



# Item 1

## Travis County Commissioners Court Agenda Request

**Meeting Date:** July 16, 2013

**Prepared By:** Jose Luis 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 Daugherty, Precinct Three

**AGENDA LANGUAGE:** 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 8 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These properties were part of a development first proposed by Toll Brothers in 2008 but subsequently withdrawn.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. Public notification by Certified Mail was sent out to all lot owners of the original Lakehurst

subdivision. Several public notice signs were posted on the subject property to announce the date, time, and location of the public hearing.

Staff did receive several calls from adjacent property owners who inquired about the development applications. Most of the inquires did not appear to be in opposition to the project.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**ATTACHMENTS/EXHIBITS:**

- Location Map
- Original Plat
- Proposed Plat
- Cancellation Document
- Precinct Map
- Public Notice Sign

**REQUIRED AUTHORIZATIONS:**

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

**CC:**


**SM:AB:ja**

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