



Item C5

Travis County Commissioners Court Agenda Request

Meeting Date: June 11, 2013

Prepared By: Joe L. 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 Daugherty, Precinct Three

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, July 16, 2013 to receive comments regarding a plat for recording: Revised Plat of Lots 39-62, Lot 35, Lots 63-72, Part of Lot 73, Part of Lot 85 and Canceled Right-of-Way for Dorado Pass and part of unnamed right-of-way, Part of Tract #5, Lakehurst Subdivision (Revised Plat and Canceled Parts of Right-of-Ways - Lakehurst Subdivision - Lakehurst Loop- Lakeway ETJ - eight residential lots) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The owners of lots in the Lakehurst Subdivision are requesting to reconfigure numerous lots in the Lakehurst Subdivision with proposed canceled right-of-ways to create 8 total lots on 24.056 acres. These properties were part of a development first proposed by Toll Brothers in 2008 which proposed to develop all 36 lots. The current developers are proposing to decrease the lots by 26 to create 8 estate residential lots.

A companion request to cancel Dorado Pass and an unnamed right-of-way is also scheduled with this request. There are no public streets being proposed with this request. Parkland requirements were not assessed because the applicant is not creating additional lots but reducing the density by 28 lots. Water will be provided by the Southwest Water Company, and waste water will be provided by private on-site septic facilities.

STAFF RECOMMENDATIONS:

As this revised plat and cancellation request meet all Travis County standards and have been approved by the City of Lakeway, TNR staff recommends approval the motion.

ISSUES AND OPPORTUNITIES:

The subject property was part of a development proposed by Toll Brothers in 2008 that was the subject of complaints from adjacent property owners because of questions regarding density, downstream conveyance, and flooding. However, staff

has not received any inquires from anyone before the public notice was sent. Public notification will be sent out to all owners of the original Lakehurst subdivision. Several public notice signs will be 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 sign placement and the public notice, 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 Plat
- Proposed Plat
- Cancellation Document

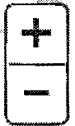
REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:ja

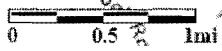
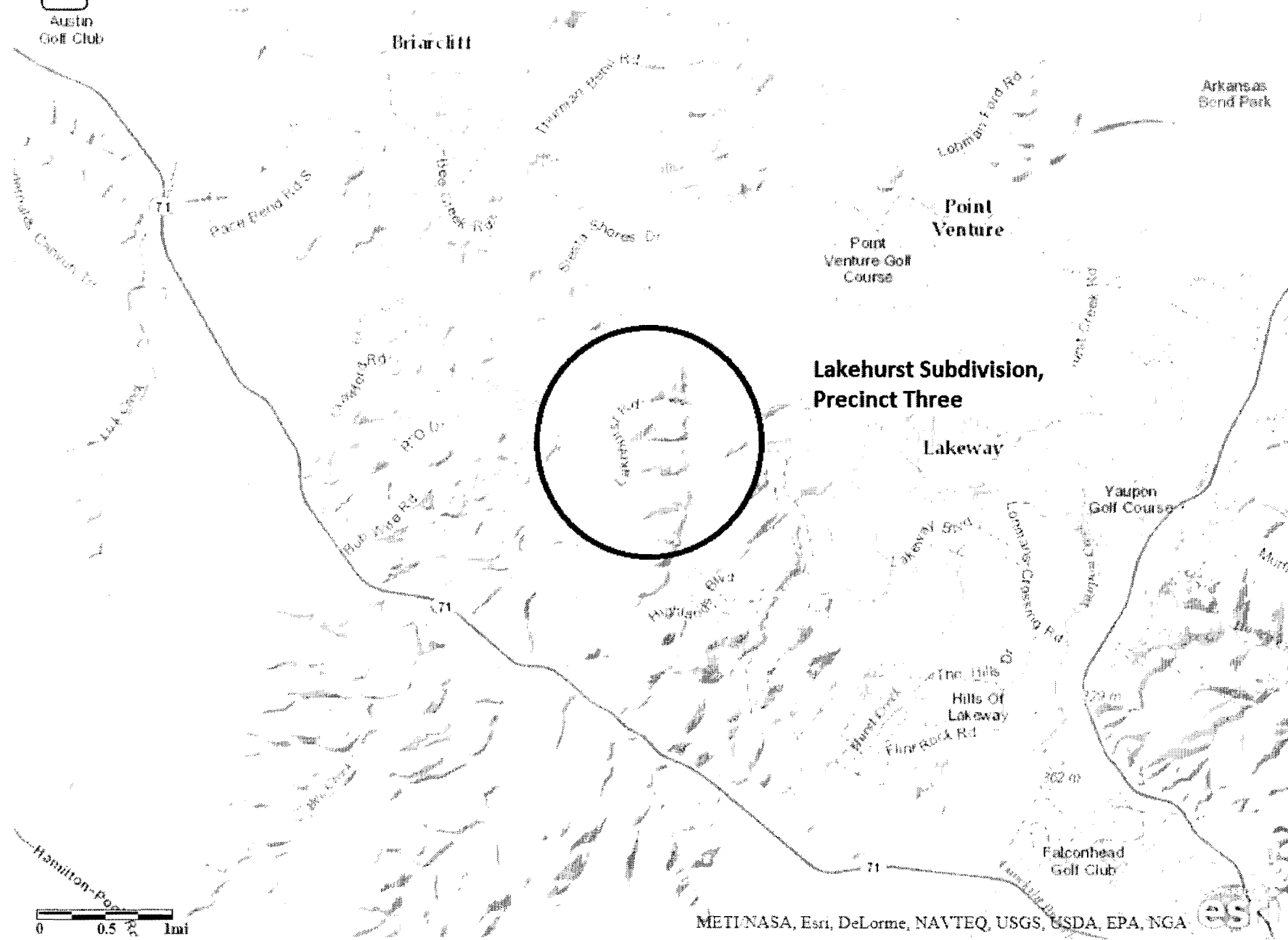
1101 - Development Services Long Range Planning - Revised Plat of Lakehurst and Cancellation of Right-of-ways - Lakehurst Subdivision



Austin Golf Club

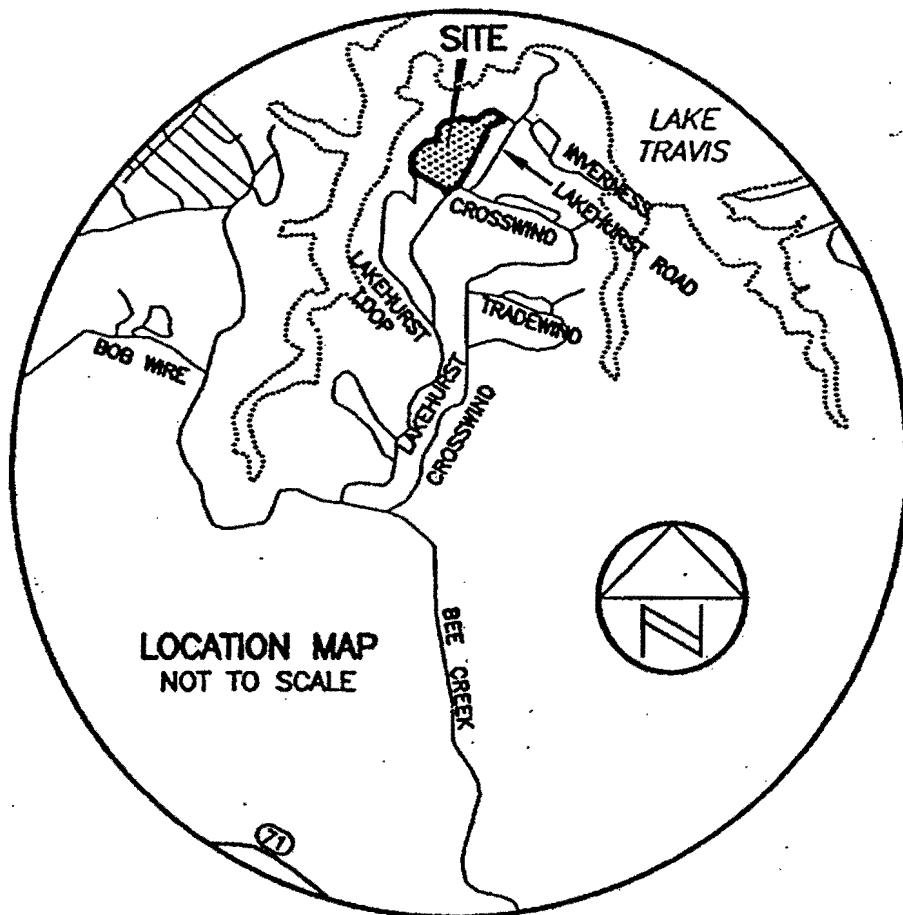
Travis County Precinct Map

Select Basemap



METI/NASA, Esri, DeLorme, NAVTEQ, USGS, USDA, EPA, NGA





Existing Plat

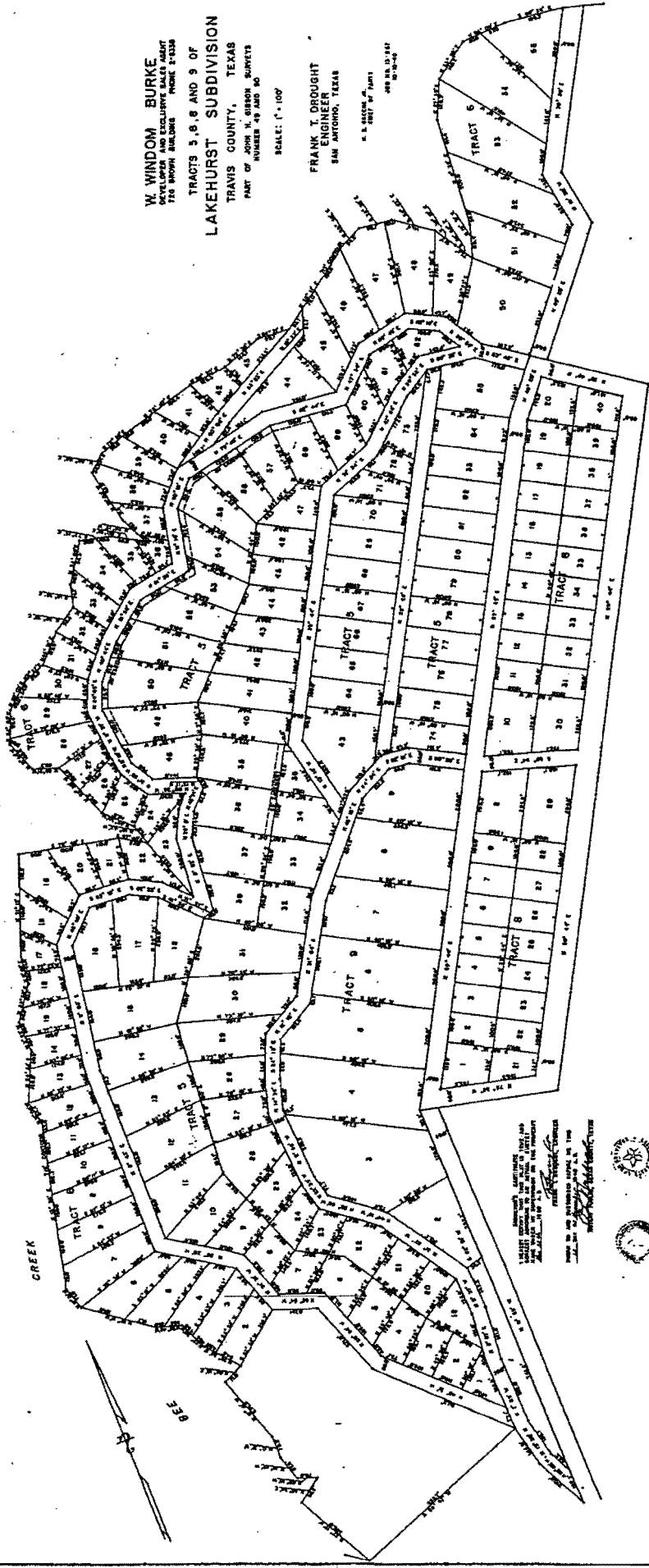
W. WINDOM BURKE
DEVELOPER AND EXCLUSIVE SALES AGENT
1105 BROWN BUILDING
PHOENIX, ARIZONA

TRACTS 5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
TRAVIS COUNTY, TEXAS
PART OF JOHN H. BERRY SURVEYS
NUMBER 49 AND 50

SCALE: 1" = 100'

FRANK T. DROUGHT
ENGINEER
SAN ANTONIO, TEXAS

U. S. SECTION 34
PART OF TRACT
NUMBER 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



THIS PLAT WAS PREPARED BY THE ENGINEER AND SALES AGENT NAMED ABOVE AND THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THIS 15th DAY OF APRIL, 1945.

FRANK T. DROUGHT
ENGINEER

W. WINDOM BURKE
DEVELOPER AND EXCLUSIVE SALES AGENT

APR 15 1945

4/145

Proposed Plat

REVISED PLAT OF LOTS 39-62, LOT 35, LOTS 63-72, PART OF LOT 73, PART OF LOT 85 AND VACATED RIGHT OF WAY DORADO PASS AND PART OF UNNAMED RIGHT-OF-WAY, PART OF TRACT #5, LAKEHURST SUBDIVISION

SCALE: 1" = 100'
SCALE IN FEET

LOT SUMMARY	
RIGHT-OF-WAY	0.110 ACRES
6 RESIDENTIAL LOTS	23.946 ACRES
TOTAL	24.056 ACRES

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAMPARRAL CONTROL POINT "OP49".

4" ALUMINUM DISK SET IN CONCRETE

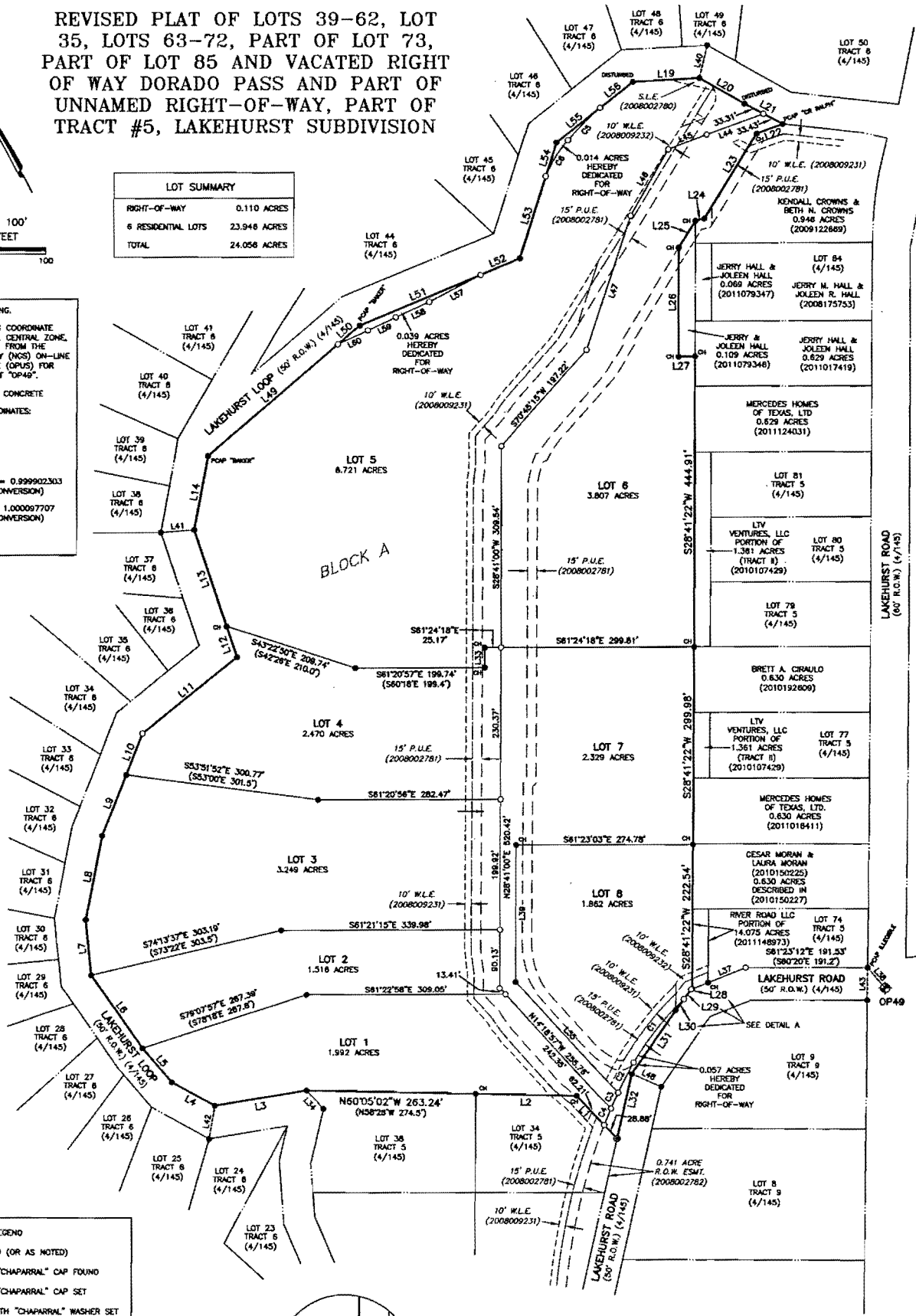
TEXAS STATE PLANE COORDINATES:
N 10103312.73
E 3024153.53

SURFACE COORDINATES:
N 10104300.09
E 3024451.01

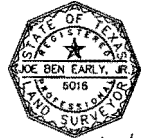
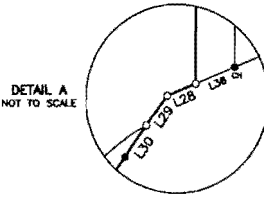
COMBINED SCALE FACTOR = 0.999902303
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000097707
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°11'18"



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAMPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAMPARRAL" CAP SET
 - COTTON SPINDLE WITH "CHAMPARRAL" WASHER SET
 - ⊕ CONTROL POINT LOCATION
 - J.U.A.E. JOINT USE ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - S.L.E. SIGHT LINE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION



JBE 5/21/13

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 390-007	DRAWING NO.: 390-007-PL1
PLAT DATE: 5/21/13	PLAT SCALE: 1" = 100'
DRAWN BY: JBE	SHEET 2 OF 5