



Item C3

Travis County Commissioners Court Agenda Request

Meeting Date: December 21, 2012

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

Division Director/Manager: Anna Bowlin, Division Director, Development Services and Long Range Planning

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Gomez, Precinct Four

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, January 22, 2013 to receive comments regarding plat for recording: East Travis Hills, Resubdivision of Lot 65- Final Plat (East Travis Hills, Resubdivision of Lot 65 - Subdivision Final Plat - Three Lots - Hayride Road - City of Austin 5 ETJ) in Precinct Four.

BACKGROUND/SUMMARY OF REQUEST:

The applicant wishes to further divide an existing lot into three lots total. The purpose for these lots is to put single family residences on the lots. Water will be provided by Aqua Water Supply and wastewater service will be an on-site private sewage system. 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.

STAFF RECOMMENDATIONS:

As this final plat meets all Travis County standards and has been approved by the City of Austin's Zoning and Platting Commission, TNR Staff recommends approval.

ISSUES AND OPPORTUNITIES:

Notification

Public Notification of this revised plat was mailed by the City of Austin for resubdivisons to all lot owners within 500 feet of the subject tract. A newspaper notice was published in the local paper. A public notice 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.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

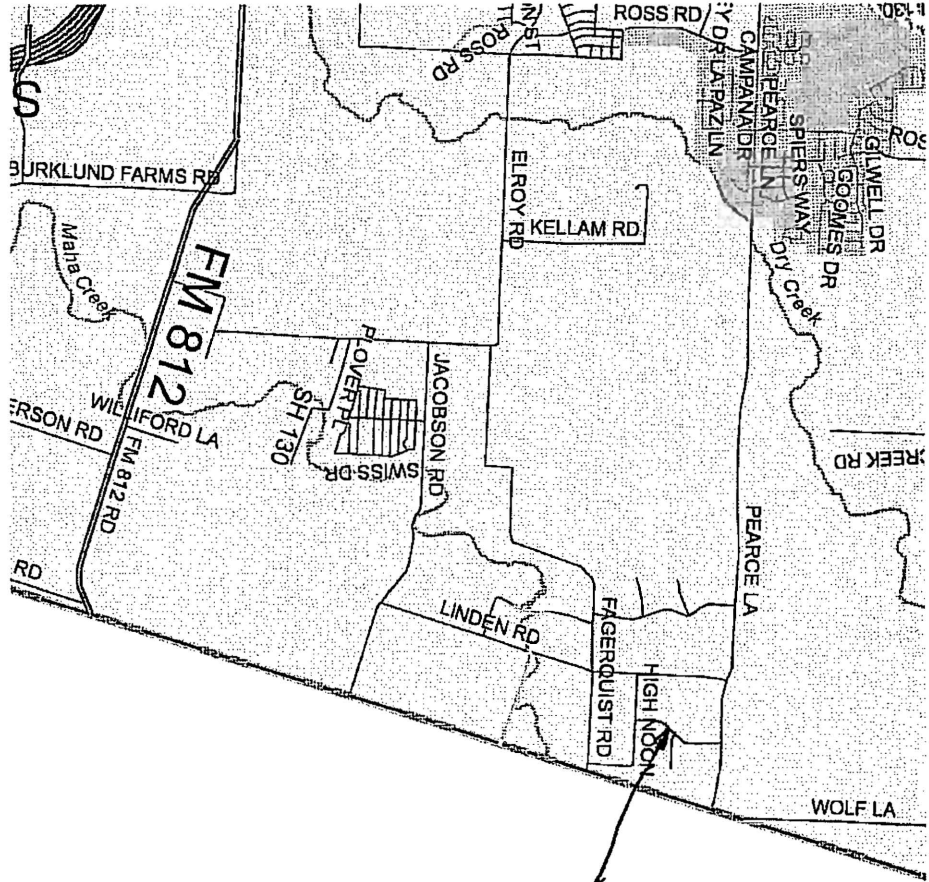
- Precinct map
- Location map
- Existing final plat
- Proposed final plat

REQUIRED AUTHORIZATIONS:

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

CC:

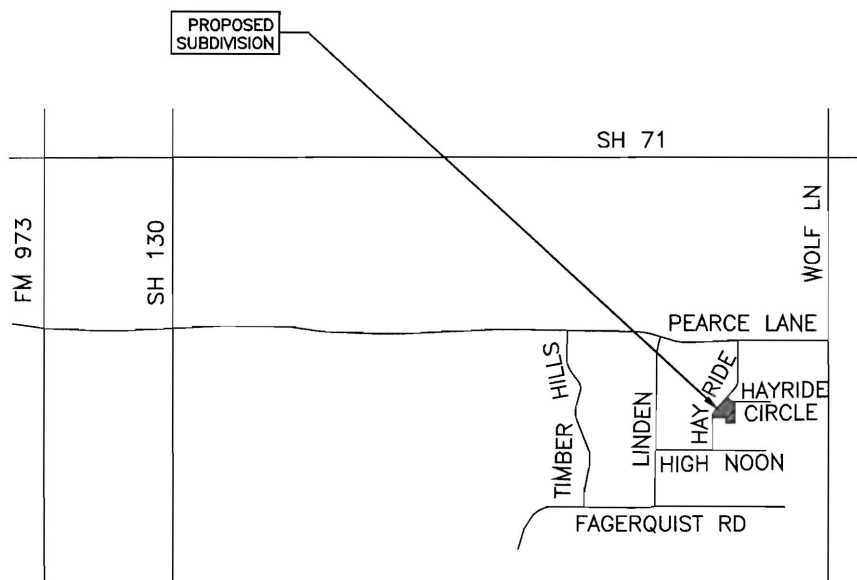
SM:AB:ja
1101 - Development Services - Resubdivision of Lot 65, East Travis Hills Subdivision



Precinct #4

NS 1/4





N.T.S.

LOCATION MAP

**8001 HAYRIDE ROAD
DEL VALLE, TEXAS 78617**

ITG **IT Gonzalez
Engineers**

FIRM REGISTRATION No. F-3216
3501 MANOR RD.
AUSTIN, TEXAS 78723
(512) 447-7400 FAX (512) 447-6389

DATE 7 10 10

RCCA 12.30 180.00

Original Subd. East Travis Hills

56

59

57

HAY
38780' N G

HAYRIDE ROAD
N 72° 36' 03" E
342.71'

65
5.000 AC.

64
5.000 AC.

45
5.000 AC.

66
6.600 AC.

44
5.000 AC.

E = 50'
Z = 31.42'

E = 50'
Z = 31.42'

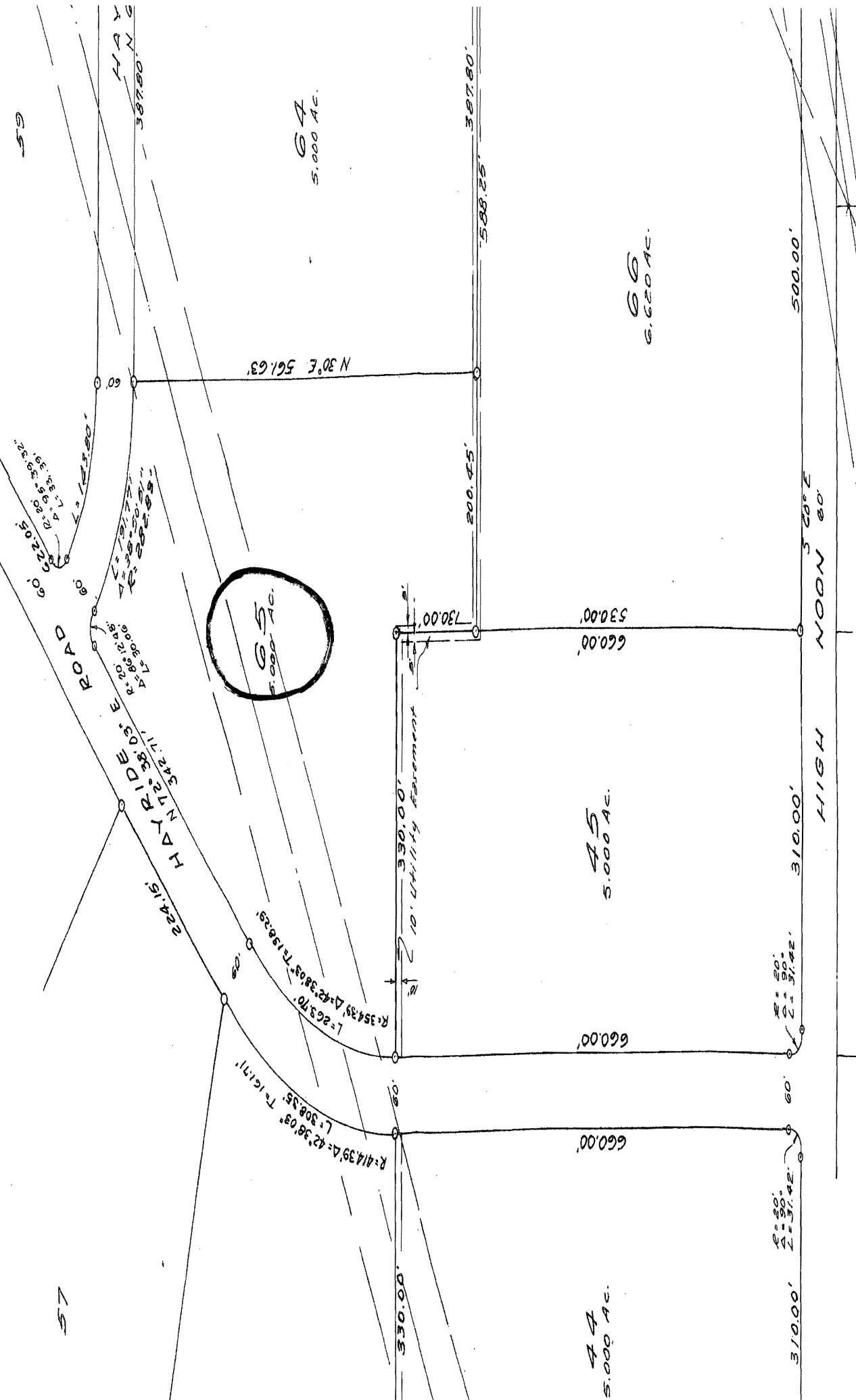
500.00'

382° 38'

MOON RD

HIGH

37



Proposed Plat

EAST TRAVIS HILLS SUBDIVISION, RESUBDIVISION OF LOT 65

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:
THAT I, ADO CHANTHAVIXAY, OWNER OF LOT 65 EAST TRAVIS HILLS SUBDIVISION RECORDED IN VOLUME 81, PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY AND CONVEYED BY WARRANTY DEED 2000202495 RECORDED IN TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 212.014, PURSUANT TO PUBLIC HEARING, SAID LOT 65 ACCORDING TO THE ATTACHED MAP OR PLAT SHOWN HEREON TO BE KNOWN AS "EAST TRAVIS HILLS SUBDIVISION, RESUBDIVISION OF LOT 65" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 20____

ADO CHANTHAVIXAY
8001 HAYRIDE RD
DEL VALLE, TEXAS 78617

STATE OF TEXAS §
COUNTY OF TRAVIS §
THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____
BY _____

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

(PRINT NAME)

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #18463-00640H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, AND OTHER APPLICABLE CODES AND ORDINANCES.

WITNESS MY HAND THIS _____ DAY OF _____, 20____

I.T. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2780
I.T. GONZALEZ ENGINEERS
3501 MANOR ROAD
AUSTIN, TEXAS 78723
(512) 447-7400

ENGINEER'S CERTIFICATION:
THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; AND THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

WITNESS MY HAND THIS _____ DAY OF _____, 20____

I.T. GONZALEZ
REGISTERED PROFESSIONAL ENGINEER NO. 41307
I.T. GONZALEZ ENGINEERS
3501 MANOR ROAD
AUSTIN, TEXAS 78723
(512) 447-7400

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____

APPROVED FOR ACCEPTANCE:
ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____ A.D.

OREG QUERNSEY, AICP, DIRECTOR
PLANNING AND DEVELOPMENT
REVIEW DEPARTMENT

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2-84(B)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE, TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE _____ DAY OF _____, 20____ A.D.

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE
TRANSPORTATION AND NATURAL RESOURCES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____

CHAIRPERSON SECRETARY DEPUTY

- GENERAL NOTES:
- THIS SUBDIVISION IS IN THE CITY OF AUSTIN 5-MILE EXTRATERRITORIAL JURISDICTION.
 - THE LOTS IN THIS SUBDIVISION ARE RESTRICTED TO RESIDENTIAL USE.
 - A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTING TO HAYRIDE ROAD OR HAYRIDE CIRCLE.
 - NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AQUA WATER SUPPLY CORPORATION AND AN APPROVED ON-SITE SEWAGE FACILITY.
 - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
 - A SITE DEVELOPMENT PERMIT APPLICATION WILL NEED TO BE SUBMITTED AND APPROVED BY THE CITY OF AUSTIN PRIOR TO CONSTRUCTION FOR ALL DEVELOPMENT.
 - WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE.
 - PRIOR TO CONSTRUCTION ON LOT, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTION ARE PERMITTED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
 - ALL DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 - BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
 - THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
 - WATER WILL BE PROVIDED BY AQUA WASTER SUPPLY CORPORATION. WASTEWATER WILL BE PROVIDED BY AN ON-SITE WASTEWATER SYSTEM.
 - ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
 - PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: HAYRIDE ROAD AND HAYRIDE CIRCLE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

COMMISSIONERS' COURT RESOLUTION:
IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, THIS THE _____ DAY OF _____, 20____ A.D.

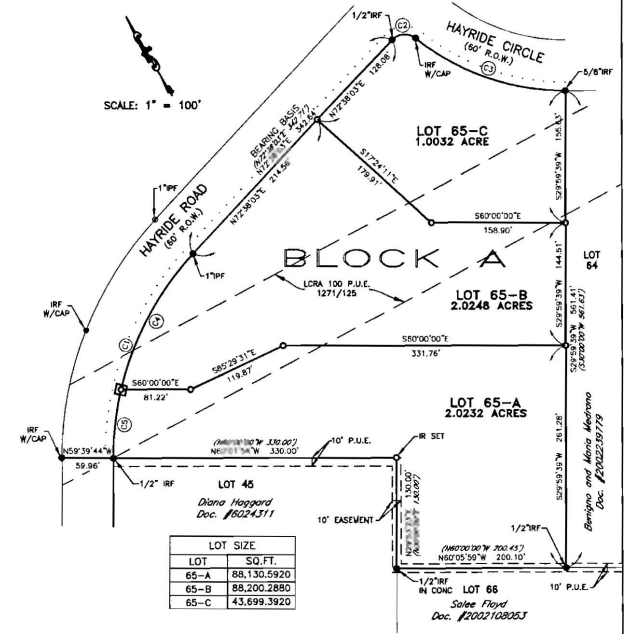
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



- TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
 - NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
 - DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
 - LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY HOME AND APPURTENANT STRUCTURES.
 - THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL, D.R., PROGRAM MANAGER, ON-SITE WASTEWATER, TRAVIS COUNTY THR DATE _____

CASE #: CBJ-2012-0040.A ITG PROJECT #: 12.01.26.01

ITG Gonzalez Engineers

FIRM REGISTRATION No. F-3216
3501 MANOR RD.
AUSTIN, TEXAS 78723
(512) 447-7400 FAX (512) 447-6898