



## Travis County Commissioners Court Agenda Request

**Meeting Date:** August 20, 2013

**Prepared By:** Michael Hettenhausen **Phone #:** (512) 854-7563

**Division Director/Manager:** Anna Bowlin, Director of 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 on a plat for recording: Hidden Mesa Subdivision Resubdivision of Lot 42 (Resubdivision Final Plat - Three Lots - Mesa Oaks - City of Leander ETJ) in Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

This resubdivision final plat consists of three single family lots on 6.016 acres platted from Mesa Oaks. There are no public or private streets proposed with this final plat. Parkland fees in lieu of dedication have been paid to the City of Leander in the amount of \$2,350. Fiscal surety is not required for this short form plat. Water service will be provided by individual water wells; and wastewater service to be provided by on-site septic facilities.

Mesa Oaks is a recorded access easement rather than publicly maintained right-of-way. Section 82.202(d)(5) states each lot in a subdivision shall abut an internal street meeting or exceeding the requirements of this section, and a variance to this section was approved by the Court on March 5, 2013. The variance was justified as the City of Leander and Williamson County, where all roads in Hidden Mesa funnel into, stated no objection to the variance.

### **STAFF RECOMMENDATIONS:**

As this resubdivision final plat meets all Travis County standards and was approved by the City of Leander on June 13, 2013, TNR staff recommends approval of the motion.

### **ISSUES AND OPPORTUNITIES:**

This resubdivision final plat was reviewed under the county's water availability rules, and the applicant has provided the results of a walking survey identifying all groundwater wells within 1,000 feet of the subdivision boundary and added the plat notes required under Section 82.212(a)(2)-(6).

Staff has received input from an adjacent property owner who informed Staff that the resubdivision of Lot 42 into three 2.0 acre lots is a violation of the deed restrictions. Staff has not been able to get a copy of these deed restrictions. In any event, the plat does not prohibit less than 2.0 acre lots so we are recommending the plat resubdivision for approval. According to county legal, Tavis County does not enforce the private deed restrictions.

**Notification**

As part of the requirements for a plat resubdivision, a notice of public hearing letter will be sent to all owners of lots within Travis County in the original subdivision stating the date, time, and location of the public hearing. In addition to the letter, a public notice hearing sign will be placed on the subject property announcing the date, time, and location of the public hearing.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**ATTACHMENTS/EXHIBITS:**

- Precinct Map
- Vicinity Map
- Existing Plat
- Proposed Plat
- 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 - Hidden Mesa Subdivision Resubdivision of Lot 42**