

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0127.1A**ZAP DATE:** November 6, 2018**SUBDIVISION NAME:** Gracy Woods subdivision**AREA:** 5.51 acres**LOTS:** 26**APPLICANT:** Sycamore Court, LLC (Wesley Peoples)**AGENT:** Texas Engineering  
Solutions (Mark Zupan)**ADDRESS OF SUBDIVISION:** 1601½ Kathy Lynn Court**GRIDS:** ML33**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**ZONING:** SF-2 (single family standard lot)**DISTRICT:** 7**LAND USE:** Residential

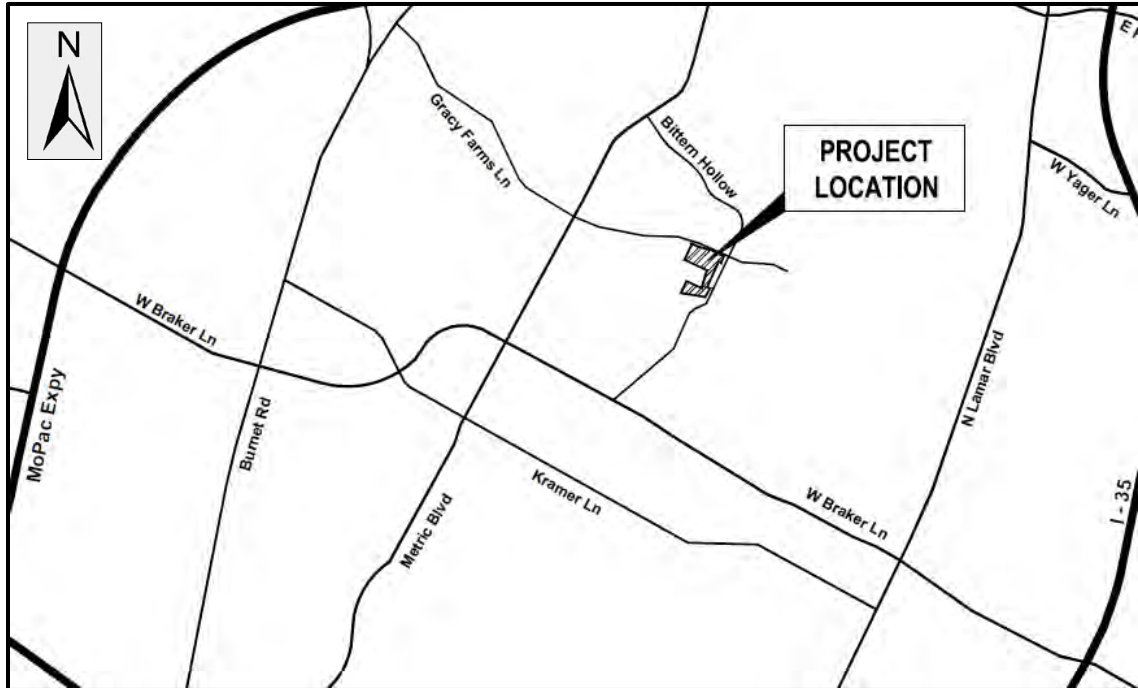
**DEPARTMENT COMMENTS:** The request is for approval of the Gracy Woods subdivision, a final plat out of a preliminary plan. The plat is comprised of 26 lots on 5.51 acres. The applicant proposes to create 25 residential lots, one drainage lot, and extend Woodwind Lane to connect to Bittern Hollow. The plat contains four flag lots, but because this land has never been platted, a flag lot variance is not required. The proposed lots comply with zoning requirements for use, lot width and lot size.

**STAFF RECOMMENDATION:** Staff recommends approval of the plat. The final plat meets all applicable State and City of Austin Land Development Code requirements.

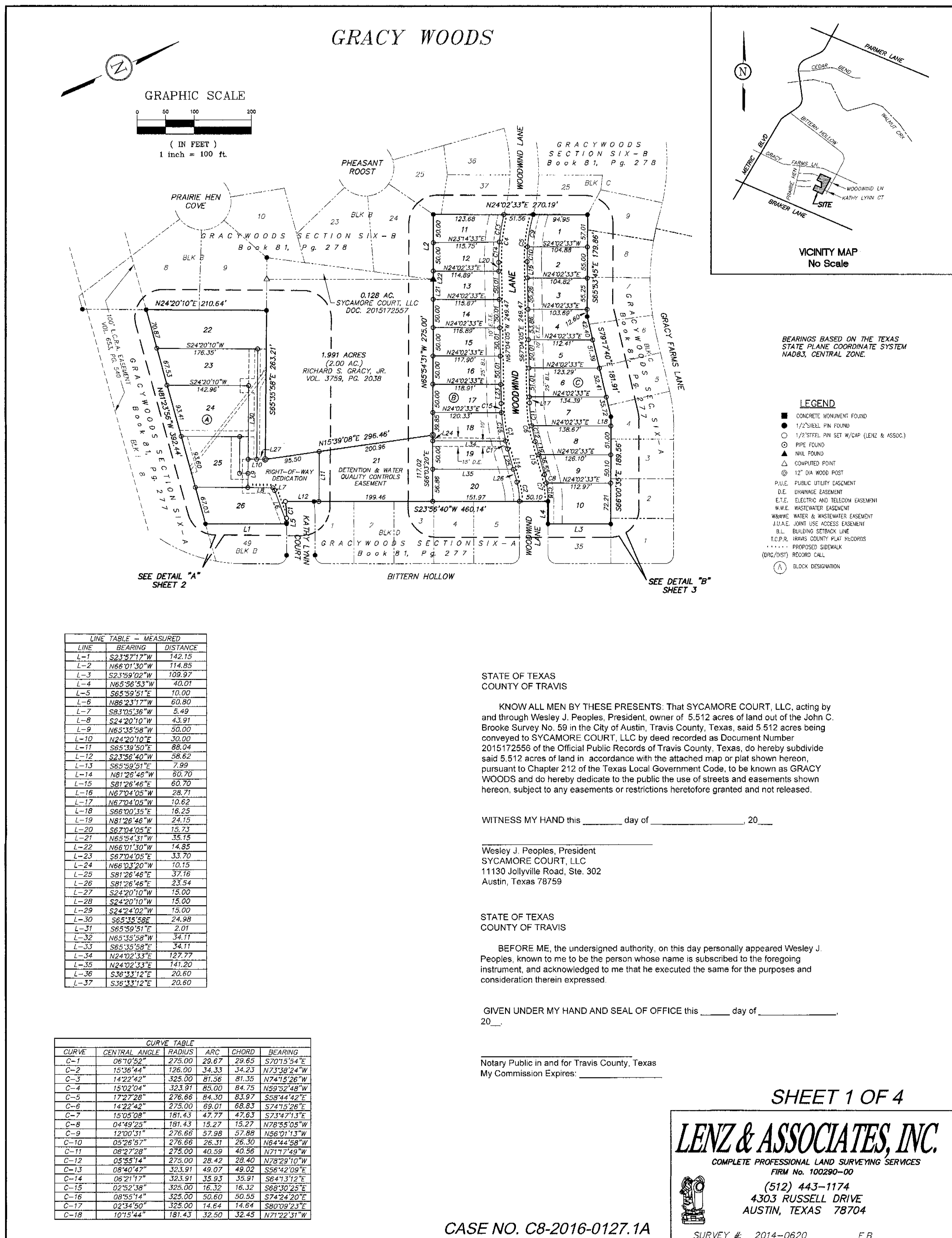
**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

## Location Map

Gracy Woods

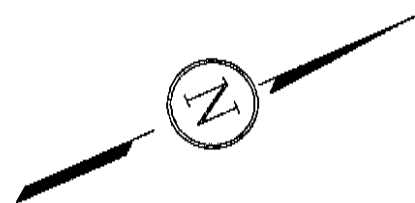


DRAWING NOT TO SCALE





GRACY WOODS



AREA SUMMARY:

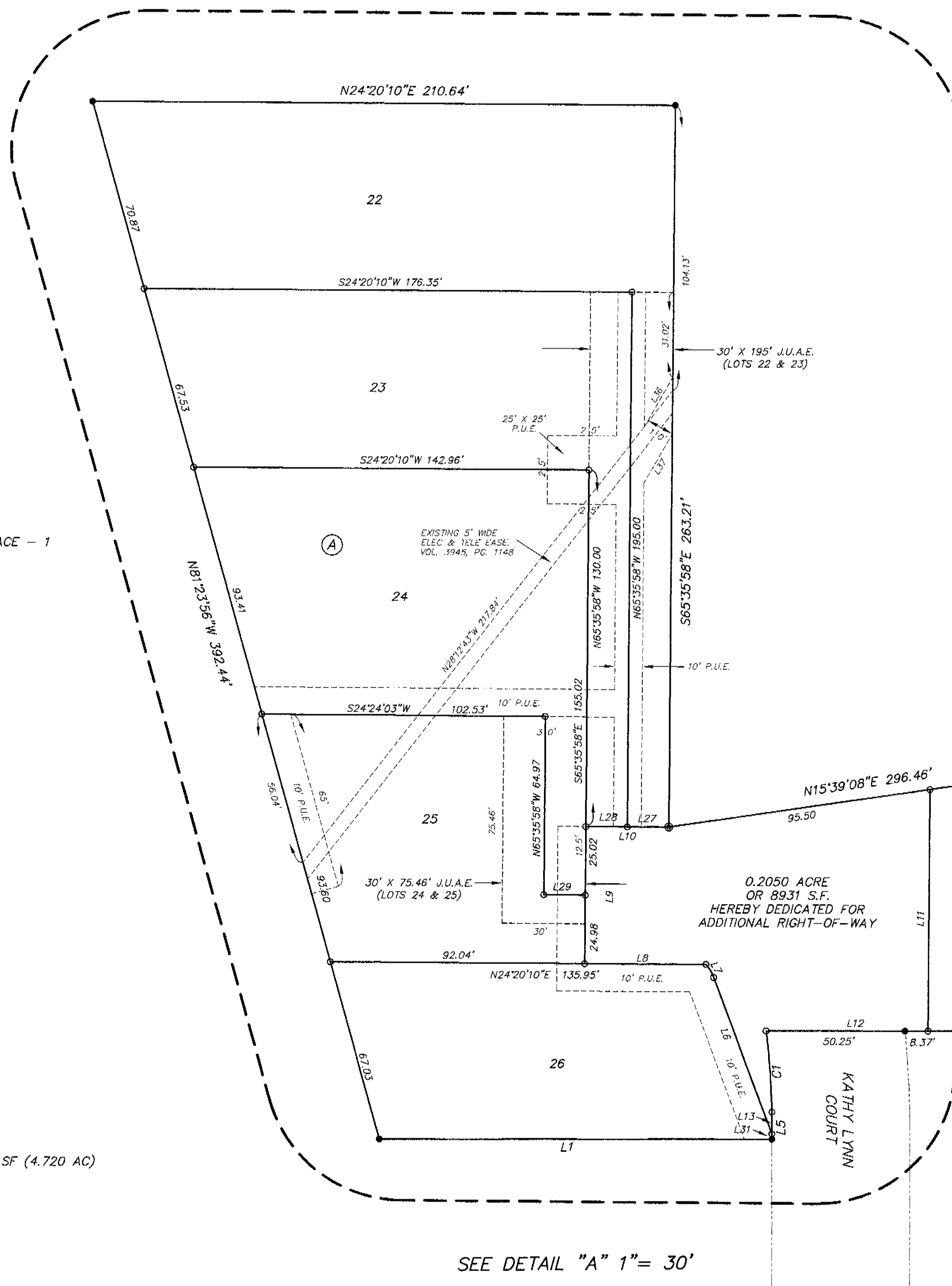
LOTS - 4.720 AC.  
R.O.W. - 0.792 AC.  
TOTAL - 5.512 AC.

LOT USE SUMMARY

RESIDENTIAL LOTS - 25  
DRAINAGE/UTILITY/OPEN SPACE - 1  
TOTAL LOTS - 26

LOT AREAS

LOT 21 BLK A - 20414 SF  
LOT 22 BLK A - 16636 SF  
LOT 23 BLK A - 12815 SF  
LOT 24 BLK A - 12693 SF  
LOT 25 BLK A - 8458 SF  
LOT 26 BLK A - 8970 SF  
LOT 11 BLK B - 5855 SF  
LOT 12 BLK B - 5833 SF  
LOT 13 BLK B - 5769 SF  
LOT 14 BLK B - 5819 SF  
LOT 15 BLK B - 5870 SF  
LOT 16 BLK B - 5920 SF  
LOT 17, BLK B - 5973 SF  
LOT 18 BLK B - 6170 SF  
LOT 19 BLK B - 6717 SF  
LOT 20 BLK B - 8398 SF  
LOT 1 BLK C - 5755 SF  
LOT 2 BLK C - 5787 SF  
LOT 3 BLK C - 5760 SF  
LOT 4 BLK C - 5756 SF  
LOT 5 BLK C - 5892 SF  
LOT 6 BLK C - 6571 SF  
LOT 7 BLK C - 7066 SF  
LOT 8 BLK C - 6776 SF  
LOT 9 BLK C - 5975 SF  
LOT 10 BLK C - 7978 SF  
TOTAL LOT AREA - 205626 SF (4.720 AC)



*SHEET 2 OF 4*

**LENZ & ASSOCIATES, INC.**

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES  
FIRM No. 100290-00

(512) 443-1174

4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704

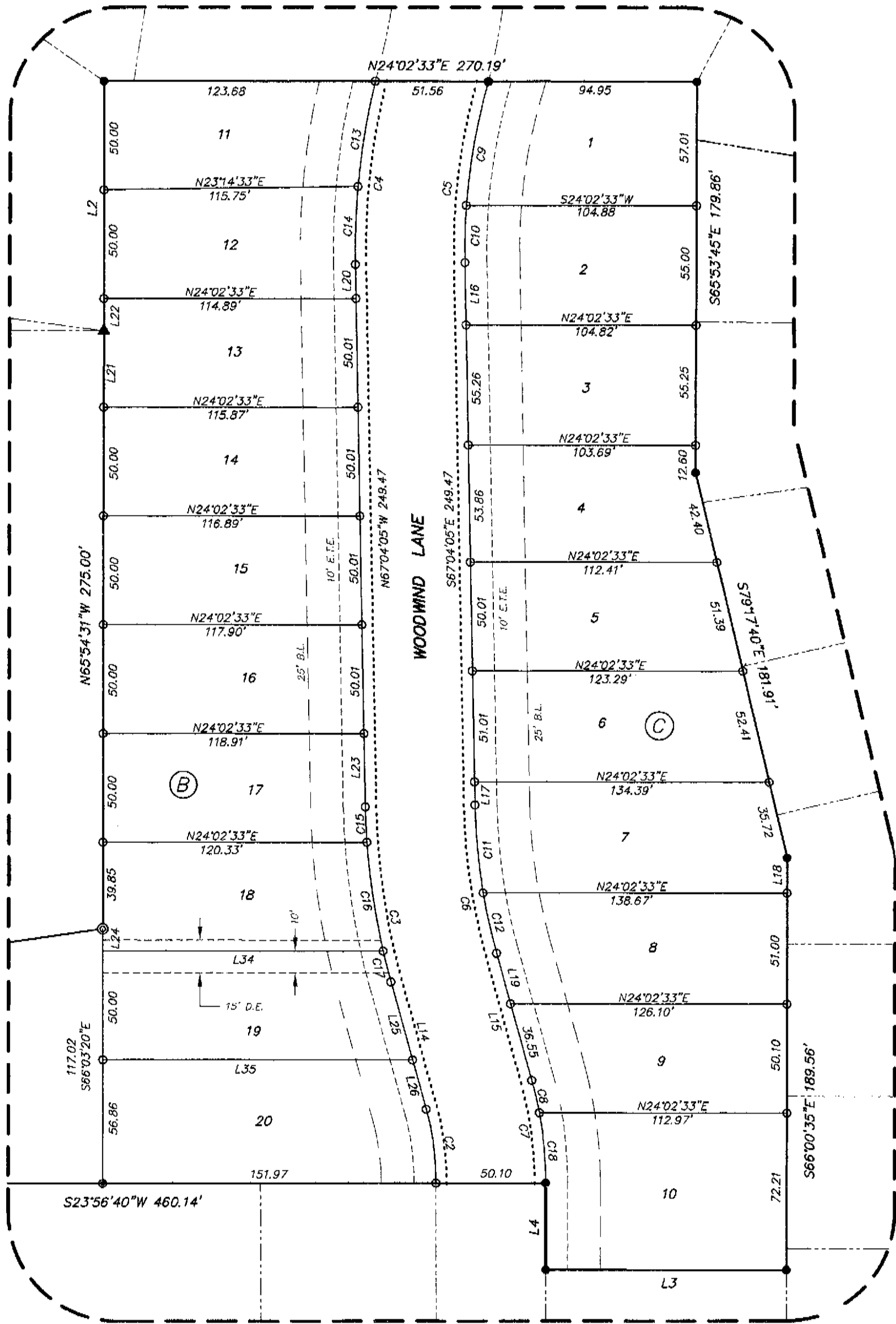
*CASE NO. C8-2016-0127.1A*



SURVEY #: 2014-0620

F.B.

GRACY WOODS



SEE DETAIL "B" 1"= 50'

SHEET 3 OF 4

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## GRACY WOODS

## NOTES

- 1) MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT-USE DRIVEWAY.
- 2) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: KATHY LYNN COURT AND WOODWIND LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 3) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
- 4) NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 5) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THEIR ASSIGNS.
- 6) PROPERTY OWNERS OR THEIR ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 7) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL AND REVEGETATION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT.
- 8) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 9) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 10) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO THE LAND DEVELOPMENT CODE.
- 11) BUILDING SET BACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 12) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 13) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESSES ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 14) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 15) THE WATER AND WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
- 16) NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- 17) ALL STREETS WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.
- 18) A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 25 DWELLING UNITS.
- 19) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT # \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

I, Timothy A. Lenz, am authorized under the laws of the State of Texas to practice the profession of surveying and do hereby certify that this plat complies with the survey related portions of Chapter 25, of the Austin City Code of 1999, as amended, and to the best of my knowledge is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

DATED: \_\_\_\_\_

Timothy A. Lenz, RPLS # 4393  
Lenz & Associates, Inc.  
4303 Russell Drive  
Austin, Texas 78704  
(512) 443-1174



This subdivision is NOT within a 100 Year Flood Hazard area according to Federal Flood Insurance Administration FIRM Panel # 45453C0265K, Effective Date January 6, 2016.

This is to certify that I am authorized to practice the profession of engineering in the State of Texas, and that all information shown hereon is accurate and correct to the best of my knowledge as related to the engineering portions thereof and that said plat complies with Chapter 25 of the Austin City Code as amended, and all other applicable codes and ordinances.

Mark Zupan  
Registered Professional Engineer State of Texas  
No. 128994  
Texas Engineering Solutions  
3815 S. Capital of Texas Hwy., Suite 300  
Austin, Texas 78704  
O: (512) 904-0505  
F: (512) 904-0509  
TBPE No. 11206

Date

## APPROVAL FOR ACCEPTANCE

This subdivision is located within the full purpose limits of the City of Austin, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

J. Rodney Gonzales, Director  
Development Services Department

Accepted and authorized for record by the Zoning and Platting Commission of the City of Austin, Texas, This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jolene Kiobassa, Chair

Anna Aguirre, Secretary

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Dana Debeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. at \_\_\_\_\_ O'Clock \_\_\_\_\_ M., duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. at \_\_\_\_\_ O'Clock \_\_\_\_\_ M., Plat Records of said county and state in Document Number \_\_\_\_\_ Official Public Records of Travis County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

SHEET 4 OF 4

**LENZ & ASSOCIATES, INC.**

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES  
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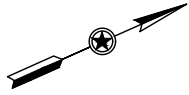


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0 50  
SCALE 1:50

**BLK A**  
**22**  
16636 SF

**BLK A**  
**23**  
12815 SF

**BLK A**  
**24**  
12693 SF

12' DRIVEWAY  
(LOT 24)

30' ACCESS  
EASEMENT

**BLK A**  
**25**  
8458 SF

12' DRIVEWAY  
(LOT 25)

**BLK A**  
**26**  
8971 SF

30' ACCESS  
EASEMENT

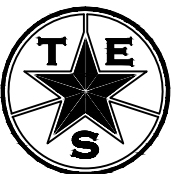
20' SHARED DRIVEWAY  
(LOTS 22-23)

**LEGEND**

- LOT LINE
- RIGHT-OF-WAY

TREE #	DESCRIPTION
1986	28" LIVE OAK
1769	35" LIVE OAK

**KATHY LYNN COURT  
DRIVEWAY PLAN**



**Texas Engineering Solutions**  
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Austin, Texas 78704  
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KATHY LYNN  
COURT