
STAFF REPORT

Planning and Zoning:	2/3/2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2020-8112	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1912-04	Phone:	512-990-6300

SUBJECT: Approving a request to Vacate Lot 2 of the Bratcher Subdivision Final Plat, a 10.05-acre lot in Edward Flint Survey No. 11 in Travis County, Pflugerville Texas. (FP1912-04)

LOCATION: The existing subdivision is located generally southwest of the Kelly Ln and Hidden Lake Dr. intersection, in the city limits and ETJ.

ZONING:
Agriculture/Development Reserve (A) and ETJ.

ANALYSIS:

The Bratcher subdivision is a two lot subdivision that was created in 1991 when the property was located fully within Travis County jurisdiction. The subdivision was established to allow a home site to remain at the rear of the property, while the frontage along Kelly Ln could be sold for future development. A creek with associated floodplain crosses the property in an east to west direction and provides a physical division of the land. As part of a larger annexation in 2004, all of Lot 1 and a portion of Lot 2 were included in an annexation into the City of Pflugerville (ORD No. 744-04-03-23). Approximately 5 acres of the northern portion of Lot 2 were not included in the annexation for a reason that is unknown at this time.



Lot 1 is located at the southern portion of the property and consists of a 5.4-acre flag lot. Lot 1 contains an existing residential structure, currently known as the Plantation House, which operates as a bed and breakfast. Lot 1 has direct access to Kelly Ln and no changes are proposed or required to Lot 1 at this time.

Lot 2 is the remainder of the subdivision and consists of 10.05 acres. Lot 2 currently contains a small pond, a winding sidewalk, enhanced landscaping, and subdivision signage/fencing for the Villages of Hidden Lake subdivision. In addition, a segment of Hidden Lake Dr. crosses through the eastern portion of the lot and connects with Kelly Ln. Hidden Lake Dr was established through a separate right of way dedication document, which changed the configuration of the land without modification to the subdivision plat.

The proposed request is to vacate Lot 2 of the existing Bratcher subdivision in order to clean up the changes that have occurred to the property and establish a new configuration through a future preliminary plan and final plat.

STAFF REPORT

STAFF RECOMMENDATION:

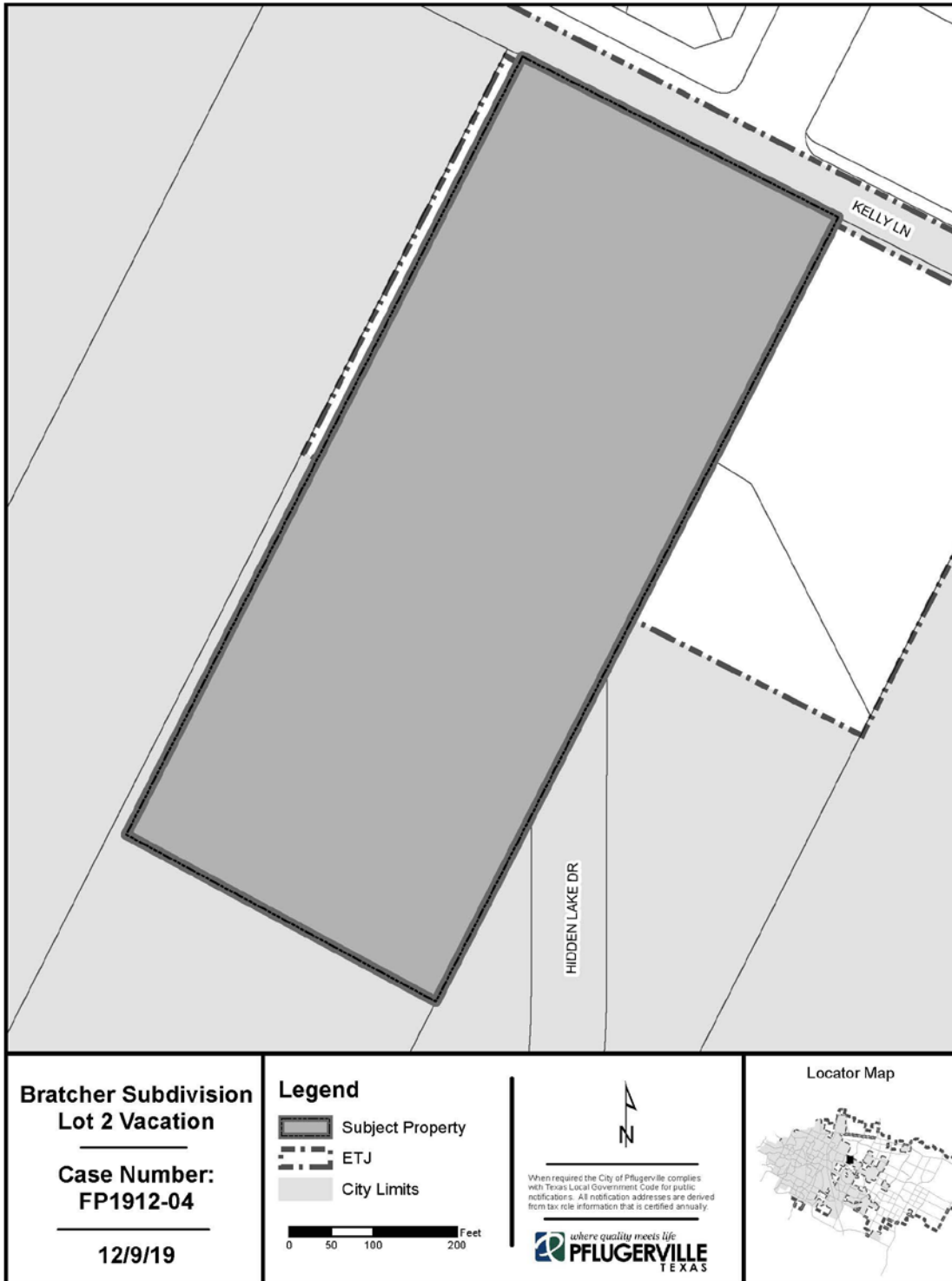
All minimum requirements necessary for a partial plat vacate with the City of Pflugerville have been provided, however because part of the property remains within Travis County, Travis County Commissioner's Court will also have to approve the partial plat vacation. The proposed vacate will enable a future preliminary and final plat to be established to reflect the changes that have occurred to the property over time. Staff recommends approval for the plat vacate.

ATTACHMENTS:

- Location Map
- Applicant Request
- Bratcher Subdivision recorded final plat (separate attachment)
- Plat Vacation Instrument

STAFF REPORT

LOCATION MAP:



STAFF REPORT

APPLICANT REQUEST:



December 16, 2019

Mr. Jeremy Frazzell
City of Pflugerville
Development Services
201-B E Pecan St.
Pflugerville, TX 78660

Ms. Sue Welch
700 Lavaca Street, 5th Floor
Travis County Administration Building
Development Services
PO Box 1748
Austin, Texas 78767


Re: Bratcher Subdivision Lot 2 Plat Vacation/Cancellation

Dear Mr. Frazzell & Ms. Welch:

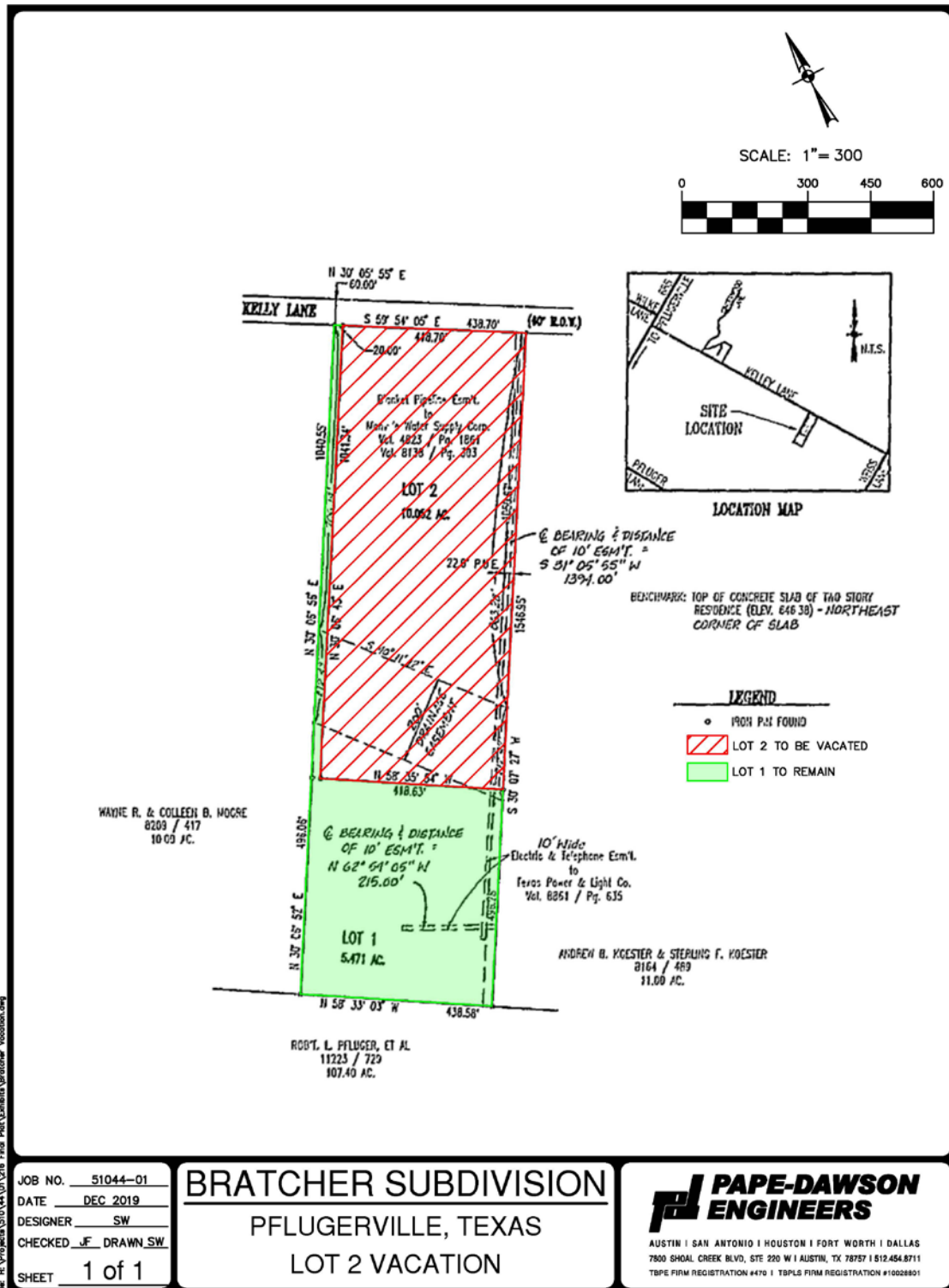
On behalf of our client, BLD VOHL 6A-1 LLC, we are submitting a plat vacation/cancellation request for the entirety of Lot 2 of the Bratcher Subdivision final plat. The Bratcher Subdivision was recorded in Volume 90, Page 142 of Travis County Public Records. No changes are proposed to Lot 1 of the Bratcher Subdivision. Please see the attached Exhibit 'A' for additional information.

If you have any questions regarding this project, please contact me at 512-454-8711 or via email at jfranklin@pape-dawson.com.

Sincerely,


Jennifer Franklin, P.E.
Project Manager

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STAFF REPORT

PLAT VACATION INSTRUMENT:

SUBDIVISION VACATION PLAT INSTRUMENT:

TOTAL VACATION OF LOT 2, BRATCHER SUBDIVISION

THE STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS BLD VOHL
6A-1 LLC, A TEXAS LLC ("PROPRIETOR"), IS THE
OWNER OF A PORTION OF THE REAL PROPERTY INCLUDED IN BRATCHER SUBDIVISION,
A SUBDIVISION LOCATED IN TRAVIS COUNTY, TEXAS, AND WITHIN THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE, TEXAS ("CITY"),
THE PLAT OF WHICH IS RECORDED IN VOLUME 90, PAGE 142 OF THE PLAT RECORDS OF
TRAVIS COUNTY, TEXAS (THE "PLAT"); AND

WHEREAS, PROPRIETOR NOW WISHES TO VACATE THE PLAT IN ACCORDANCE
WITH THE PROCEDURES SET FORTH IN SECTION 212.013, TEXAS LOCAL GOVERNMENT
CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT PROPRIETOR
DOES HEREBY DECLARE THAT, SUBJECT TO THE APPROVAL BY THE CITY'S CITY
COUNCIL, THE PLAT IS VACATED.

EXECUTED THIS 31ST DAY OF DECEMBER 2019

BLD VOHL 6A-1, LLC,
A Texas limited liability company

PROPRIETOR:

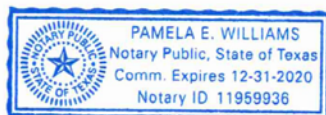
By: LD Equity, LLC,
Its Sole Member

BY: 

NAME: CARA OBERT
TITLE: TREASURER & CFO

THE STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE 31ST DAY OF DECEMBER, 2019, BY CARA OBERT,
TREASURER & CFO OF THE, A BORG WRITTEN
ON BEHALF OF SAID COMPANY.




NOTARY PUBLIC'S SIGNATURE

STAFF REPORT

SUBDIVISION VACATION PLAT INSTRUMENT:

TOTAL VACATION OF LOT 2, BRATCHER SUBDIVISION

THE STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS Northeast Travis County Utility District, A Texas Municipal Utility District ("PROPRIETOR"), IS THE OWNER OF A PORTION OF THE REAL PROPERTY INCLUDED IN BRATCHER SUBDIVISION, A SUBDIVISION LOCATED IN TRAVIS COUNTY, TEXAS, AND WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE, TEXAS ("CITY"), THE PLAT OF WHICH IS RECORDED IN VOLUME 90, PAGE 142 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (THE "PLAT"); AND

WHEREAS, PROPRIETOR NOW WISHES TO VACATE THE PLAT IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTION 212.013, TEXAS LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT PROPRIETOR DOES HEREBY DECLARE THAT, SUBJECT TO THE APPROVAL BY THE CITY'S CITY COUNCIL, THE PLAT IS VACATED.

EXECUTED THIS 14th DAY OF January, 2020

PROPRIETOR:

Northeast Travis County Utility District

BY: [Signature]

NAME: K.C. Willis

TITLE: Vice President

THE STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF January, 2020, BY K.C. Willis, Vice President OF Northeast Travis County Utility District, a Texas municipal utility District, ON BEHALF OF SAID District.

[Signature]
NOTARY PUBLIC'S SIGNATURE

