

AGENDA ITEM # 11January 5, 1999

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Consider granting a variance to building set back lines for Lot 60, Northwest Woods.

Unified Road and Bridge Engineer Assistant Mark Kronkosky advised Lot 60 shown on Northwest Woods subdivision plat filed in Cabinet C, Slides 137/8 indicates 25' building set-back line from both Villa Park Drive (front lot line) and unnamed stub street across Villa Park Drive from Hazelhurst Drive (side lot line). The Northwest Woods deed restrictions require 60' building space while survey indicates approximately 55' x 97' building space.

Owner Steve Spada is requesting a variance from the 60' building space in order to construct a 50' x 61' structure on lot with front facing Villa Park Drive. This would encroach one and one-half foot into the side set-back line located adjacent to unnamed stub street.

Moved: Commissioner Hays

Seconded: Commissioner Heiligenstein

Motion: To grant variance to Steve Spada of one and one-half foot encroachment into the side set-back line for Lot 60, Northwest Woods.

Vote: Motion carried 5 - 0

< Clerk copy here >

December 21, 1998

City of Georgetown  
1900 Georgetown Innerloop, Suite B  
Georgetown TX 78626

Attn: Joe England

RE: Lot Variance

Joe;

C-187  
I am in the process of purchasing lot 60 on the corner of Villa Park and Hazel Hurst in Northwest Woods subdivision to build a home. This is an existing established neighborhood with very few vacant lots. There is no homeowners association in this subdivision.

I received a survey (attached) on 12/18/98 and became concerned about the building area after you take away the set backs and easements. The restrictions on page 116 paragraph 5 (attached) says you need at least 60 feet to put up a structure. The survey shows approximately 55' x 97'.

What I am asking for is a variance to build a house 50' x 61' (floorplan attached) with the front facing Villa Park.

When we last spoke on 12/21 you wanted me to write a letter and include all pertinent information that I had to you.

So I am asking for your help in this matter. If you could help in any way, I would really appreciate it.

If you need to contact me for any reason please call me at my office at (512)302-1982 or my mobile (512)625-5636.

I know you said it will take awhile, so if possible when you receive this letter and evaluate it you could call me with an estimated time to resolve this matter, if possible.

Thank you for your time.

Sincerely,

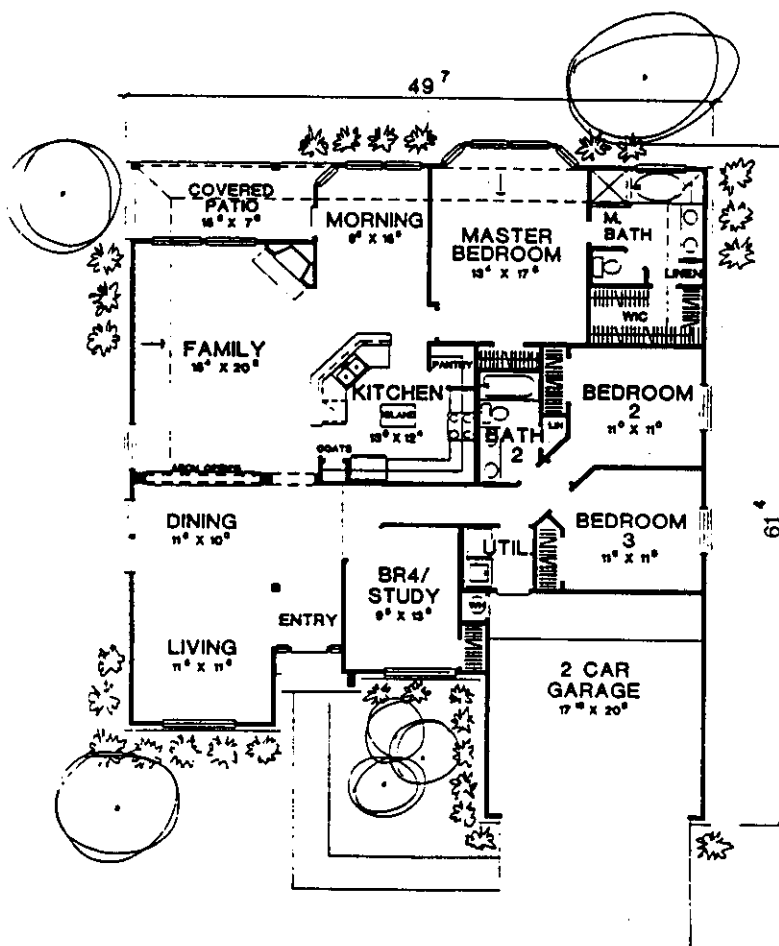
  
Steve Spada

approved 1-5-99  
John C. Daehler

156

DEPT CLERK  
CLERK  
459-7222

RECEIVED  
12/28/98



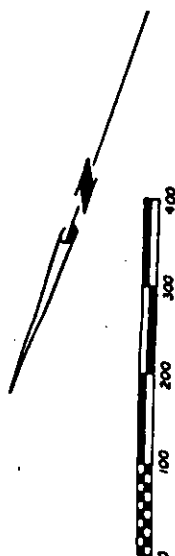
157

# NORTHWEST WOODS

①

I	=	50°-00'	26
T	=	9.32'	—
R	=	20.00'	50
C	=	18.90'	—
A	=	17.45'	26

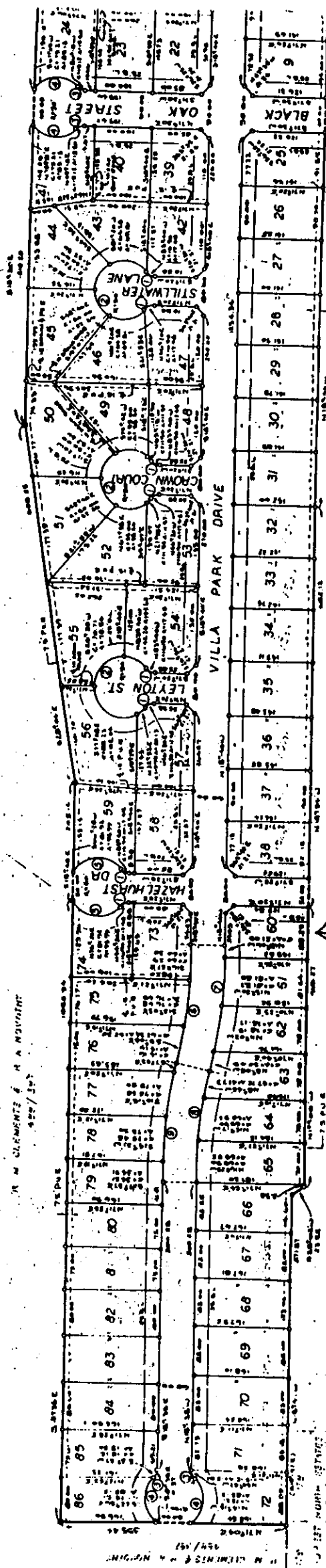
J. E. ASHLEY  
47E 133



### LEGEND

- --- IRON PIN FOUND
- --- IRON PIN SET
- --- CONCRETE MONUMENT FOUND
- L --- BUILDING LINE
- PU# --- PUBLIC UTILITY EASEMENT

LOCATION MAP  
SCALE 1:2000



SUBJECT LOT

UR. R. : APPNTSSMENT ET IX  
447/504

KNOW ALL MEN BY THESE PRESENTS:

Whereas, Caskey-Thornthorn Venture, Inc. has, in accordance with applicable State law, on the ordinances of the City of Austin, Texas and Williamson County, laid out and recorded a certain subdivision known as JOLLYVILLE ESTATES IN BOOK 9, Pages 5-32 of the Williamson County, Texas Plat Records, and whereas, the dedication of streets and easements made to the public therein has not been accepted either in whole or in part; and whereas, the underground drainage of making certain changes in the subdivision and it appearing that the most expedient manner of doing so is by way of vacating the said subdivision and by laying out another subdivision in its stead to be known as NORTHWEST WOODS, now herefore KNOW ALL MEN BY THESE PRESENTS, That Caskey-Thornthorn Venture, Inc. a corporation duly organized and existing under the laws of the State of Texas, with its name of that certain 3.467 acre tract of land out of that certain 3.467 acre tract conveyed to it by deed of record in Volume 589, Page 729 of the Williamson County, Texas Plat Records, does hereby declare that the aforementioned JOLLYVILLE ESTATES, as same is recorded in Book 9, Pages 5-32 of the Williamson County, Texas Plat Records, are correct, and does hereby withdraw the aforementioned public use of the street and easements on the attached plat now known as NORTHWEST WOODS, and does hereby dedicate to the public use the streets and easements as shown hereon

WITNESS MY HAND, this 3rd day of November, A D 1975

STATE OF TEXAS.  
COUNTY OF TRAVIS.

Before me, the undersigned authority, on this day personally appeared Gary L. Thornton known to me as the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, C. L. Chance, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes attached hereto, and the surveyors certificate appearing hereon, that NORTHWEST WOODS having been duly presented to the Commissioners Court of Williamson County, Texas and by said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

STATE OF TEXAS:

I, Dick Verbeke, Clerk of said County Court of said County, do hereby certify that the foregoing instrument of writing, with its certificate of authentication here filed for record in my office on the 25th day of December, A. D. 1975 at 11:45 o'clock P. M. and duly recorded this, the 26th day of December, A. D. 1975 at 12:30 o'clock P. M. in the Public Records of said County in Book 1 at Page 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 10

**APPROVED FOR ACCEPTANCE -**

Richard R. Lillie

ACCEPTED AND AUTHORIZED FOR RE  
MAY TWO

AGENDA ITEM # 12January 5, 1999\*

Discuss and take appropriate action on the resubdivision of original lots in North Lake, Sections A through F.

First Assistant County Attorney Dale Rye advised North Lake was an unrecorded subdivision owned by Jim Rehler who conveyed lots by metes and bounds in the 1970's. When Mr. Rehler died the county ended up with a unplatted subdivision consisting of hundreds of unplatted lots. Many people purchased numerous lots in this basically rural area. After Mr. Rehler's death there was no one to repair the miles of private streets as they deteriorated.

Over a period of years the North Lake Homeowners Association, the office of the County Attorney and Commissioners Court worked a plan whereby part, but not all, of the lots in the unplatted subdivision would be incorporated into a series of six (6) platted subdivisions which included all the streets. But in the course of accomplishing this many owners would not agree to sign on to being in a platted subdivision and since numerous people owned more than one lot but built only one house, the county requirement of 60% occupancy of a subdivision in order to assume maintenance of the streets could not be met.

An arrangement was worked out to combine the unplatted lots into one platted lot which was not difficult at the time because resubdividing was a simple process. In the interim the cost of re-subdivision is much more expensive (\$2,500.00 to \$3,000.00) and as Georgetown has developed in that direction small lots are now becoming economically viable.

With the extension of the extra territorial jurisdiction of the City of Georgetown this property now lies just barely outside the e.t.j.. Residents who originally moved to North Lake to live on very large tracts are now moving to large lots located further away from urban growth. The owners are discovering that the market forces are such that it is difficult to sell 3, 4 or 5 large lots caused by the platting of all their original tracts into one.

The question now is how do you treat these property owners fairly? The people who initially **did not** cooperate in the filing of the plat and still have their metes and bounds descriptions for their original lots can sell one with no problem. It's the people who cooperated by combining all their unplatted lots into one for platting purposes who are now required to go through the resubdivision process.

This resolution would allow the people who cooperated with the platting process to sell off their original unplatted lots by the same metes and bounds descriptions with which they acquired them without being required to resubdivide. This is a special situation which would not create a precedent for any other subdivision in the county. Commissioners Court has the authority to approve the resolution pursuant to Sec. 232.010, Texas Local Government Code, to authorize certain sales of property within a platted subdivision by metes and bounds without formal resubdivision.

This resolution would allow the owners to sell only their original lots by the original metes and bounds description. They will be required to re-subdivide for any other configuration.

Moved: Commissioner Boatright

Seconded: Commissioner Hays

Motion: To approve resolution allowing owners of lots in Unplatted Northlake to sell their original lots as conveyed by metes and bounds description without requiring resubdivision process and that **any other reconfiguration** of the platted lots will require compliance with the ordinary resubdivision process.

Vote: Motion carried 5 - 0

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