



Item C4

Travis County Commissioners Court Agenda Request

Meeting Date: June 18, 2013

Prepared By: Joe Arriaga **Phone #:** (512) 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 Todd, Precinct Two

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, July 9, 2013 to receive comments regarding final plat for recording: Raceway Single Family Subdivision, Section Three (Small Lot Subdivision) - Resubdivision of Lots 17, 21, 24, 18-20, Northridge Acres No. 2 - Grand Avenue Parkway - City of Austin's ETJ - 66 Total Lots in Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

This final plat consists of 66 single family lots on 16.25 acres. The proposed plat's boundaries are located within the previously-platted Northridge Acres Number Two subdivision, and the applicant proposes to resubdivide lots 17, 21, 24, 18-20 of the Northridge Acres No 2 subdivision into the Raceway Single Family Subdivision Section Three, Final Plat. The lots will be combined with land located in the approved Raceway Preliminary Plan. There are 2,353 linear feet of public streets proposed with this final plat. Parkland fees in lieu of dedication have been paid to Travis County in the amount of \$23,999.00. Fiscal surety in the amount of \$1,028,199.00 has been posted with the City of Austin. Water and wastewater service to be provided by the City of Austin.

STAFF RECOMMENDATIONS:

As this resubdivision final plat meets all Travis County standards and is scheduled for approval at the City of Austin Zoning and Platting Commission meeting on July 2, 2013, Single Office staff recommends approval.

ISSUES AND OPPORTUNITIES:

Notification of this resubdivision final plat's hearing at the City of Austin's Zoning and Platting Commission (ZAP) as well as Commissioners Court was mailed to all current owners of property and all registered neighborhood associations within 500 feet of the proposed subdivision. These addresses were obtained from the Travis Central Appraisal District current tax rolls. Single Office records show that all property owners that are required to be notified under Title 30 were notified. The Single Office has registered no interested parties for this application.

As part of the requirements for a plat resubdivision, a notice of public hearing sign will be placed 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.

As of the date of this memo, staff has not received any inquiries from anyone on this application.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Location Map

Final Plat

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

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