



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: Consider and take appropriate action 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

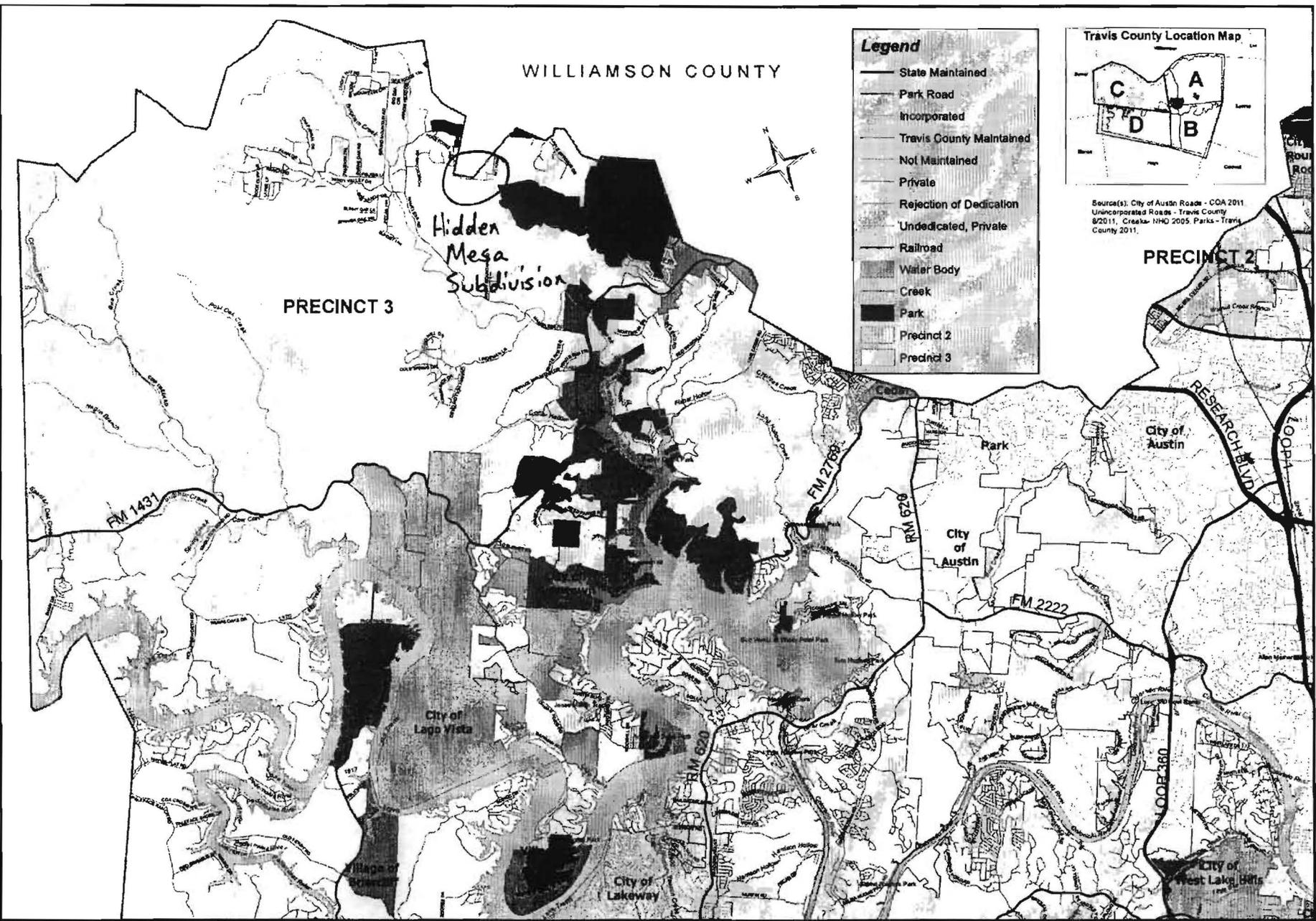
REQUIRED AUTHORIZATIONS:

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

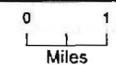
CC:

SM:AB:ja

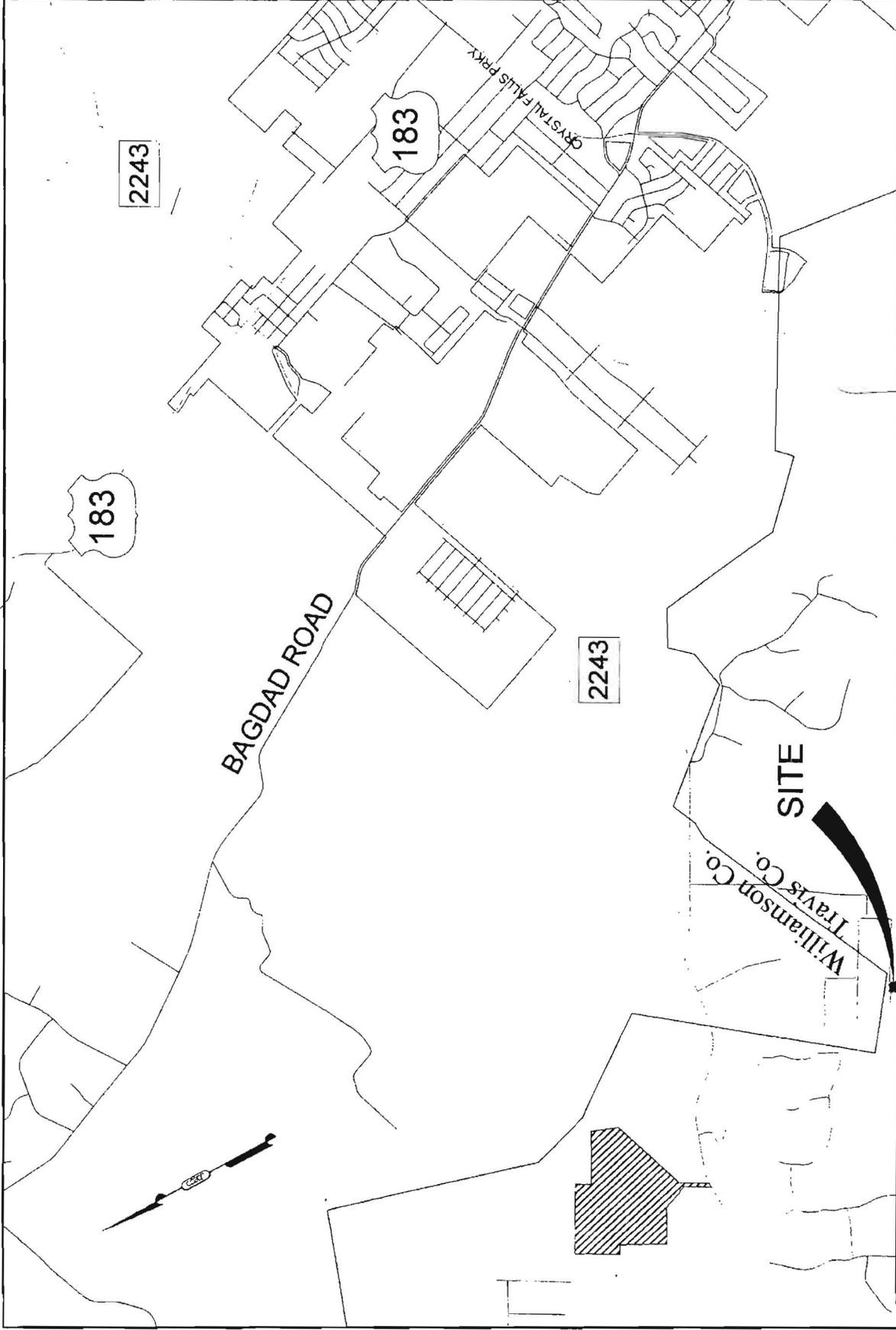
**1101 - Development Services Long Range Planning - Hidden Mesa Subdivision
Resubdivision of Lot 42**



Travis County Roadways, Map C

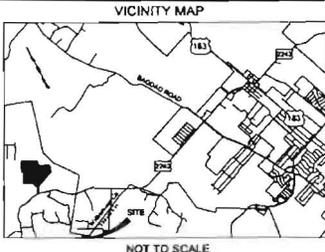


VICINITY MAP



NOT TO SCALE

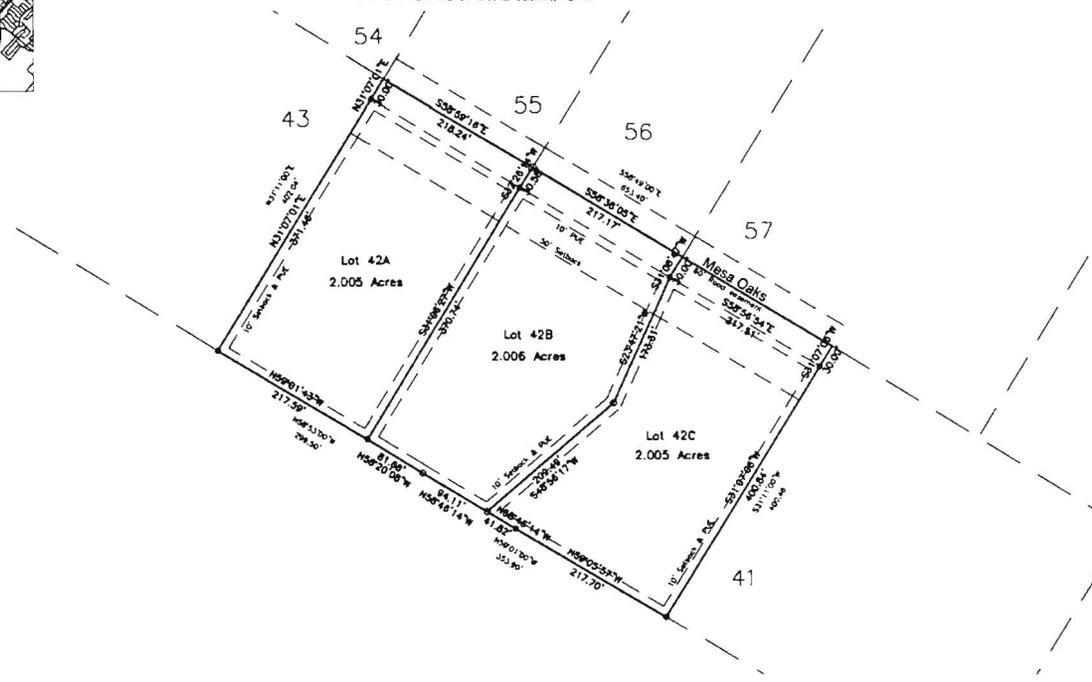
11/11/11



NOT TO SCALE

Hidden Mesa Subdivision Resubdivision of Lot 42

8.018 ACRES OF LAND, BEING LOT 42, HIDDEN MESA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 66, PAGE 27 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ▲ TRAVERSE NAIL SET
- ★ CALCULATED POINT
- () RECORD BEARING, DISTANCE
- IRON PIPE IN CONC

TOPD/BEARING/COORDINATE BASIS
 ELLIPSOID: NAD 83
 PROJECTION: TEXAS CENTRAL NAD 83
 GEOID MODEL: GEOID 99

OWNER:
 LARRY FORD
 209 MESA OAKS
 LEANDER, TEXAS 78641

SURVEYOR:
 JDS, INC. LAND SURVEYORS
 10703 SIERRA OAKS
 AUSTIN, TEXAS 78759
 PHONE: (512) 918-4140
 FAX: (512) 918-4142

NO PORTION OF THE SURVEY SHOWN HEREON LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 48453C0085 H, DATED 8/26/08 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

RESIDENTIAL LOTS	3
ACREAGE	8.018

NOTES FROM ORIGINAL SUBDIVISION:
 1. ALL DWELLINGS MUST BE CONNECTED TO A SANITARY SEWER SYSTEM OR SEPTIC TANK MEETING THE SPECIFICATIONS OF THE STATE HEALTH DEPARTMENT.

- NOTES:**
- LOTS TO BE SERVED BY PRIVATE WATER WELL & O.S.F.
 - UNDERGROUND ELEC. PROVIDED BY PEC
 - TELEPHONE SERVICE PROVIDED BY SBC
 - PROPERTY IS LOCATED IN THE LEANDER MUNICIPAL E.T.J.
 - THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
 - The drilling of more than one well on each lot is prohibited unless approved by the County.
 - A rainwater harvesting system providing storage of at least 2,500 gallons of potable or non-potable water is installed on each lot when a structure is erected there.
 - Further subdivision of lots is prohibited five years following the filing of this plat.
 - The use of groundwater from a well in the subdivision to supply land outside the subdivision is prohibited, except in the event of fire or other emergency the County determines to be temporary; and
 - The water supply for this subdivision will be served by individually-owned groundwater wells. Water wells in this area have demonstrated historically that water may or may not be readily available at all times. Information on the available supply of groundwater and its quality is available to prospective purchasers of lots in this subdivision is available in the office of the County Clerk of Travis County, Texas.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CITY OF LEANDER SUBDIVISION ORDINANCE AND SECTION 232.001, LOCAL GOVERNMENT CODE OF TEXAS. THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

JDS, INC.
 10703 Sierra Oaks
 Austin, Texas 78759

Steven W. Momack

30 Nov. 2012

STEVEN W. WOMACK
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

DATE

JDS
 Texas Society of Professional Land Surveyors
 Member

JDS, INC.
 Land Surveyors
 G.P.S. Surveying
 Subdivisions & Topographic
 Construction-Commercial/Residential
 10703 SIERRA OAKS
 AUSTIN, TEXAS 78759
 PH: (512) 918-4140
 www.jdsplc.com

Hidden Mesa Subdivision Resubdivision of Lot 42

TRAVIS COUNTY, TEXAS

Scale: 1" = 100'	Date: 11/30/12
Drawn by: Staff	Draft:
File Name: 12-008	
Approved by: S.W.	
Project No.: 12-008	

SHEET **2** OF **3**



NOTICE OF PUBLIC HEARING

AUGUST 20, 2013, AT 9:00 AM

HIDDEN MESA SUBDIVISION

**RESUBDIVISION OF LOT 42
PRECINCT 3**

**AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA STREET
(FIRST FLOOR), AUSTIN**

FOR MORE INFORMATION CALL 512-854-7563



NOTICE OF PUBLIC HEARING

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HIDDEN MESA, SUBDIVISION

RESUBDIVISION OF LOT 42
PRECINCT 3

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COMMISSIONERS' COURTROOM
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