



Travis County Commissioners Court Agenda Request

Meeting Date: April 15, 2014

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

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

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 revision of the Lakehurst Subdivision to combine the following into a single tract:

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 revise 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 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 revision 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 applicant's request to combine several tracts and lots from the original plat into a single tract of land was originally processed as a cancellation under section 232.008 of the Local Government Code (LGC). After we set the first public hearing we realized that the application should be processed as a plat revision under section 232.009 LGC since the land is now in the City of Lakeway's ETJ. The Commissioners Court has re-set the public hearing to satisfy the notification requirements of 232.009 LGC. Notice of the public hearing has been placed in the newspaper three times and the certified mail requirement has been met.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

EXHIBITS/ATTACHMENTS:

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**