



Travis County Commissioners Court Agenda Request

Meeting Date: December 16, 2014

Prepared By: Michael Hettenhausen, Planner **Phone #:** (512) 854-7563

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

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

Sponsoring Court Member: Commissioner Todd, Precinct Two

AGENDA LANGUAGE: Receive comments regarding a plat for recording: Raceway Single Family Subdivision Section Five (a small lot subdivision) Final Plat (Resubdivision of Lot 21 Northridge Acres Number Two Subdivision - 94 Total Lots - Grand Avenue Parkway - City of Austin ETJ) in Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

This resubdivision final plat consists of 94 total lots (92 single-family lots, 1 landscape lot, and 1 wastewater easement lot) on 14.52 acres. The proposed plat's boundaries are located within the previously-platted Northridge Acres Number Two subdivision, and the applicant proposes to resubdivide Lot 21 of the Northridge Acres Number Two subdivision into the Raceway Single Family Subdivision Section Five Final Plat. There are 2,453 linear feet of public streets proposed with this final plat. Parkland fees in lieu of dedication have been paid to Travis County in the amount of \$34,762.00. Fiscal surety, in the amount of \$1,361,011.00, has been posted with the City of Austin. Water and wastewater service to be provided by the City of Austin.

STAFF RECOMMENDATIONS:

As this resubdivision final plat meets all Single Office standards and was approved by the City of Austin Zoning and Platting Commission on November 4, 2014, Single Office staff recommends approval of the motion.

ISSUES AND OPPORTUNITIES:

Notification

The Single Office has registered no interested parties for this application.

As part of the requirements for a plat resubdivision, a notice of public hearing sign was placed on the subject property on December 2, 2014, announcing the date, time, and location of the public hearing. Upon posting the public notice sign, staff has not received any inquiries from adjacent property owners.

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 - Raceway Single Family Subdivision
Section Five (A Small Lot Subdivision) Final Plat**