



## Travis County Commissioners Court Agenda Request

**Meeting Date:** April 1, 2014

**Prepared By:** Don Grigsby **Phone #:** (512) 854-7560

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

*Carol B. Jorgensen*

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

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

### **AGENDA LANGUAGE:**

Consider and take appropriate action on the following requests in Precinct Three:

A) A partial plat cancellation of the following in the Lakehurst subdivision:

1. Lots 1-9, Tract 9, Resubdivision of (Tracts 5, 6, 8, and 9) – 15.305 acres;
2. Lots 1-9 and Lots 21-29, a portion of Tract 8 – 7.199 acres;
3. 9.121 acre portion of Lot 10;
4. 27.468 acre (Tract 18); and
5. 2.51 acre tract and a 3.958 acre tract, identified as parts of an unnamed right-of-way (Tract 10) (The Summit at Lake Travis Condominiums - Crosswind Drive and Lakehurst Road- Lakeway ETJ - 150 units).

B) An exemption from platting requirements for The Summit at Lake Travis Condominiums - 150 single-family detached units; and

C) A Condominium Construction Agreement for The Summit at Lake Travis Condominiums.

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

A. 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 platting exemption is also on today's agenda.

B. The owner of the said properties is requesting an exemption to platting for The Summit on Lake Travis Condominiums. The proposed condominium project includes 150 stand alone residential units with parking, driveways, drainage and utility infrastructures to support the project. The exemption to platting will allow the owner to not do streets and lots for the proposed condominium development. The development will take access from two driveways connecting to Lakehurst Drive and Crosswind Drive. The site will be served by Inverness Utility Company, a private water supply corporation, presently serving the surrounding neighbors through its contract to acquire surface water from LCRA. Onsite wastewater is being permitted by LCRA. The Travis County Fire Marshal's office has reviewed the site plan and has approved the review of the condominium project. The developer will be installing a new water storage and distribution system on the site which will include a 276,000 gallon ground storage tank and new pressure pumps, as well as installing a fire protection system that presently does not exist in the area. As per the developer's plan, the developer will be installing a fire pump and hydrants throughout the new community and oversizing the water storage tank; the area will now have fire protection. According to owner's agent, the proposed site plan proposes 24% impervious cover, which is well below the 30% gross impervious cover requirement of the county. The agent for the owner said that after discussions with the neighbors, the developer modified the site plan to have its primary entrance on Lakehurst Road and its secondary entrance on Crosswind Drive.

C. The developer has entered into a Construction Agreement with Travis County to construct all subdivision infrastructure i.e streets, drainage, water quality ponds, and sidewalks.

#### **STAFF RECOMMENDATIONS:**

As the partial cancellation request meets all TNR standards, staff recommends approval of these items. In addition, as the condominium site plan meets Travis County standards, TNR recommends approval of site plan and granting the exemption to platting of the proposed condominium project.

#### **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. At this date, staff has recieved only one call from a member of a

nearby homeowners association but did not seem to express opposition to the application. According the agent for the owner, "the developer has met with the property owners associations surrounding the property since the inception of the planning for the project. The developer has also sent notices to the property owners associations in the area advising them of the project and the requests being made of the county. Through these meetings, various improvements have been made to the project in an attempt to address some of the neighbors' initial concerns on drainage, water quality, water, and traffic".

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**EXHIBITS/ATTACHMENTS:**

- Location Map
- Precinct Map
- Original Subdivisions
- Site Plan
- Construction Agreements

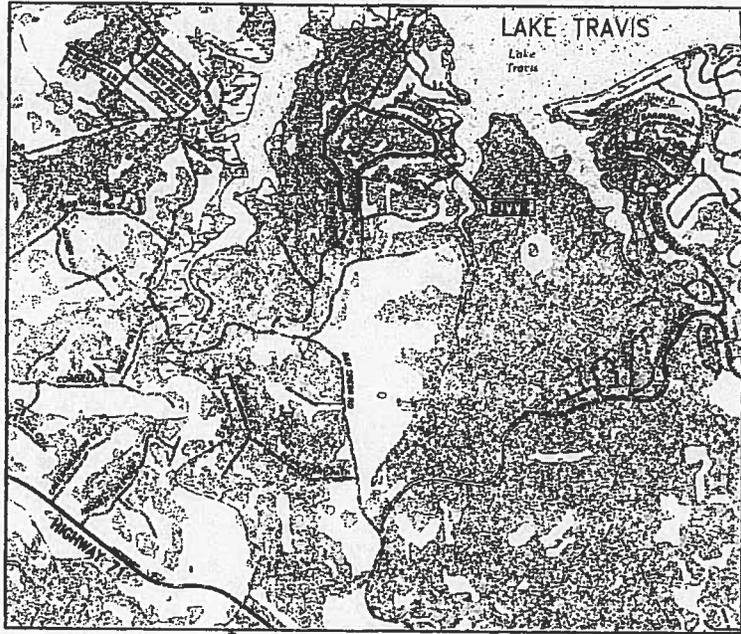
**REQUIRED AUTHORIZATIONS:**

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

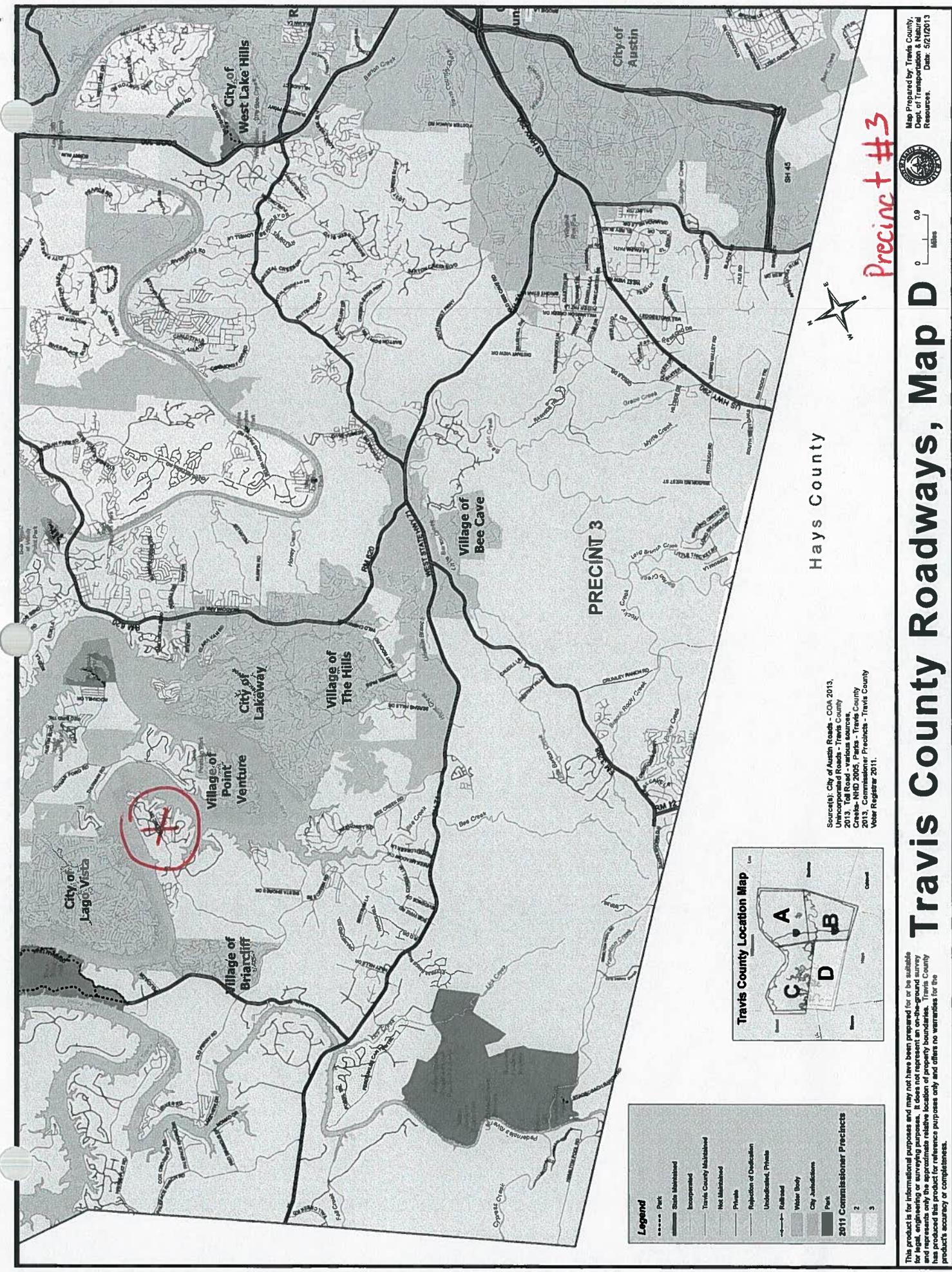
**CC:**


**SM:AB:dg**

**1101 - Development Services Long Range Planning- The Summit at Lake Travis Condominiums**



LOCATION MAP  
N.T.S.



Precinct #3

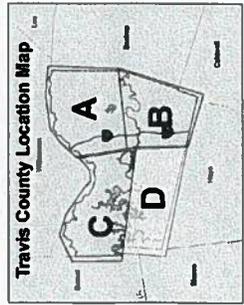


Map Prepared by Travis County,  
Dept. of Transportation & Natural  
Resources.  
Date: 5/2/2013



Hays County

Sources: City of Austin Roads - COA 2013,  
Unincorporated Roads - Travis County  
2013, Toll Road - various sources,  
Creeks - NHD 2005, Parks - Travis County  
2013, Commissioner Precincts - Travis County  
Voter Registrar 2011.



**Legend**

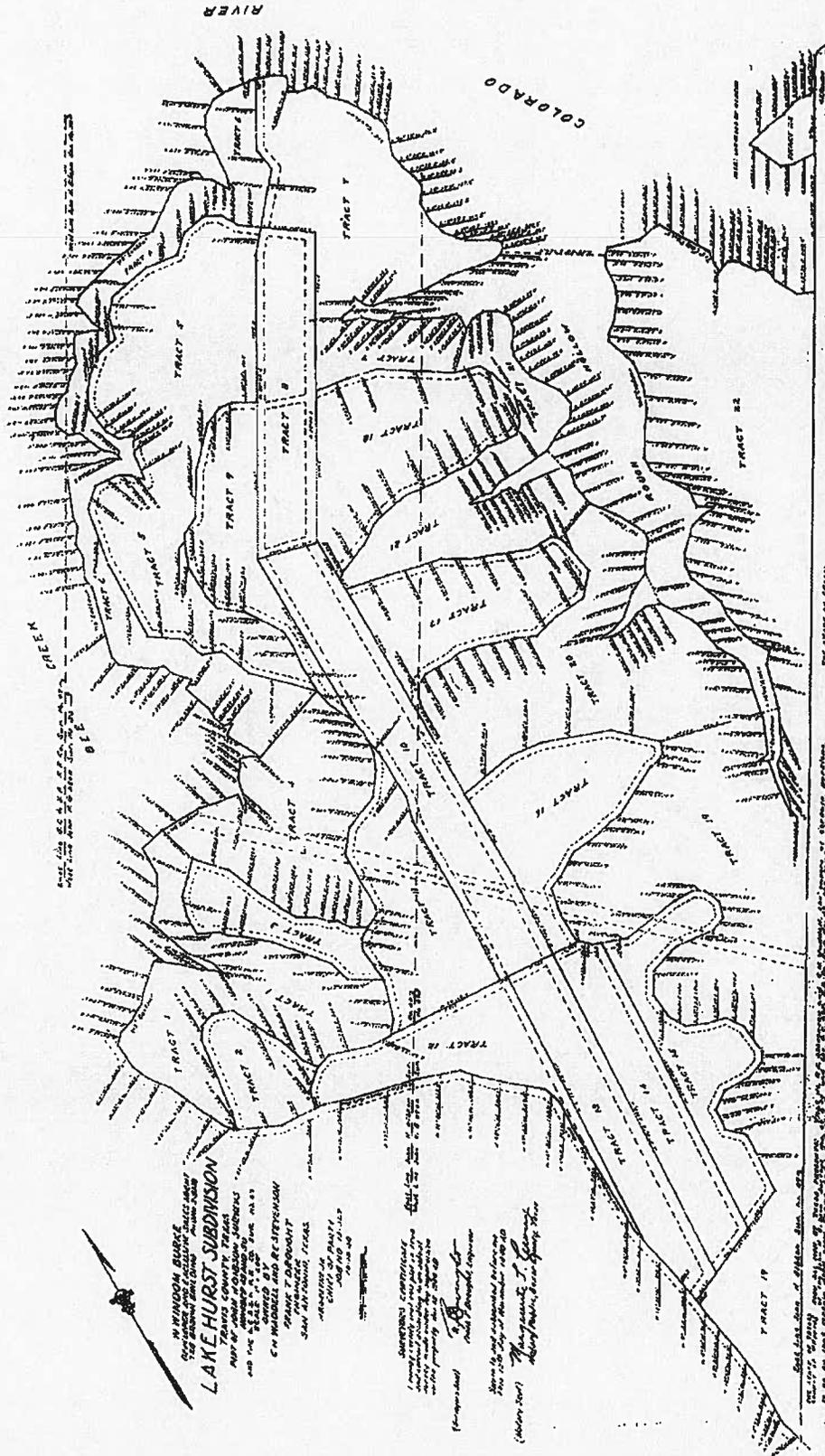
- Part
- State Maintained
- Unimproved
- Travis County Maintained
- Not Maintained
- Private
- Repetition of Duplication
- Unlabeled, Private
- Railroad
- Water Body
- City Jurisdiction
- City Jurisdiction
- Part

**2011 Commissioner Precincts**

- 2
- 3

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.

# Travis County Roadways, Map D



WINSTON BLAINE  
 COLORADO  
**LAKE HURST SUBDIVISION**  
 TRACTS 1 THROUGH 23  
 PART OF NE 1/4 SECTION 10, T10N, R10W, S10E  
 AND THE S 1/2, S 1/4, S 1/8, S 1/16, S 1/32, S 1/64, S 1/128, S 1/256, S 1/512, S 1/1024, S 1/2048, S 1/4096, S 1/8192, S 1/16384, S 1/32768, S 1/65536, S 1/131072, S 1/262144, S 1/524288, S 1/1048576, S 1/2097152, S 1/4194304, S 1/8388608, S 1/16777216, S 1/33554432, S 1/67108864, S 1/134217728, S 1/268435456, S 1/536870912, S 1/1073741824, S 1/2147483648, S 1/4294967296, S 1/8589934592, S 1/17179869184, S 1/34359738368, S 1/68719476736, S 1/137438953472, S 1/274877906944, S 1/549755813888, S 1/1099511627776, S 1/2199023255552, S 1/4398046511104, S 1/8796093022208, S 1/17592186044416, S 1/35184372088832, S 1/70368744177664, S 1/14073748835536, S 1/28147497671072, S 1/56294995342144, S 1/112589990684288, S 1/225179981368576, S 1/450359962737152, S 1/900719925474304, S 1/1801439850948608, S 1/3602879701897216, S 1/7205759403794432, S 1/14411518807588864, S 1/28823037615177728, S 1/57646075230355456, S 1/115292150460710912, S 1/230584300921421824, S 1/461168601842843648, S 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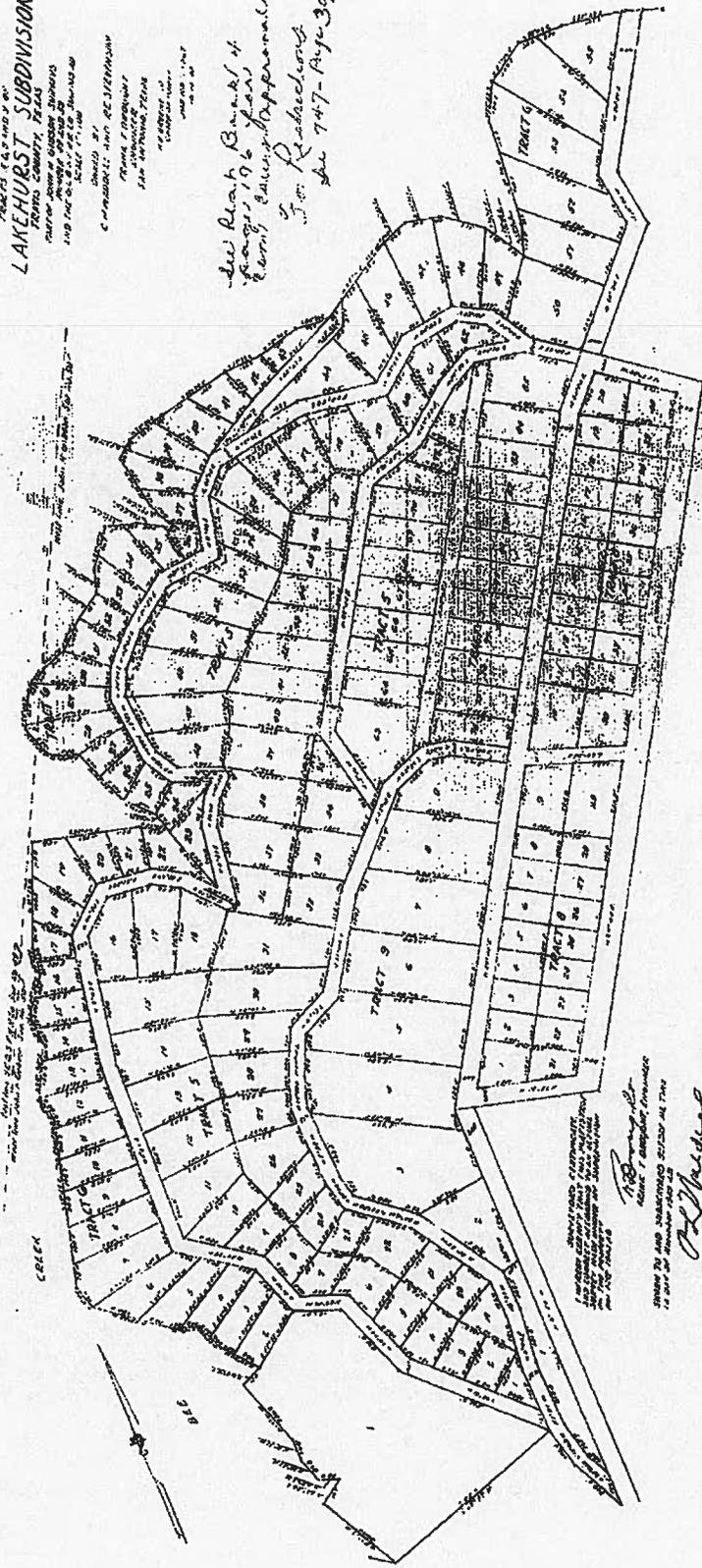


W. HINDSON BURKE  
 OCCASIONAL CONSULTING ENGINEER  
 1000 N. 10TH ST. SUITE 100  
 DENVER, CO 80202

TRACTS 1, 2, 3 AND 4 OF  
**LAKEHURST SUBDIVISION**  
 PLAT NO. 196  
 PLAT COUNTY OF  
 PLAT STATE OF COLORADO  
 AND THE CITY OF DENVER  
 AND THE COUNTY OF DENVER  
 PLAT NO. 196

DESIGNED BY  
 ENGINEER  
 PLAT NO. 196  
 PLAT COUNTY OF  
 PLAT STATE OF COLORADO  
 AND THE CITY OF DENVER  
 AND THE COUNTY OF DENVER  
 PLAT NO. 196

See Plat Book 4  
 Page 196 for  
 City Council Approval  
 J. W. Robertson  
 Dec 7-7-1939



THESE PRESENTS FOR THE RECORD  
 THE PLAT OF THE LAKEHURST SUBDIVISION  
 PLAT NO. 196  
 PLAT COUNTY OF  
 PLAT STATE OF COLORADO  
 AND THE CITY OF DENVER  
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