



Travis County Commissioners Court Agenda Request

Meeting Date: February 25, 2014

Prepared By: Joe L. Arriaga, Planner Senior **Phone #:** 854-7562

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

Department Head: *Carl B. Jorgensen*
Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, March 25, 2014 to receive comments regarding a partial plat cancellation of Lots 1-9, Tract 9, Resubdivision of (Tracts 5, 6, 8, and 9) – 15.305 acres, Lakehurst Subdivision; Lots 1-9 and Lots 21-29, (a portion of Tract 8) – 7.199 acres, Lakehurst Subdivision; 9.121 acre portion of Lot 10, Lakehurst Subdivision; 27.468 acre (Tract 18), Lakehurst Subdivision; and two tracts - 2.51 acre tracts and a 3.958 acre tract, identified as parts of unnamed right-of-way (Tract 10), Lakehurst Subdivision - (The Summit at Lake Travis Condos - Crosswind Drive and Lakehurst Road- Lakeway ETJ - 150 units) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The owner of several lots and parts of lots in the Lakehurst Subdivision is requesting to cancel these lots of the original subdivision recorded in 1941 in order to develop the land with a condo project. The cancellation of these lots only needs to be acted upon by Commissioners Court and not by the City of Lakeway because when the subdivision was recorded it was not the City's jurisdiction. The Texas Local Government Code requires a cancellation to be processed in the manner in which the original subdivision was approved. The original subdivision, Lakehurst Subdivision was only approved by Travis County. If the Court approves the cancellation request the land will revert back to raw land and the developer will be left with a 65.56 acre tract. This 65.56 acre tract will become a legal tract and will not need to be subdivided for the developer to construct the condo project which will also be on the March 25, 2014 agenda. The condo project will require a variance to the subdivision requirements since the developer has chosen not to divide the property with lots and streets.

This request is to set the public hearing for March 25, 2014. In a subsequent agenda request, staff will prepare another request for the cancellation and condo related agenda request.

STAFF RECOMMENDATIONS:

As this cancellation request meets all Travis County standards; TNR recommends approval.

ISSUES AND OPPORTUNITIES:

The subject property was part of a most recent proposal development by Tommy Reagan in 2006. Mr. Reagan filed several development applications at that time but they were never presented to the Court. Public notification will be sent out to all owners of the original Lakehurst Subdivision via certified mail. Several public notice signs will be posted on the subject property to announce the date, time, and location of the public hearing. Should staff receive any inquiries from adjacent property owners as a result of the sign placement and the public notice, an addendum to this backup memorandum will be provided to the Court prior to the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

- Precinct Map
- Location Map
- Existing Plat
- Cancellation Document

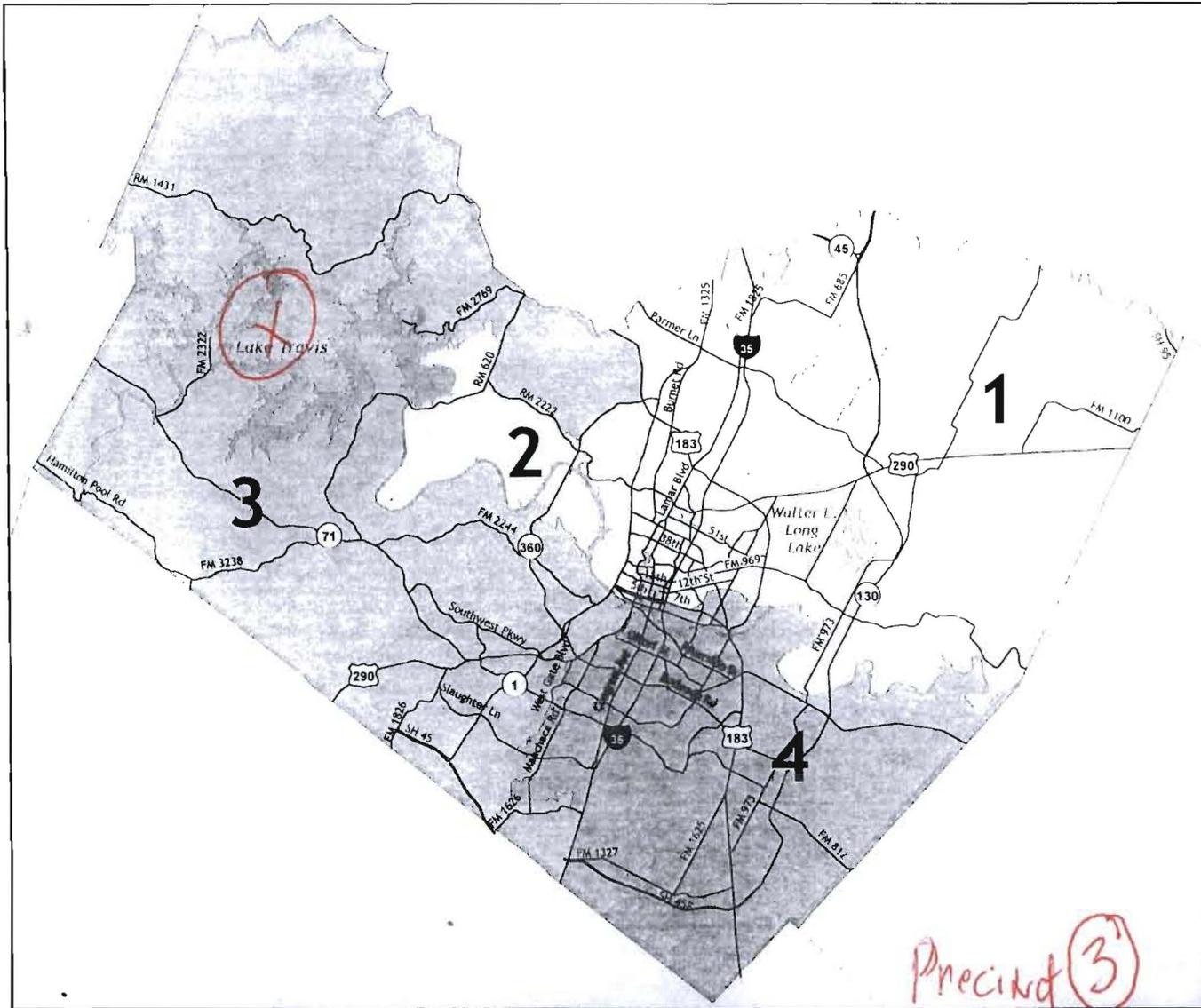
REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

SM:AB:ja

1101 - Development Services Long Range Planning - Cancellation of lots in the Lakehurst Subdivision and unnamed right-of-ways - Lakehurst Subdivision



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

314 W. 11th St. #530
 Austin, TX 78701
 Phone: (512) 854-9222
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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
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DISCLAIMER:
 This map was produced for the sole purpose of aiding Travis County, Texas, Election and District Resources in planning and preparing a ballot. It is not intended for any other use. The County is not liable for the creation of county, regardless of any error or omission.

TNR GIS Code: 000000 (512) 854-3541

Precinct (3)



Travis County
 Transportation &
 Natural Resources

Travis County Commissioner Precincts



EXHIBIT 82.201(B) - PARTIAL CANCELLATION OF "LAKEHURST SUBDIVISION"

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Lakehurst Subdivision, is recorded in Book 4, Page 196 of the Travis County, Texas, Plat Records; and

WHEREAS, the Travis County Commissioners Court by Order authorized the undersigned owners of Tract 9 and a portion of Tract 8 of the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision (4/145) and Tract 18 and a portion of Tract 10 of Lakehurst Subdivision (4/144) to cancel Tract 9 and a portion of Tract 8 of the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision (4/145) and Tract 18 and a portion of Tract 10 of Lakehurst Subdivision (4/144), together with the reserved easement right-of-ways bordering said Tracts, save and except the existing right-of-ways of Lakehurst Road and Crosswind Drive;

NOW, THEREFORE:

Pursuant to the provisions of Chapter 232.008 of the Texas Local Government Code, the owners of Tract 9 and a portion of Tract 8 of the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision (4/145) and Tract 18 and a portion of Tract 10 of Lakehurst Subdivision (4/144), do hereby cancel Tract 9 and a portion of Tract 8 (Lots 1-9 and 21-29) of the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision (4/145) and Tract 18 and a portion of Tract 10 of Lakehurst Subdivision (4/144), and abandon the reserved easement right-of-ways bordering said Tracts, save and except the existing right-of-ways of Lakehurst Road and Crosswind Drive, provided, said subdivision shall otherwise remain in full force and effect and subject to approval of The Vistas of Lakehurst Subdivision.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE:

OWNER'S SIGNATURE

LAKEHURST VISTAS, LP, a Texas limited partnership

By: Jefferson Asset Management Corporation, a Texas corporation, a general partner

By: _____

Thomas G. Reagan, President

ACKNOWLEDGEMENT:

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the _____ day of _____, 2013, by Thomas G. Reagan, President of Jefferson Asset Management Corporation, a Texas corporation, general partner of Lakehurst Vistas, LP, a Texas limited partnership, on behalf of said limited partnership.

Notary Public in and for the State of Texas