



Item 2

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 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 eight 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 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 developmnet 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
- Existing Plat
- Proposed Plat
- 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 - Revised Plat of Lakehurst and Cancellation of Right-of-ways - Lakehurst Subdivision