



Travis County Commissioners Court Agenda Request

Meeting Date: January 15, 2013

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

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: County Judge Samuel T. Biscoe

AB

AGENDA LANGUAGE: Receive comments regarding a request for a partial plat vacation of the Sweetwater Ranch Subdivision Section One Village A Final Plat in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

WS-COS Development, LLC, owners of all real property included in lots 1 through 12 of Block A and lots 2 through 15 of Block B Sweetwater Ranch Section One Village A Final Plat have applied through Travis County for a partial plat vacation of the final plat. The original subdivision, located on Pedernales Summit Parkway, consisted of 27 total lots (22 single family residential lots, three landscape lots, one common area lot, and one water quality and drainage lot) on 7.329 acres.

Approval of the partial plat vacation will return the property back to raw land. Upon approval of the vacation, the owners will be able to replat the lots into one 6.96 acre common area lot, one 0.6 acre water quality lot, and 0.57 acre one commercial lot. The associated replat (Sweetwater Ranch Section One Village A Replat) is scheduled for plat approval on this agenda.

STAFF RECOMMENDATIONS:

A notice of public hearing sign was placed on the property on December 14, 2012, announcing the date, time, and location of the public hearing, and a notice of public hearing letter was mailed via certified mail on December 10, 2012. As of the drafting of the agenda request, staff has not received any inquiries regarding this project. Staff knows of no objections to the proposed partial plat vacation 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, WS-COS Development LLC owns the entirety of the final plat and has signed the vacation document (see attached).

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Precinct map
- Location map
- Copy of vacation document
- Copy of original final plat
- 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 - Sweetwater Ranch Section One Village A Partial Plat
Vacation