



## Travis County Commissioners Court Agenda Request

**Meeting Date:** May 13, 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. Manila, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Gomez, Precinct Four

**AGENDA LANGUAGE:** Receive comments regarding a plat for recording: Ridge at Slaughter Final Plat (A resubdivision of Stone Creek Ranch Section One Lot 1 Block A) - One Total Lot - Slaughter Lane - City of Austin ETJ in Precinct Four.

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

This resubdivision final plat consists of one total multi-family lot on 17.93 acres. The proposed plat includes Lot 1 Block A of the recorded Stone Creek Ranch Section One Final Plat as well as unplatted adjacent property which necessitates a resubdivision. There are no new public or private streets proposed with this final plat. Parkland fees in lieu of dedication have been paid to the City of Austin in the amount of \$61,490.00. As there are no common subdivision improvements proposed with this final plat, fiscal surety is not required. Water and wastewater services are to be provided by the City of Austin.

### **STAFF RECOMMENDATIONS:**

As this resubdivision final plat meets all Single Office standards and is scheduled for approval by the City of Austin Zoning and Platting Commission at its May 6, 2014, meeting, Single Office staff recommends approval of the motion.

### **ISSUES AND OPPORTUNITIES:**

Notification of this resubdivision final plat's hearing at the City of Austin's Zoning and Platting Commission, as well as Commissioners Court, was mailed to all current owners of property and all registered neighborhood associations within 500 feet of the proposed subdivision. These addresses were obtained from the Travis Central Appraisal District current tax rolls. Single Office records show that all property owners that are required to be notified under Title 30 were notified. The Single Office has registered no interested parties for this application.

Single Office staff has been contacted by several adjacent property owners regarding this application. These property owners were concerned with the potential for increased traffic and flooding in the area. At the April 15, 2014, Zoning and

Platting Commission hearing, the applicant requested a three week postponement for an opportunity to meet with the neighbors to discuss their concerns. The applicant held a neighborhood meeting on April 22, 2014, presented the project, and addressed concerns.

As part of the requirements for a plat resubdivision, a notice of public hearing sign was placed on the subject property on April 23, 2014, announcing the date, time, and location of the public hearing. Should staff receive any inquiries from adjacent property owners as a result of the mailout or sign placement, an addendum to this back up memorandum will be provided to the Court prior to the public hearing.

**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:**


**SM:AB:mh**

**1101 - Development Services Long Range Planning - Ridge at Slaughter Final Plat (A Resubdivision of Stone Creek Ranch Section One Lot 1 Block A)**