



## Travis County Commissioners Court Agenda Request

**Meeting Date:** March 25, 2014

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

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

*Carol B. Joseph for*

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

**Sponsoring Court Member:** Commissioner Daugherty, Precinct Three

**AGENDA LANGUAGE:** 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 a 2.51 acre tract and a 3.958 acre tract, identified as parts of unnamed right-of-way (Tract 10), Lakehurst Subdivision - (The Summit at Lake Travis Condominiums - 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, Lakehurst Subdivision recorded in 1941, in order to develop the land with a condominium project for single-family residences. 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 condominium project. The condominium project will require a variance to the subdivision requirements since the developer has chosen not to divide the property with lots and streets. The exemption to platting is also on today's agenda.

### **STAFF RECOMMENDATIONS:**

As this partial cancellation request meets all Travis County standards; TNR staff recommends approval of this item.

**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 was sent out to all owners of the original Lakehurst subdivision via certified mail. Several public notice signs (4) were posted on the subject property to announce the date, time, and location of the public hearing. Staff did get one call from a member of a nearby homeowners association but did not seem to express opposition to the application.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**ATTACHMENTS/EXHIBITS:**

**REQUIRED AUTHORIZATIONS:**

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

**CC:**


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**1101 - Development Services Long Range Planning - Partial Cancellation of Lots in the Lakehurst Subdivision**