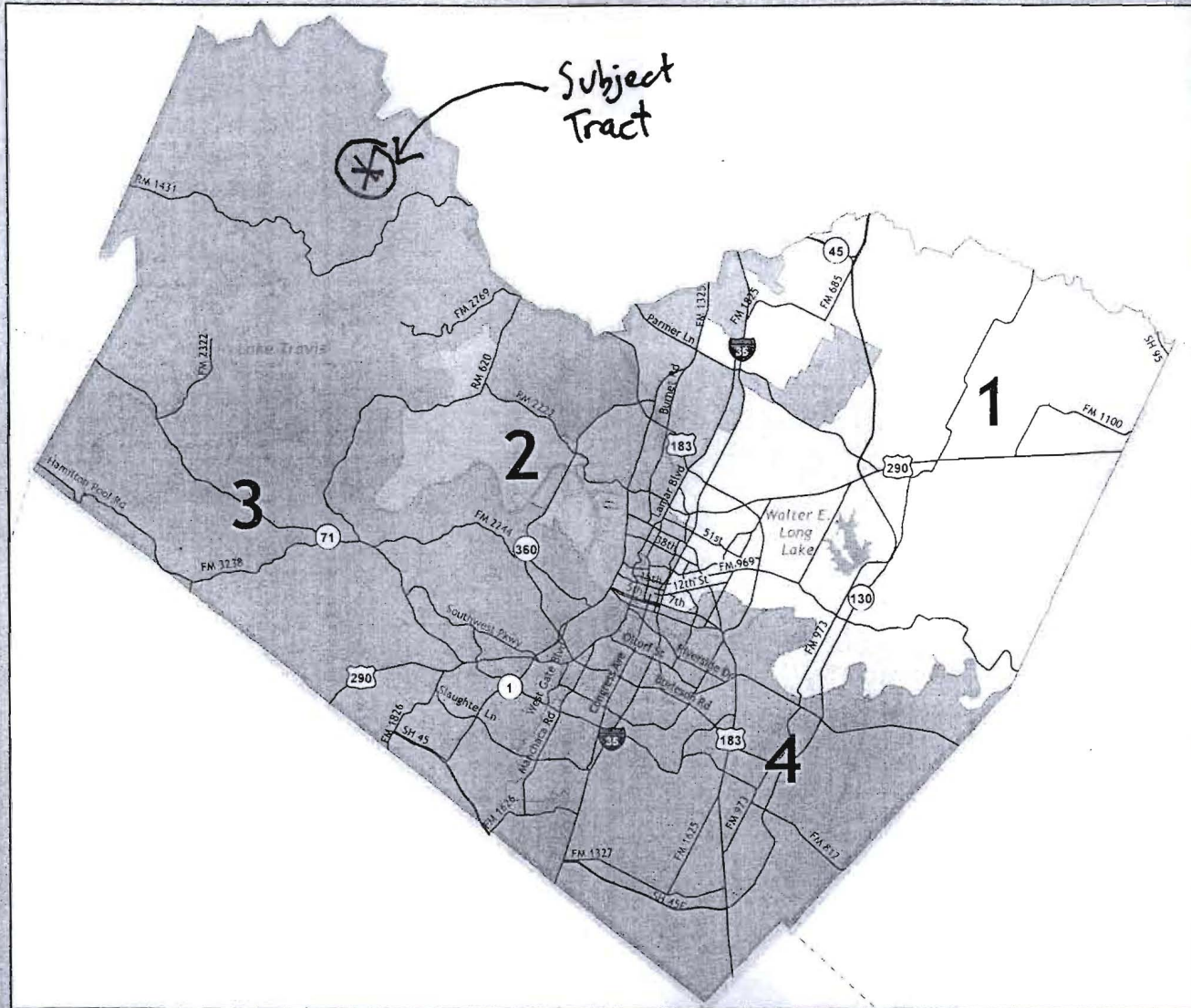
Precinct Map

Photograph of public notice sign

Affidavit of sign posting

AMB: jla

1009



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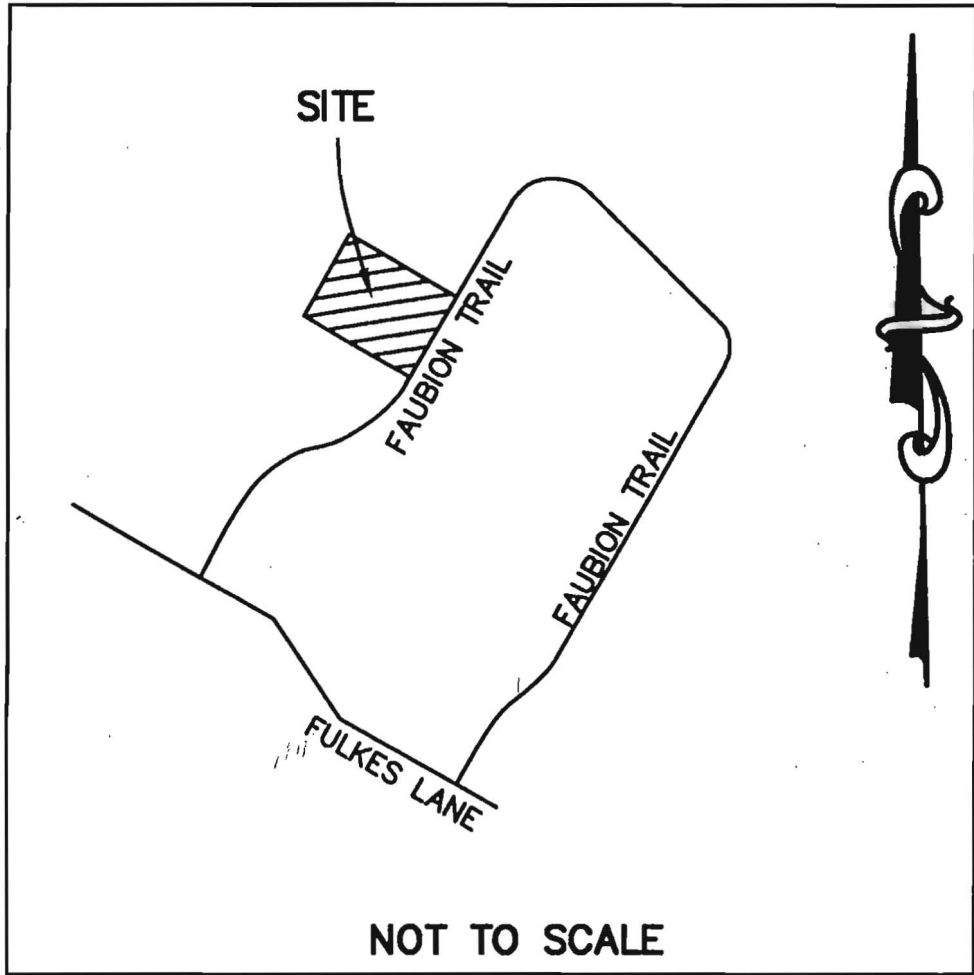
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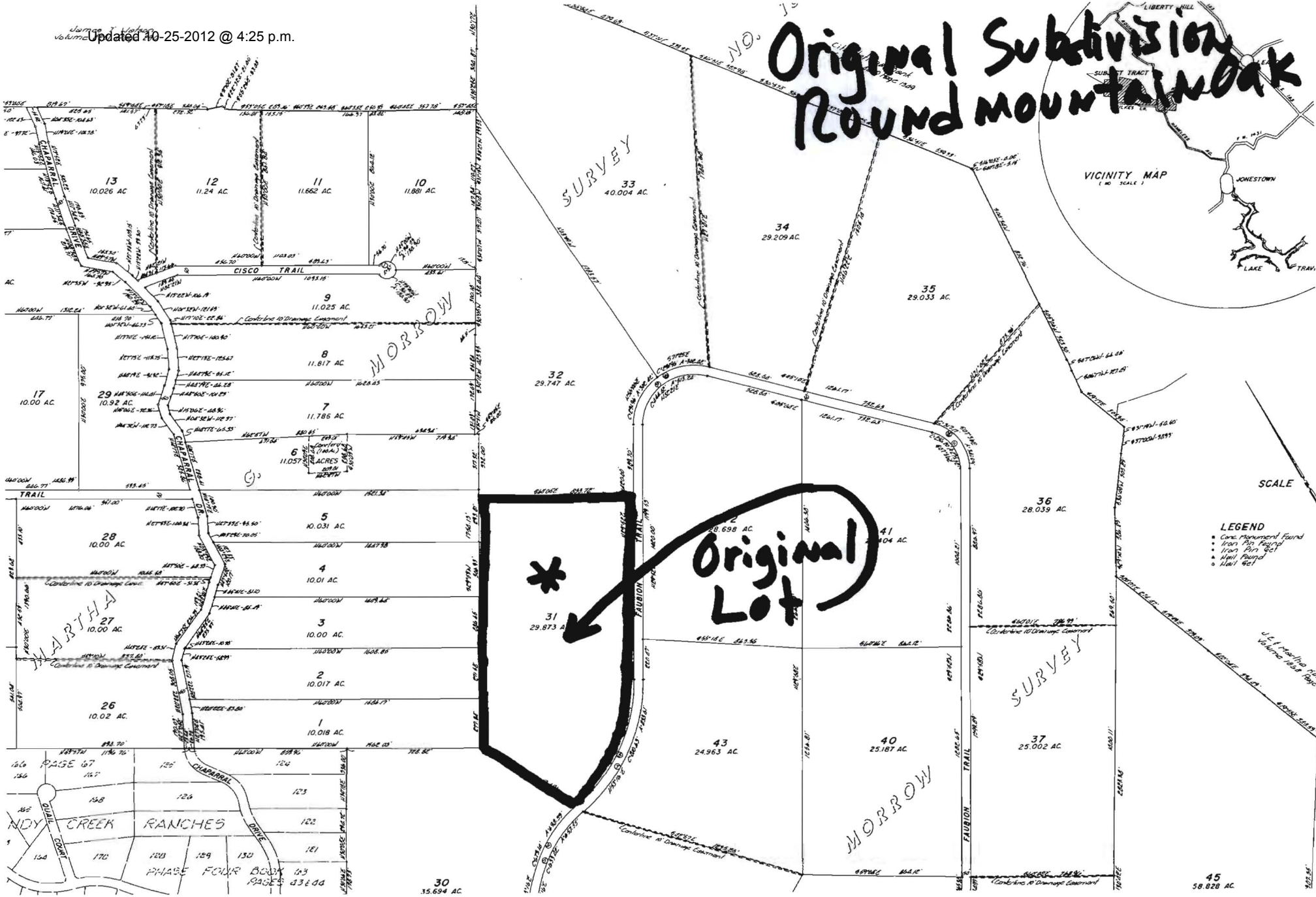


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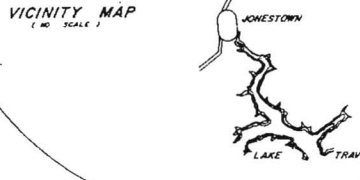
Travis County Commissioner Precincts



Original Subdivision Round Mountain Oak



*** Original Lot**



- LEGEND**
- Concrete Monument Found
 - Iron Pin Set
 - Nail Found
 - Nail Set

SCALE

NDY CREEK RANCHES
PHASE FOUR BOON
PAGES 123 & 124

SURVEY

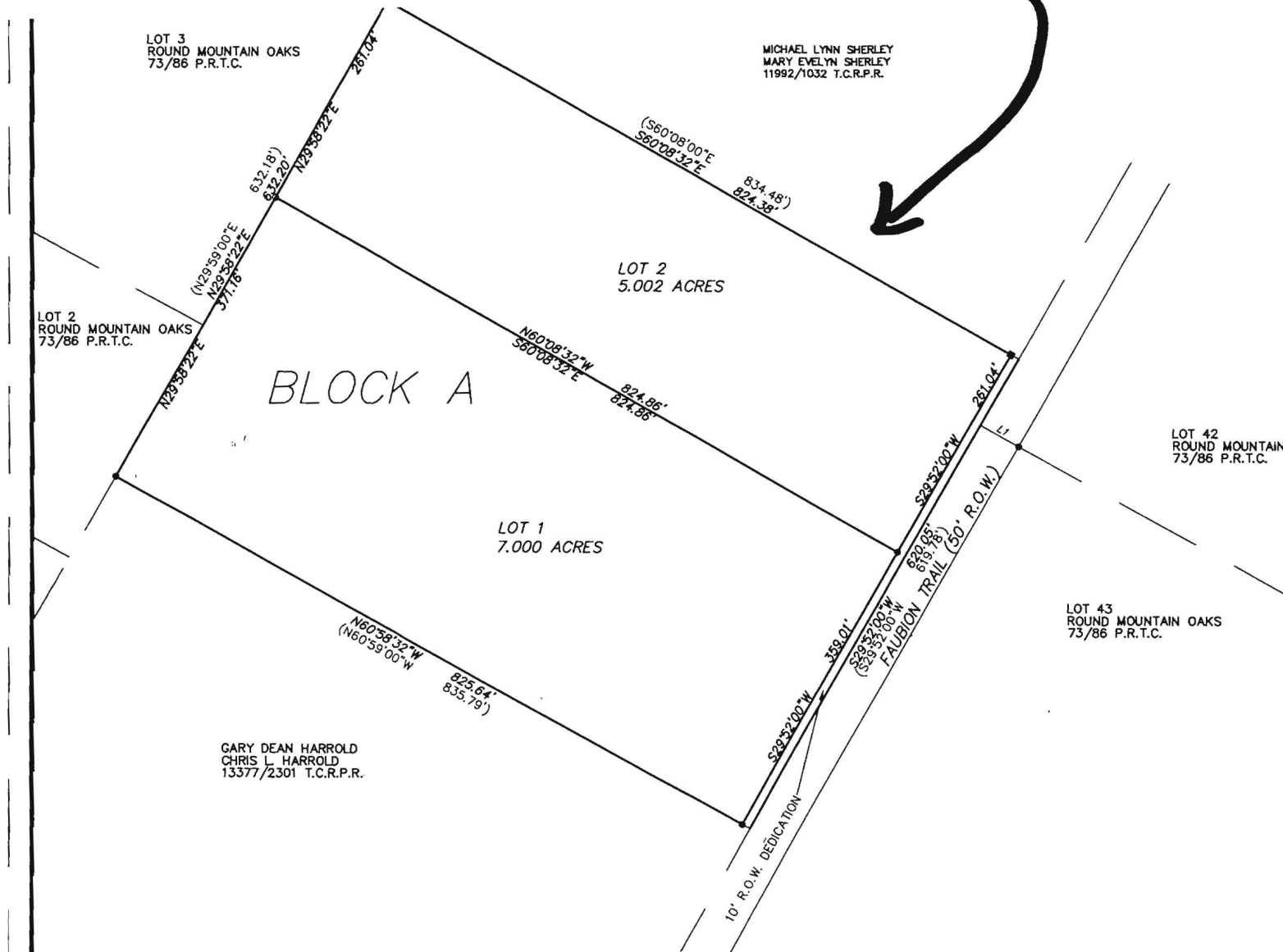
MORROW

SURVEY

NO. 1

U.S. Mapping File
Volume 1000 Page

Proposed Revised
Plat Lot 31
(Part)





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 a resubdivision final plat sign was posted on September 25, 2012, at a point as near as practical to the area being resubdivided, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 25 DAY OF September, 2012.

SIGNATURE: Jaime Garcia
NAME (PRINT): Jaime Garcia
TITLE: TNR/R&B Supervisor



NOTICE OF PUBLIC HEARING

OCTOBER 30, 2012, AT 9:00 AM

**REVISED PLAT OF PART OF LOT 31,
ROUNDMOUNTAIN OAKS SUBDIVISION
PRECINCT 3**

**AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA (FIRST FLOOR)
AUSTIN, TEXAS**

FOR MORE INFORMATION CALL: 854-7562



**NOTICE OF
PUBLIC HEARING**

OCTOBER 30, 2012, AT 9:00 AM
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ROUND MOUNTAIN OAKS SUBDIVISION
PRECINCT 3

AT THE TRAVIS COUNTY
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FOR MORE INFORMATION CALL 854-7562