SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0224.0A  PC DATE: November 12, 2019

SUBDIVISION NAME: Woodward Resubdivision  LOTS: 2

AREA: 0.363 acre  AGENT: Servant Engineering  (Mauricio Quintero Rangel)

APPLICANT: Woodward Street Holdings, LLC  ADDRESS OF SUBDIVISION: 303 Woodward Street

GRIDS: MH19  COUNTY: Travis

WATERSHED: East Bouldin Creek  JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

DISTRICT: 3

LAND USE: residential

NEIGHBORHOOD PLAN: St. Edwards NPA

VARIANCES: flag lot variance

SIDEWALKS: Sidewalks will be constructed along Woodward Street.

DEPARTMENT COMMENTS: The request is for the approval of the Woodward Resubdivision and a flag lot variance. The plat is comprised of one standard lot and one flag lot on 0.363 acre. The applicant proposes to resubdivide an existing lot into two lots for residential use. The flag lot variance criteria are listed below in bold. All reviewers have approved the plat and the driveway/utility plan.

LDC 25-4-175(2) In single-family or duplex residential subdivisions on previously platted land, the Land Use Commission shall grant a variance to allow flag lots if:

(a) the commission finds that the subdivision:

(i) has provided accessibility for emergency responders;  Approved by Austin Fire Dept. on Oct 23.

(ii) has adequate room for required utilities;  Approved by Austin Energy on May 6, 2019, and by Austin Water on Sept. 17, 2019.

(iii) enhances environmental and tree protection;  Approved by the city arborist and environmental review on May 6, 2019.
(iv) is otherwise compatible with the surrounding neighborhood; and Approval at the discretion of the PC. Staff finds the flag lot is compatible with the surrounding neighborhood due to the presence of other flag lots and the lack of written opposition to the plat.

(b) the applicant provides a copy of any existing private deed restrictions for informational purposes. There are no deed restrictions for this lot.

With the flag lot variance, the proposed lots comply with zoning requirements for use, lot width and lot size.

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

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Steve Hopkins  **PHONE:** 512-974-3175

**E-mail:** steve.hopkins@austintexas.gov
303 Woodward St (C8-2018-0224.0A)
RESUBDIVISION OF LOT 54 AND PART OF LOT 55 WOODWARD INDUSTRIAL DISTRICT RESUBDIVISION OF LOTS 32-44 INCLUSIVE

St. Edwards University

SCALE: 1" = 50'

Legend

- Tree Red Found
- Tree Pipe Found (unless noted)
- Tree Set with plastic cap
- Art Found

SIDEWALK

E = Electric and Telecommunications Easement (Record Bearing and Distance)

LOT SUMMARY
Total Number of Lots = 2
Lot 54A = 0.027 Square Feet
Lot 54B = 6.787 Square Feet
Total Area = 6.814 Square Feet = 0.863 Acres

WOODWARD STREET (60')

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That, Woodward Street Holdings, owner of Lot 54 and the West 1/2 of Lot 55 of Woodward Industrial District Resubdivision of Lots 32-44 Incl., a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 6 Page 104 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.04 of the State General Code, do hereby resubdivide said Lots 54 and West 1/2 of Lot 55 in accordance with the attached map or plat shown herein pursuant to Chapter 212 of the Texas Local Government Code, to be known as RESUBDIVISION OF LOT 54 AND PART OF LOT 55 WOODWARD INDUSTRIAL DISTRICT RESUBDIVISION OF LOTS 32-44 INCLUSIVE subject to any easements and/or restrictions herebefore granted, and not released.

WITNESS MY HAND this the day of , 20 .

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned author, on this the day of , 20 , did personally appear before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
Printed Name
Commission Expires

CASE NUMBER CB-2018-02240A
RESUBDIVISION OF LOT 54 AND PART OF LOT 55 WOODWARD INDUSTRIAL DISTRICT
RESUBDIVISION OF LOTS 32-44 INCLUSIVE

NOTES:
1. The area shall be occupied and the structure is connected to the City of Austin water and wastewater utility system.
2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design standards. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater connections must be inspected by the City of Austin. The developer shall pay the City inspection fee with the utility construction completion.
3. Storm water plans should be coordinated with the City of Austin Zoning ordinance requirements.
4. The owner of this subdivision and all home owners, tenants, and guests must comply with all applicable codes and requirements of the City of Austin. The owner understands that any violation may result in the assessment of fines, fines, and other legal actions.
5. Prior to construction, the developer shall ensure that any utility or building permits required are issued and that all such permits are obtained from the City of Austin.
6. All streets, sidewalks, driveways, retaining walls, and other wastewater lines are required to be constructed and installed according to Texas Standards.
7. Audible Energy has the right to cut the trees and shrubs and remove obstructions to the extent necessary to keep the appurtenances clear of obstruction. Audible Energy will perform all necessary work in compliance with the City of Austin Land Development Code.
8. The developer shall be responsible for the installation of temporary vehicle control equipment and temporary fencing. In addition, the owner shall be responsible for any electrical service to the buildings and for the installation of all electrical service to the buildings and will provide a means to ensure the safety of the buildings and to prevent any damage to the buildings.
9. The owner of this subdivision shall comply with all applicable codes and requirements of the City of Austin. The owner understands that any violation may result in the assessment of fines, fines, and other legal actions.
10. The owner of this subdivision shall comply with all applicable codes and requirements of the City of Austin. The owner understands that any violation may result in the assessment of fines, fines, and other legal actions.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The undersigned, Clerk of Travis County, Texas do hereby certify that the foregoing instrument of record and by Certificate of Authenticity, was filed for record in the office for the County Clerk of Travis County, Texas on the day of , 2020, in the office of the County Clerk of Travis County, Texas, and is of record in the office of the County Clerk of Travis County, Texas.

Witness my hand and seal of office of the County Clerk of said County.

DAVID GIBSON
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Authorized
Date

Revised Professional Land Surveyor No. 386
WALL CARSON, INC.
7001 Trinity, Round Rock, Texas 78684
(512) 259-3380