



Travis County Commissioners Court Agenda Request

Meeting Date: 1/22/13

Prepared By/Phone Number: Joe Arriaga Phone #: -8547562

1-413

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

A handwritten signature in black ink, appearing to read "Steven M. Manilla".

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action regarding a 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. Staff has not 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:

- Sign Affidavit
- 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:

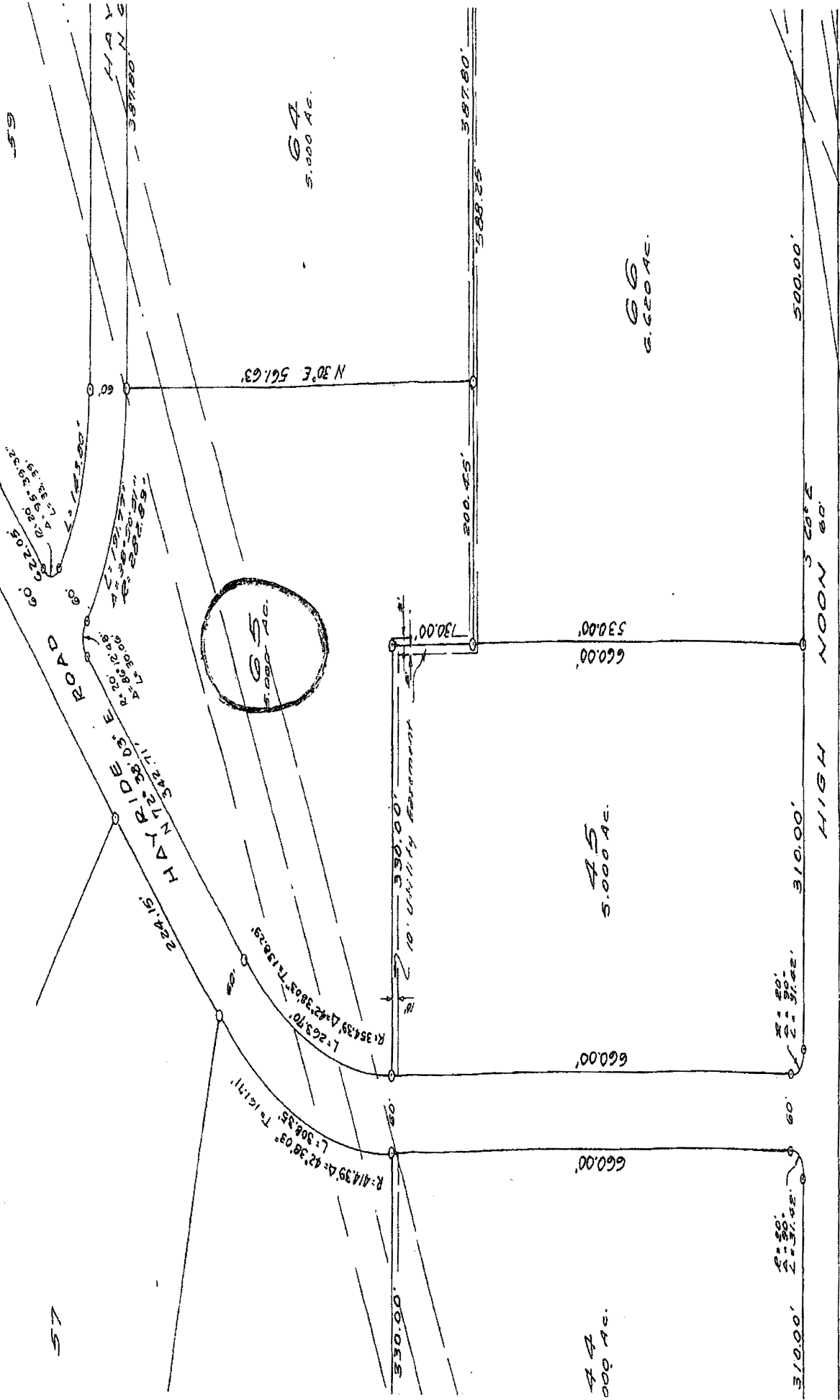
: :
0101 - Administrative -

CA 1230 180.00

Original Subd. East Travis Hills

56

57



37

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ADD CHANTHAWIKAY, 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 20002495 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 66" AND DO HEREBY DEDICATE TO THE PUBLIC 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____

ADD CHANTHAWIKAY
5001 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) #48463-06E404, 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 COMPLEES WITH TITLE 50 OF THE AUSTIN CITY CODE, AND OTHER APPLICABLE CODES AND ORDINANCES.

WITNESS MY HAND THIS _____ DAY OF _____ 20____

T. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2790
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____

T. GONZALEZ
REGISTERED PROFESSIONAL ENGINEER NO. 41307
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.

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT _____ DATE _____

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2-84(b)(2), USTIN/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 _____ DATE _____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATING 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 CASEMENTS AND WATER QUALITY CASEMENTS 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 AND 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 WITHDRAWING 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 ERECT 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 DEBEAUMOR, 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.O.

DANA DEBEAUMOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

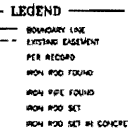
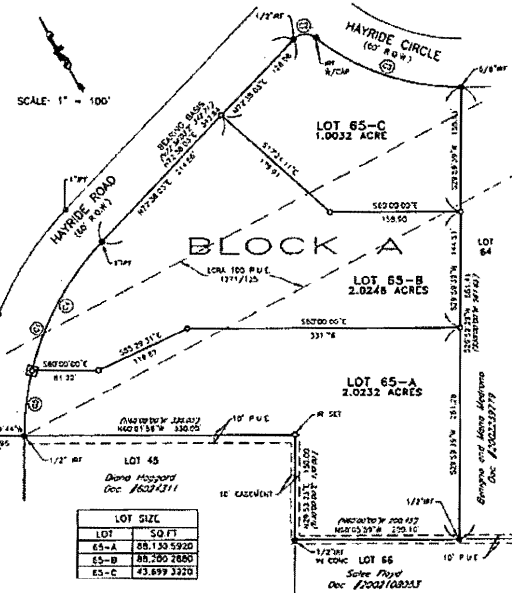
I, DANA DEBEAUMOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 20____, A.D. AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____ 20____, A.D. AT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

DANA DEBEAUMOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY _____

**EAST TRAVIS HILLS SUBDIVISION,
RESUBDIVISION OF LOT 65**



CURVE TABLE				
Chord Bearing	Chord Distance	Radius	Length	Delta
C1 N51°17'42"E	257.84'	354.39'	263.90'	42°39'53"
C2 S64°12'45"E	27.38'	30.00'	29.99'	85°54'51"
C3 S40°37'41"E	188.04'	287.83'	191.58'	38°49'53"
C4 N87°50'08"E	180.98'	354.39'	180.98'	29°35'04"
C5 N56°30'10"E	80.74'	354.39'	80.91'	13°04'03"

CURVE TABLE RECORD				
Chord Bearing	Chord Distance	Radius	Length	Delta
C1 N51°17'42"E	257.84'	354.39'	263.90'	42°39'53"
C2 S64°12'45"E	27.37'	30.00'	29.98'	85°54'51"
C3 S40°37'41"E	188.02'	287.83'	191.77'	38°50'51"

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

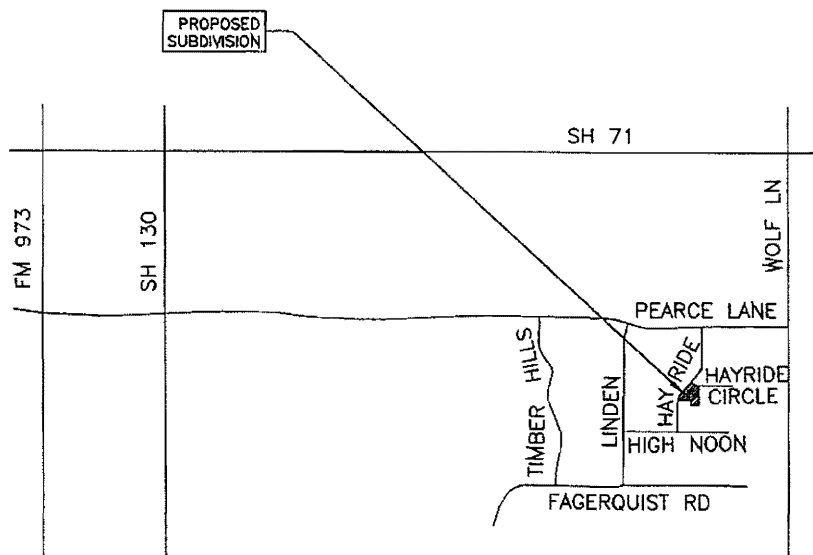
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL 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 APARTMENT STRUCTURES.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL, D.P., PROGRAM MANAGER, ON-SITE WASTEWATER, TRAVIS COUNTY TWR _____ DATE _____

CASE# CBJ-2012-0040.0A ITC PROJECT # 12.01.26.01

ITG Gonzalez Engineers

FIRM REGISTRATION NO. F-3216
3501 MANOR RD
AUSTIN, TEXAS 78723
[512] 447-7400 FAX [512] 447-6389



N.T.S.

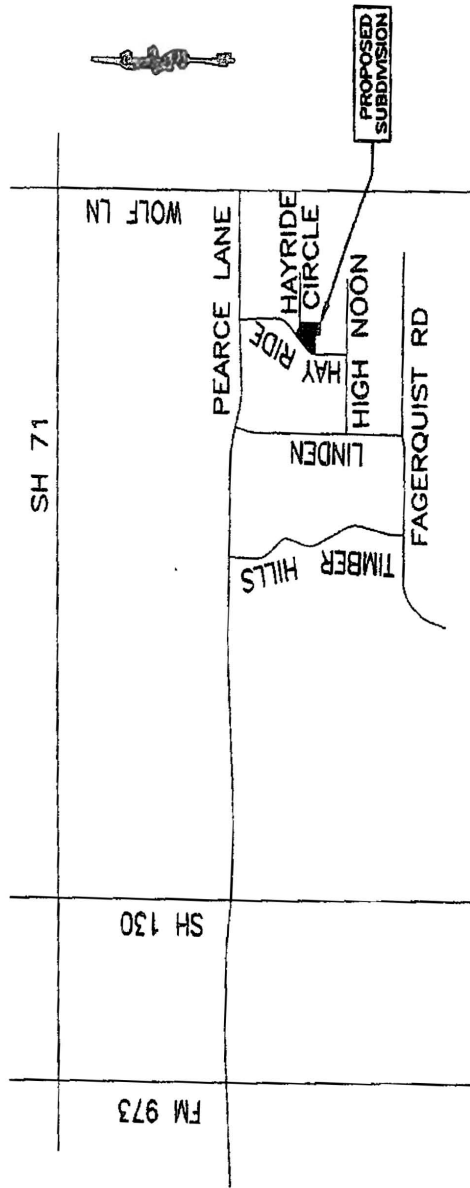
LOCATION MAP

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

ITG IT Gonzalez
Engineers

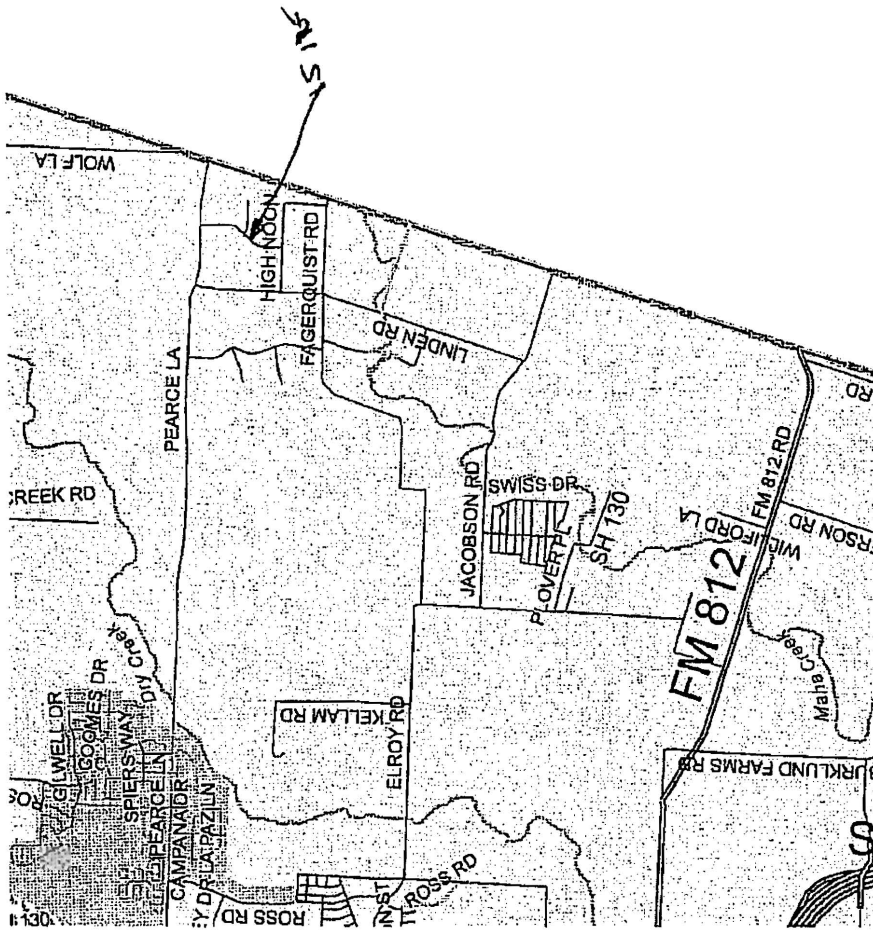
FIRM REGISTRATION No. F-3216
3501 MANOR RD.
AUSTIN, TEXAS 78723
(512) 447-7400 FAX (512) 447-6389

DATE 7 10 10



VICINITY MAP
N.T.S.

N
A+



PRECINCT #4



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 __

December 26, 2012

TO: Members of the Commissioners' Court

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

FROM: Anna Bowlin, Division Director, Development Services

SUBJECT: Resubdivision of Lot 65, East Travis Hills, Precinct Four

SUMMARY AND STAFF RECOMMENDATION:

The property owner of Lot 65, East Travis Hills subdivision wishes to further divide this lot in order to create three additional lots for single family residences. The property is platted from Hayride Road. There are no new public or private streets proposed with this final plat. This plat was not subject to parkland fees.

ISSUES AND OPPORTUNITIES:

As part of the requirements for a resubdivision plat, a notice of public hearing sign was placed on the subject property on December 17, 2012, to announce the date, time, and location of the public hearing. In addition a notice was sent to all property owners and renters within 500 feet of the subject property. Staff has not received any inquiries from anyone concerning this resubdivision.

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



NOTICE OF PUBLIC HEARING

JANUARY 22, 2013, AT 9:00 AM

**RESUBDIVISION OF LOT 65, EAST TRAVIS HILLS
SUBDIVISION — PRECINCT 4**

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

FOR MORE INFORMATION CALL 854-7562



**NOTICE OF
PUBLIC HEARING**

JANUARY 22, 2013, AT 9:00 AM
RESUBDIVISION OF LOTS 65, EAST TRAVIS HILLS
SUBDIVISION, PRECINCT 4

AT THE TRAVIS COUNTY
COMMISSIONERS' COURTROOM
700 LAVACA STREET
(FIRST FLOOR), AUSTIN

FOR MORE INFORMATION CALL: 854-7562