



Item C6

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 partial cancellation for the right-of-way for Dorado Pass and part of unnamed right-of-way, Part of Tract #5, Lakehurst Subdivision (Dorado Pass and parts of unnamed right-of-way - Tract #5, Lakehurst Subdivision - Lakehurst Loop - City of Lakeway ETJ - eight residential lots) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The owners of the lots in Tract #5, Lakehurst Subdivision are requesting to cancel Dorado Pass and an unnamed right-of-way located in this subdivision in order to combine the property with 36 residential lots in order to create eight total residential estate lots on 24.056 acres. The result of this process is a large reduction in density of 36 residential lots and a potential reduction of stormwater run-off to adjacent properties.

These properties were part of a development first proposed by Toll Brothers in 2008 but subsequently withdrawn. A companion request to combine lots in the Lakehurst subdivision with right-of-ways 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 cancellation request meets all Travis County standards, TNR staff recommends approval of 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 or mailed notification, 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
- Exisiting 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

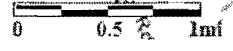
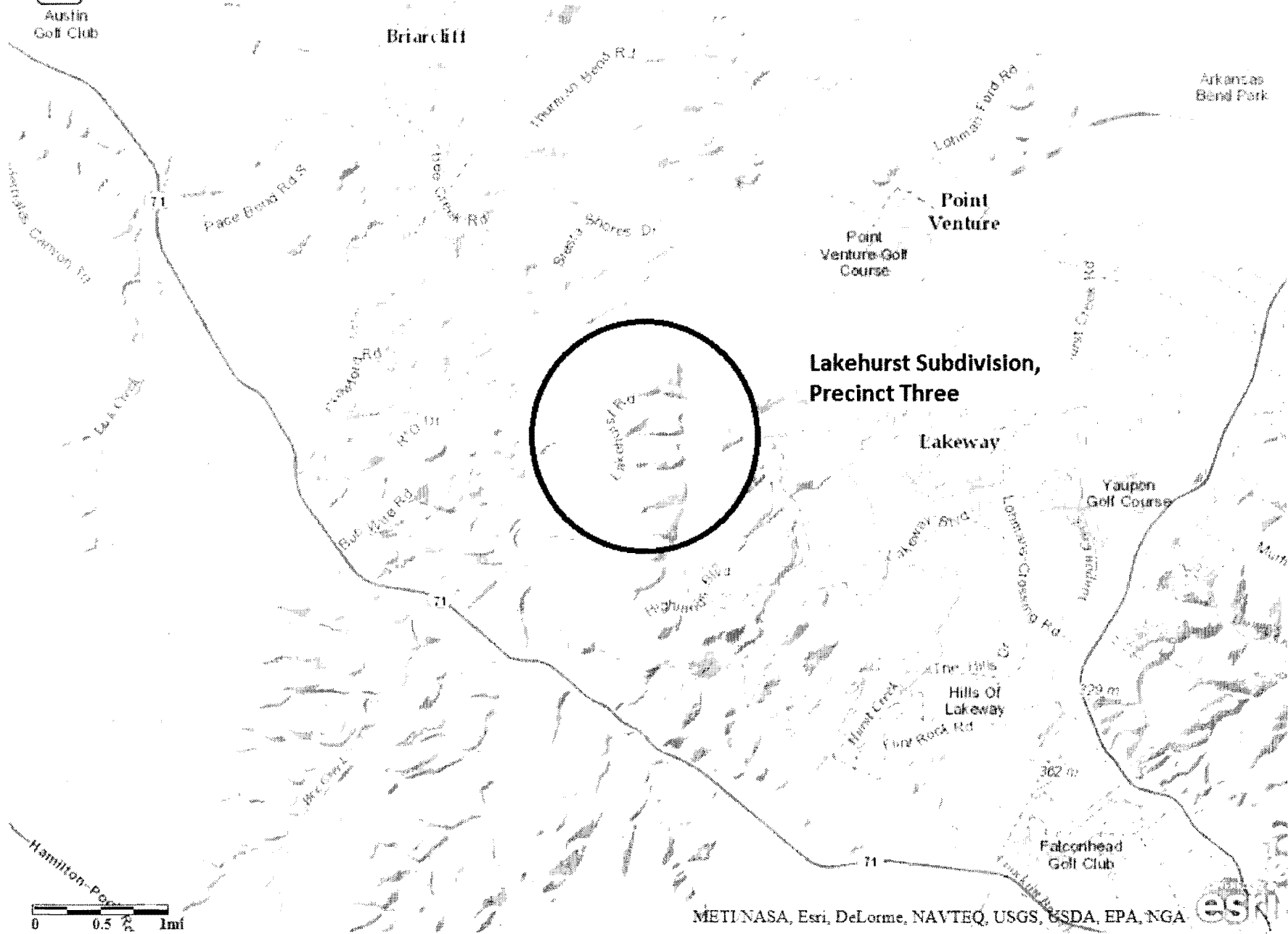
1101 - Development Services Long Range Planning - Cancellation of right-of-ways - Lakehurst Subdivision



Austin Golf Club

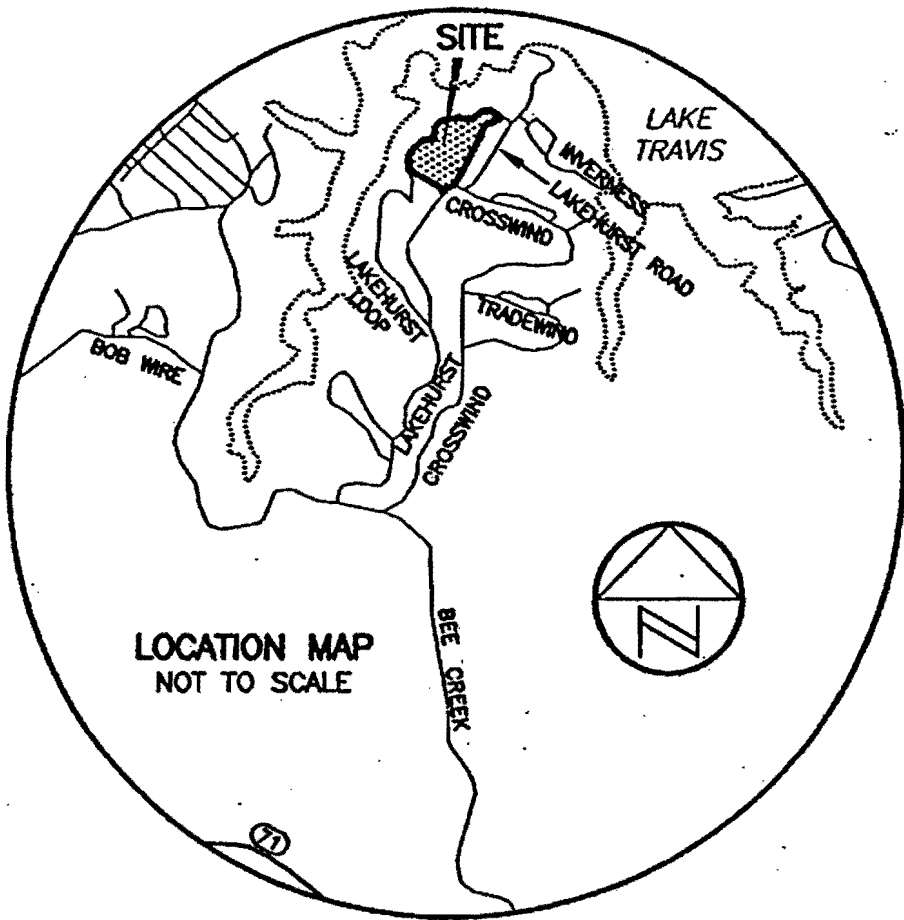
Travis County Precinct Map

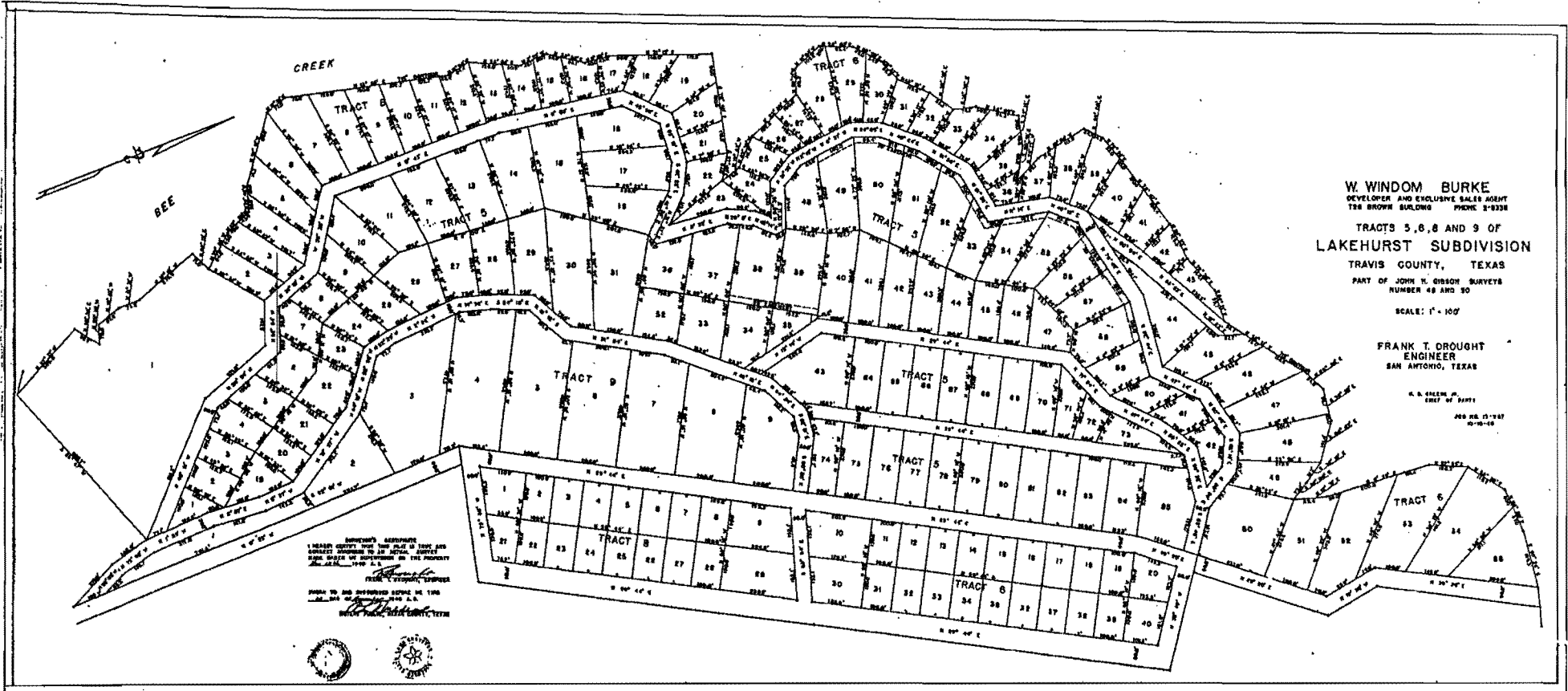
Select Basemap



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







Existing Plat

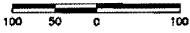
4/145

Proposed Plot

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

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

SCALE: 1" = 100'
SCALE IN FEET



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 CHAPARRAL CONTROL POINT "OP49".

4" ALUMINUM DISK SET IN CONCRETE

TEXAS STATE PLANE COORDINATES:
N 10105312.73
E 3024155.53

SURFACE COORDINATES:
N 10106300.09
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"

