



Travis County Commissioners Court Agenda Request

Meeting Date: January 28, 2014

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

Division Director/Manager: Anna Bowlin, Division Director of Development Services and Long Range Planning

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Todd, Precinct Two

AGENDA LANGUAGE: Receive comments regarding a plat for recording: Raceway Single Family Subdivision Section Four (A Small Lot Subdivision) Final Plat. The resubdivision of Lots 21-24, Northridge Acres Number Two Subdivision, makes a total of 84 Lots, Grand Avenue Parkway, City of Austin ETJ in Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

This final plat of the re-subdivision consists of 84 total lots; 83 Single Family Lots and 1 landscape Lot on 18.96 acres. The proposed plat boundaries are located within the previously platted Northridge Acres Number Two Subdivision. The applicant proposes to divide Lots 21-24 of the Northridge Acres Number Two Subdivision into the Raceway Single Family Subdivision Section Four Final Plat. There are 5,071 linear feet of public streets proposed with this final plat. The parkland fees in lieu of dedication have been paid to Travis County in the amount of \$44,158.00. A fiscal surety will be posted with the City of Austin prior to the Court taking action. Water and wastewater services will be provided by the City of Austin.

STAFF RECOMMENDATIONS:

The final plat for resubdivision meets all Travis County standards and is scheduled for approval at the City of Austin Zoning and Platting Commission (ZAP) meeting on January 7, 2014, Single Office staff recommend approval of this motion.

ISSUES AND OPPORTUNITIES:

Notification of the hearing for the final plat to resubdivision at ZAP and the Commissioners Court was mailed to current owners of property and registered neighborhoods associated within 500 feet of the proposed subdivision. These addresses were obtained from the Travis Central Appraisal District current tax rolls. The Single Office records show that required property owners under Title 30 received notification. Single Office has registered no interested parties for this application.

As part of the requirements for a plat re-subdivision, a public hearing sign will be placed on the subject property to announce the date, time, and location of the public hearing. Should TNR receive any inquiries from adjacent property owners as a result of the mail-out or sign placement, an addendum to this backup memorandum will be provided to the Court prior to the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Precinct map
- Location map
- Existing final plat
- Proposed final plat

REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:mh

1101 - Development Services Long Range Planning - Raceway Single Family Subdivision Section Four (A Small Lot Subdivision) Final Plat