



Item 7

Travis County Commissioners Court Agenda Request

Meeting Date: July 16, 2013

Prepared By: Jose Luis Arriaga **Phone #:** (512) 854-7562

Division Director/Manager: Anna Bowen, 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: Consider and take appropriate action 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 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
- Existing Plat
- Proposed Plat
- Precinct Map
- Public Notice Sign

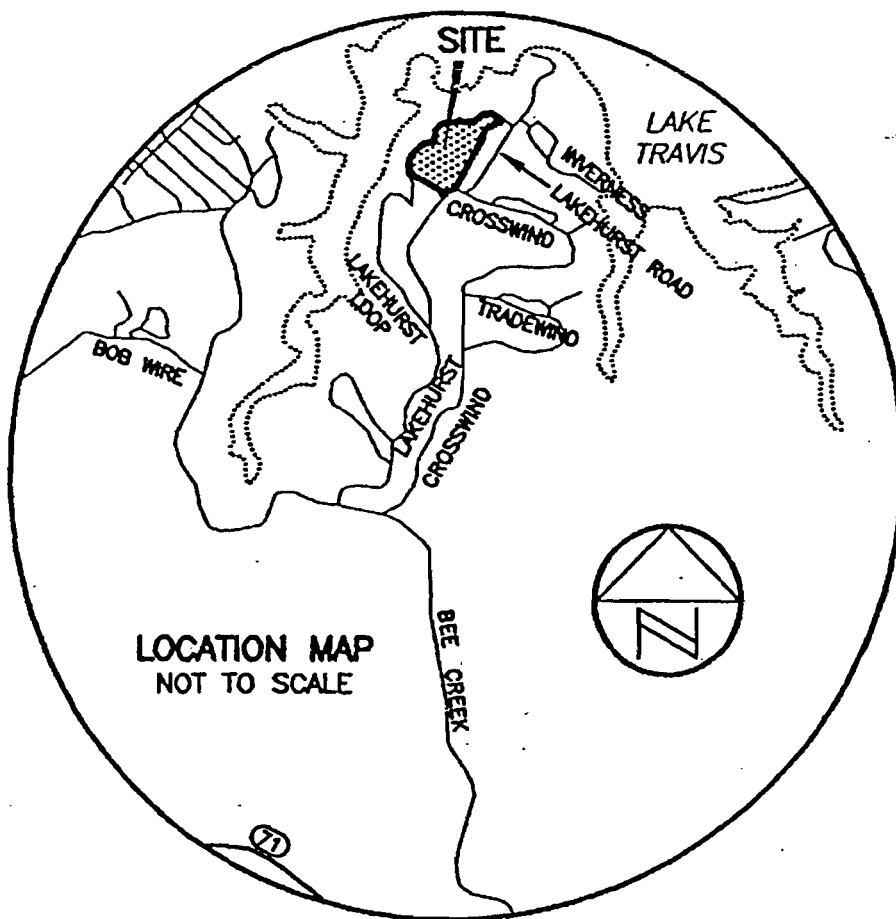
REQUIRED AUTHORIZATIONS:

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



Existing Recorded Subdivision

W WINDOM BURKE
DEVELOPER AND EXECUTIVE SALES AGENT
228 BRANCH BUILDING PHOENIX 20338

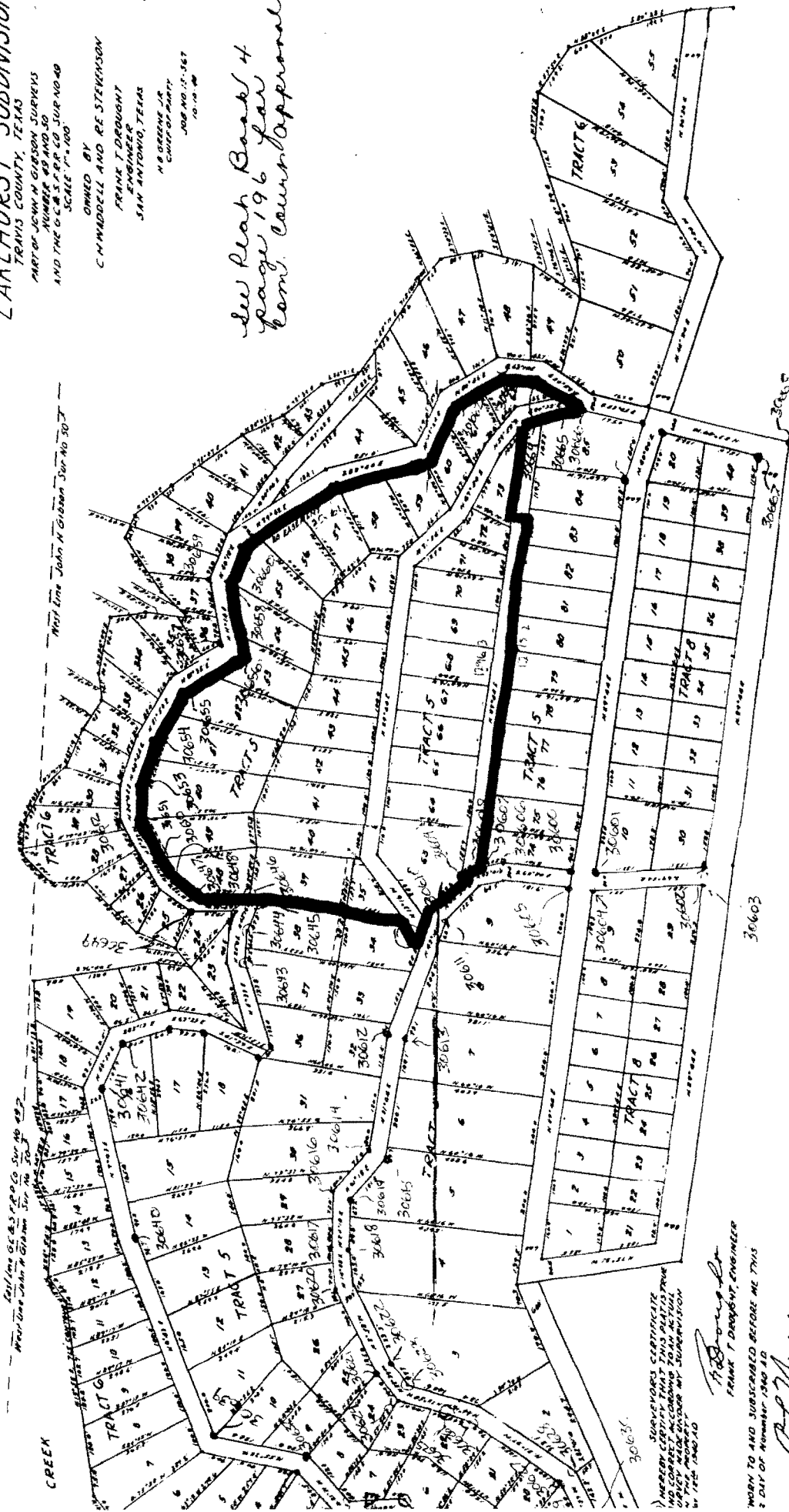
LAKEHURST SUBDIVISION

TRACTS 5, 6, 8 AND 9 OF
PART OF JOHN N GIBSON SURVEYS
TRAVIS COUNTY, TEXAS
S.P.C. No. 88 S.P.C. No. 89
AND THE C.C.S. S.P.C. No. 40
SCALE 1"=100'

OWNED BY
C. MADDELL AND R.E. STEVENSON
FRANK T. DROUGHT
ENGINEER
SAN ANTONIO, TEXAS

N.B. GREENE, J.A.
SURVEYOR
JOB NO. 17-167
7-10-10

*See Plat Book 4
Page 196 for
Com. Court Approval.*



THE STATE OF TEXAS
COUNTY OF TRAVIS
C. MADDELL, the owners of Tracts Nos. Five (5), Six (6), Eight (8) and Nine (9) of Lakehurst Subdivision, a subdivision of part of the John N. Gibson Surveys Nos. 88 and 89 and the C.C.S. S.P.C. No. 88 in Travis County, Texas, according to the map of plat of said subdivision as rec'd in Vol. 196 of the Travis County Plat records here attached, and Tracts as shown on the said plat and the same as shown on the said plat.

Filed for record January 22, A.D. 1941 at 11:00
Recorded January 23rd A.D. 1941 at 1:00

SUBSCRIBERS CERTIFICATE
I HEREBY CERTIFY THAT THIS COPY IS A TRUE AND CORRECT COPY OF THE ORIGINAL COPY AS FILED IN THE PLAT RECORDS OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS, ON JANUARY 22, 1941.

Frank T. Drought
FRANK T. DROUGHT, ENGINEER

C. Maddell
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

(Notary Seal)

(Subscribers Seal)

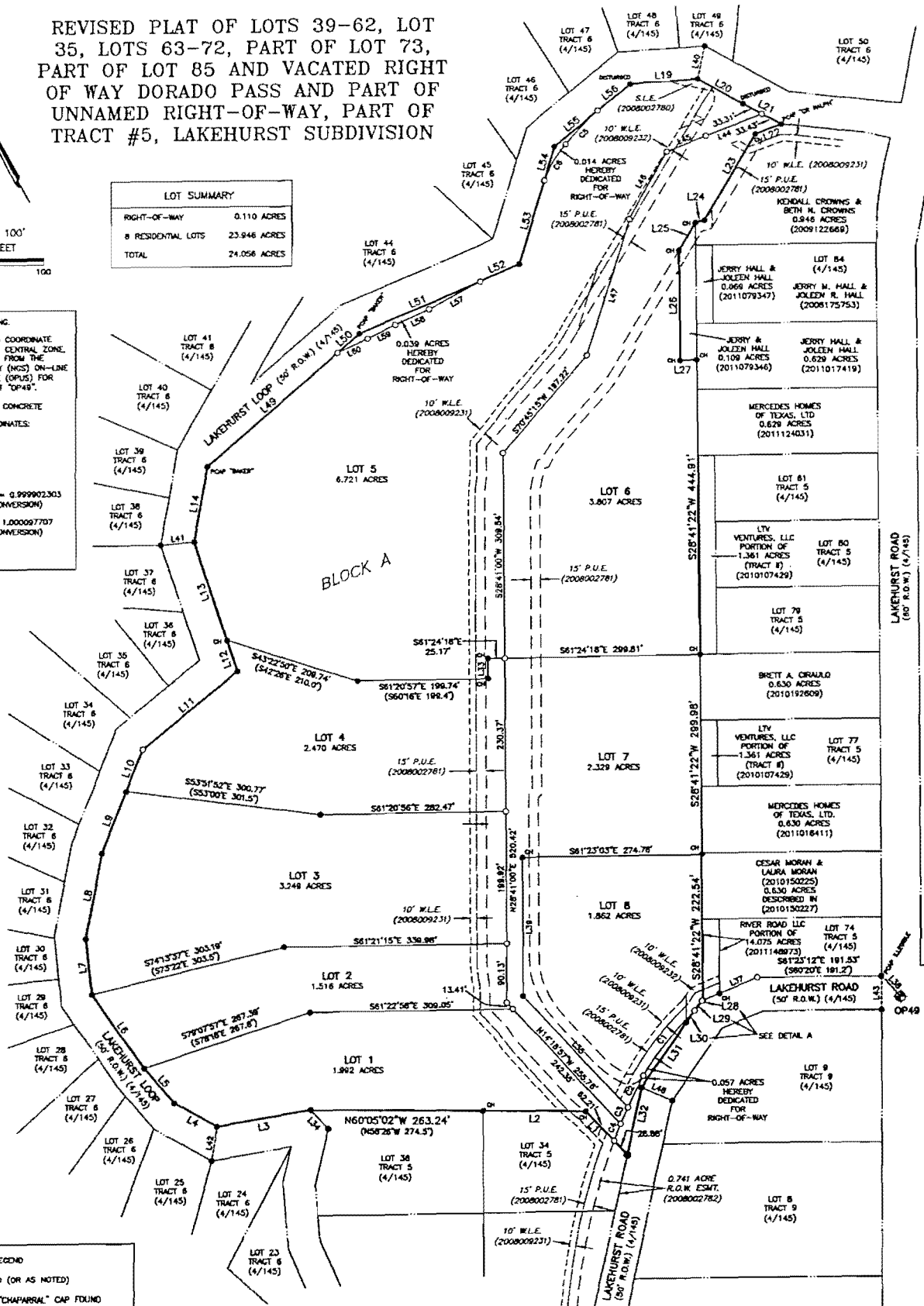
Proposed Revised Plat

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
8 RESIDENTIAL LOTS	23.946 ACRES
TOTAL	24.056 ACRES

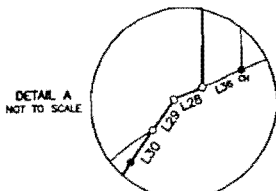
THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (FADCS), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CP49".
4" ALUMINUM DISK SET IN CONCRETE
TEXAS STATE PLANE COORDINATES:
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: 1711'18"



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- COTTON SPINDLE WITH "CHAPARRAL" 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
() RECORDED INFORMATION

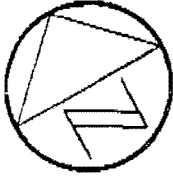


Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744

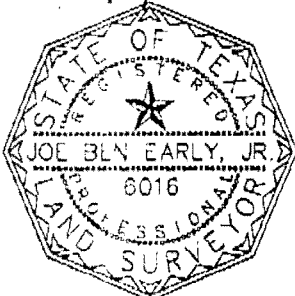
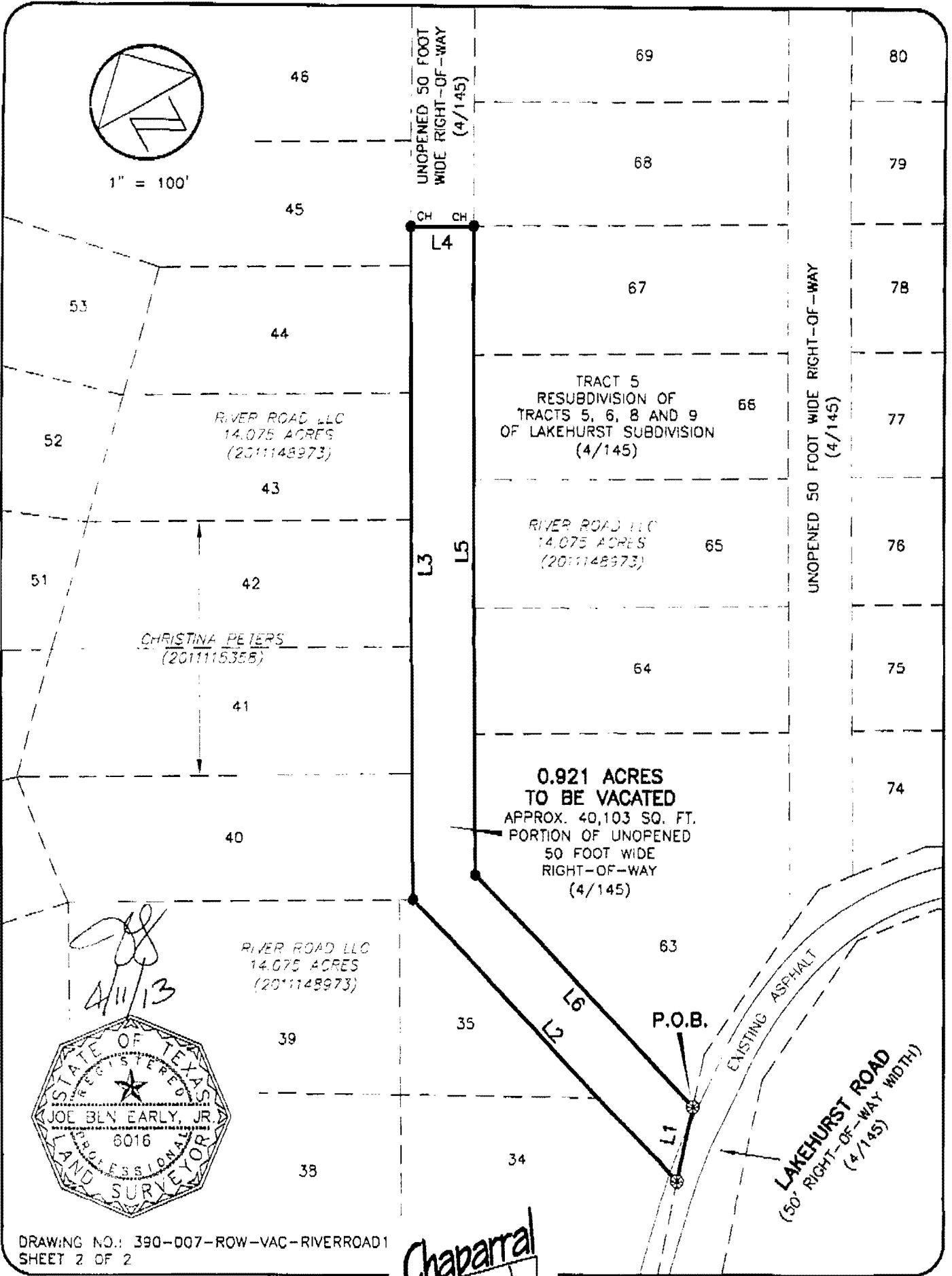
PROJECT NO.: 390-007
DRAWING NO.: 390-007-PL1
PLOT DATE: 5/21/13
PLOT SCALE: 1" = 100'
DRAWN BY: JBE
SHEET

5/21/13

Proposed Canceled Right-of-Ways

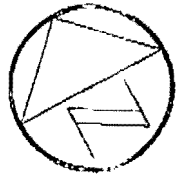
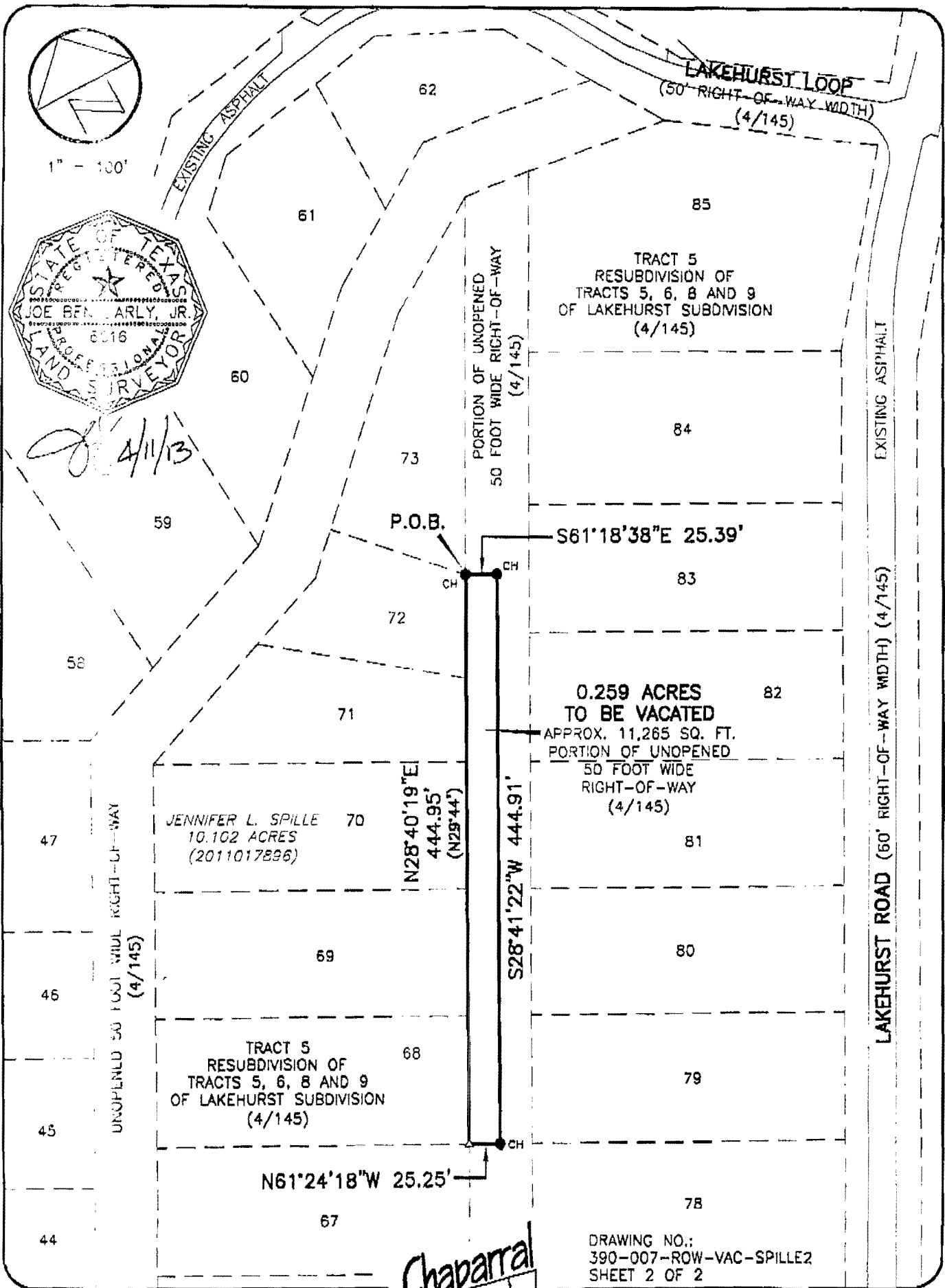


1" = 100'



Chaparral

Proposed Canceled Right-of-Ways



EXISTING ASPHALT

LAKEHURST LOOP
 (50' RIGHT-OF-WAY WIDTH)
 (4/145)

UNOPENED 50 FOOT WIDE RIGHT-OF-WAY
 (4/145)

PORTION OF UNOPENED
 50 FOOT WIDE RIGHT-OF-WAY
 (4/145)

EXISTING ASPHALT

LAKEHURST ROAD (60' RIGHT-OF-WAY WIDTH) (4/145)

TRACT 5
 RESUBDIVISION OF
 TRACTS 5, 6, 8 AND 9
 OF LAKEHURST SUBDIVISION
 (4/145)

0.259 ACRES
 TO BE VACATED
 APPROX. 11,265 SQ. FT.
 PORTION OF UNOPENED
 50 FOOT WIDE
 RIGHT-OF-WAY
 (4/145)

JENNIFER L. SPILLE 70
 10.102 ACRES
 (2011017896)

TRACT 5
 RESUBDIVISION OF
 TRACTS 5, 6, 8 AND 9
 OF LAKEHURST SUBDIVISION
 (4/145)

N28°40'19"E
 444.95'
 (N28°44')

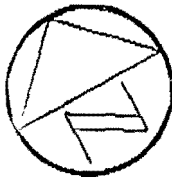
S28°41'22"W 444.91'

S61°18'38"E 25.39'

N61°24'18"W 25.25'

DRAWING NO. ;
 390-007-ROW-VAC-SPILLE2
 SHEET 2 OF 2

Proposed Canceled Right-of-Ways



1" = 100'

LAKEHURST LOOP
(50' RIGHT-OF-WAY WIDTH)
(4/145)

**1.267 ACRES
TO BE VACATED**
APPROX. 55,209 SQ. FT.
PORTION OF UNOPENED
50 FOOT WIDE
RIGHT-OF-WAY
(4/145)

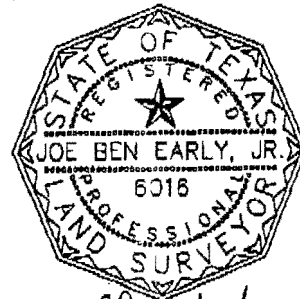
**1.267 ACRES
TO BE VACATED**
APPROX. 55,209 SQ. FT.
PORTION OF UNOPENED
50 FOOT WIDE
RIGHT-OF-WAY
(4/145)

JENNIFER L. SPILLE
10.102 ACRES
(2011017896)

JENNIFER L. SPILLE
10.102 ACRES
(2011017896)

TRACT 5
RESUBDIVISION OF
TRACTS 5, 6, 8 AND 9
OF LAKEHURST SUBDIVISION
(4/145)

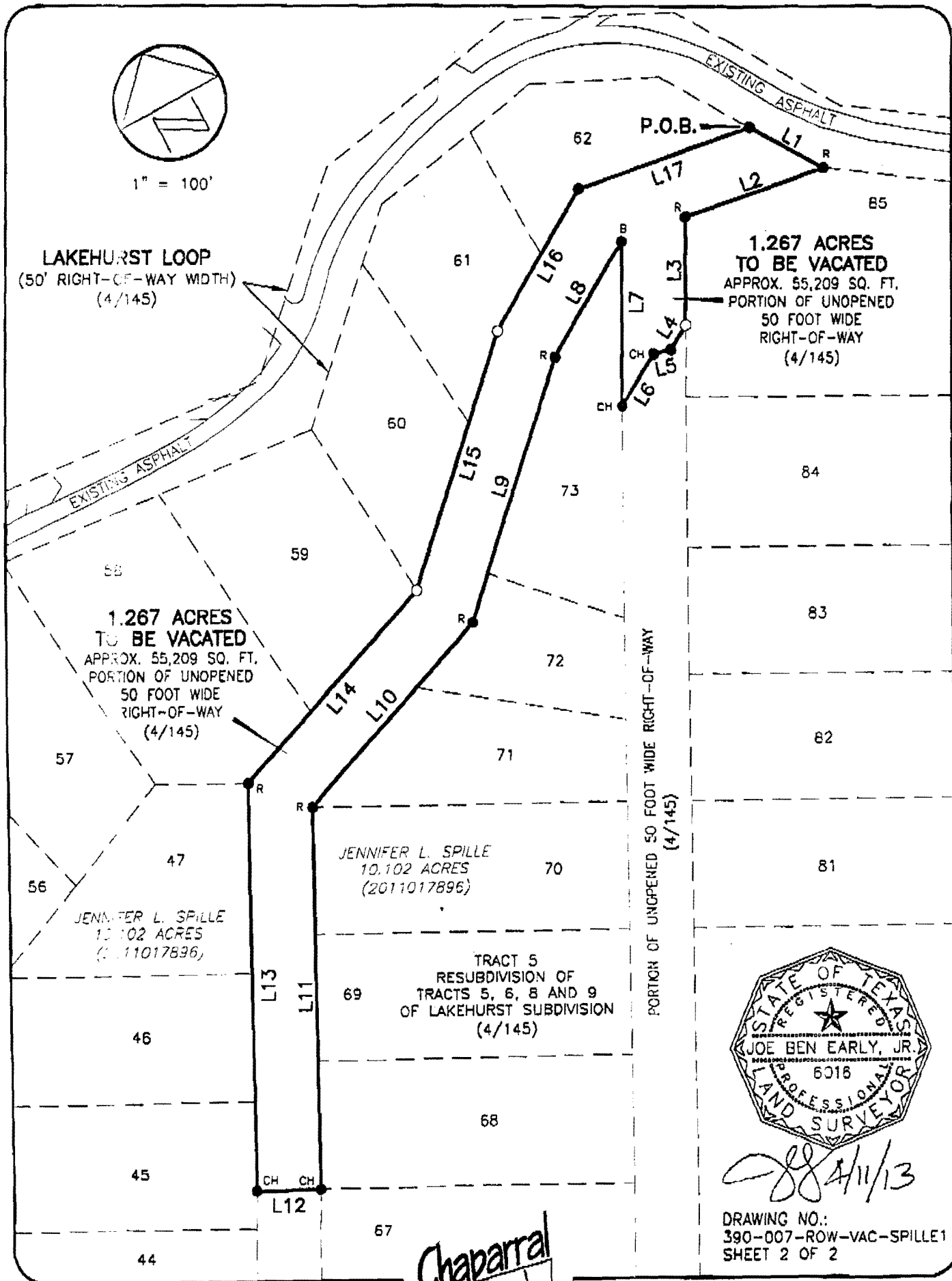
PORTION OF UNOPENED 50 FOOT WIDE RIGHT-OF-WAY
(4/145)



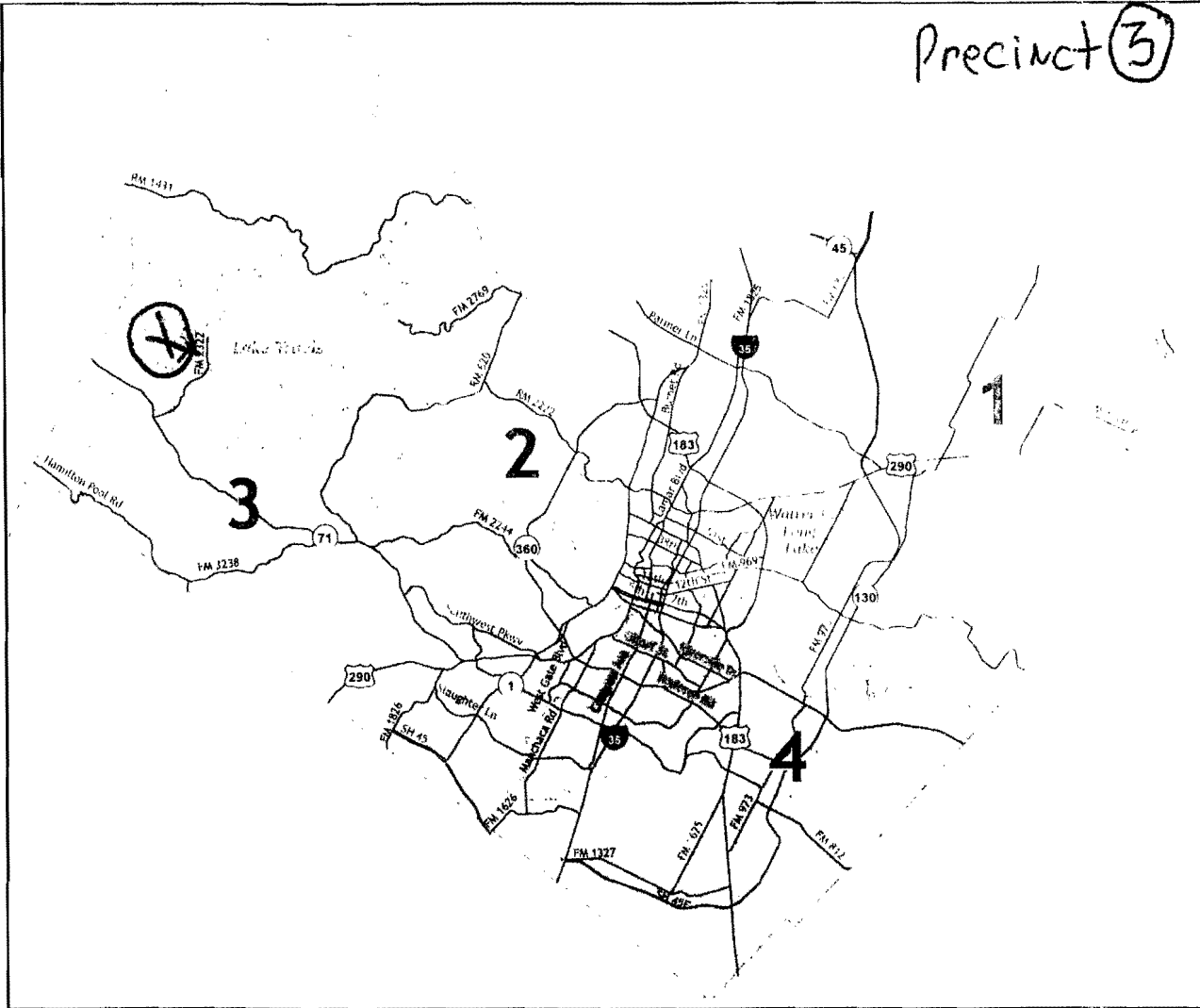
Joe Ben Early, Jr.
4/11/13

DRAWING NO.:
390-007-ROW-VAC-SPILLE1
SHEET 2 OF 2

Chaparral



Precinct 3



2011 Commissioner Precincts

Precinct 1: Ron Davis
 314 W. 11th St. #510
 Austin, TX 78701
 Phone: (512) 854-9111
 Fax: (512) 854-4897

Precinct 2: Sarah Eckhardt
 714 W. 11th St. #530
 Austin, TX 78701
 Phone: (512) 854-9222
 Fax: (512) 854-9515

Precinct 3: Karen Huber
 314 W. 11th St. #500
 Austin, TX 78701
 Phone: (512) 854-9333
 Fax: (512) 854-9376

Precinct 4: Margaret Gomez
 314 W. 11th St. #525
 Austin, TX 78701
 Phone: (512) 854-9444
 Fax: (512) 854-9535



DISCLAIMER:
 This map is provided for informational purposes only. It is not intended to be used as a legal document. The boundaries shown on this map are based on the most current information available to the County at the time of printing. The County is not responsible for any errors or omissions on this map. The County is not responsible for any damages, including consequential damages, arising from the use of this map.

Travis County, Texas (512) 854-5941



Travis County
 Transportation &
 Natural Resources

Travis County Commissioner Precincts



NOTICE OF PUBLIC HEARING

JULY 16, 2013, AT 9:00 AM

REVISED PLAT OF LOTS 39-62, LOT 35,
LOTS 63-72, PART OF LOT 85 AND VACATED
RIGHT OF WAY DORADO PASS AND PART OF
UNNAMED RIGHT-OF-WAY, PART OF TRACT #5,
LAKEHURST SUBDIVISION, PRECINCT 1

A HEARING WILL BE HELD AT
THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA ST. AUSTIN, TEXAS

FOR MORE INFORMATION CALL
DELL ARRUDA 854-7562



NOTICE OF PUBLIC HEARING

JULY 16, 2008 AT 9:00 AM

REVISED PLAT OF LOTS 30-42 LOT 25
1005 A&C, PINE AT LUTHER AND INDEPENDENT
ROCKY OF THE SOUTHWEST PART OF TRACT AS
UNIMPROVED 8-1-1000 PART OF TRACT AS
LANDMARK SUBDIVISION PROJECT 1

A HEARING WILL BE HELD AT
THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAUNCELOT, AUSTIN, TEXAS

FOR MORE INFORMATION CALL
J. J. BROWN 512-475-1500



NOTICE OF PUBLIC HEARING

JULY 16, 2013, AT 9:00 AM

**CANCELLATION OF DORADO PASS AND A PART
OF UNNAMED RIGHT-OF-WAY, TRACT #5,
LAKEHURST SUBDIVISION, PRECINCT 1**

**A HEARING WILL BE HELD AT
THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA ST. AUSTIN, TEXAS**

**FOR MORE INFORMATION CALL:
JOE L. ARRIAGA 854-7562**