

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0224.0A**PC DATE:** November 12, 2019**SUBDIVISION NAME:** Woodward Resubdivision**AREA:** 0.363 acre**LOTS:** 2**APPLICANT:** Woodward Street Holdings, LLC**AGENT:** Servant Engineering  
(Mauricio Quintero Rangel)**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.

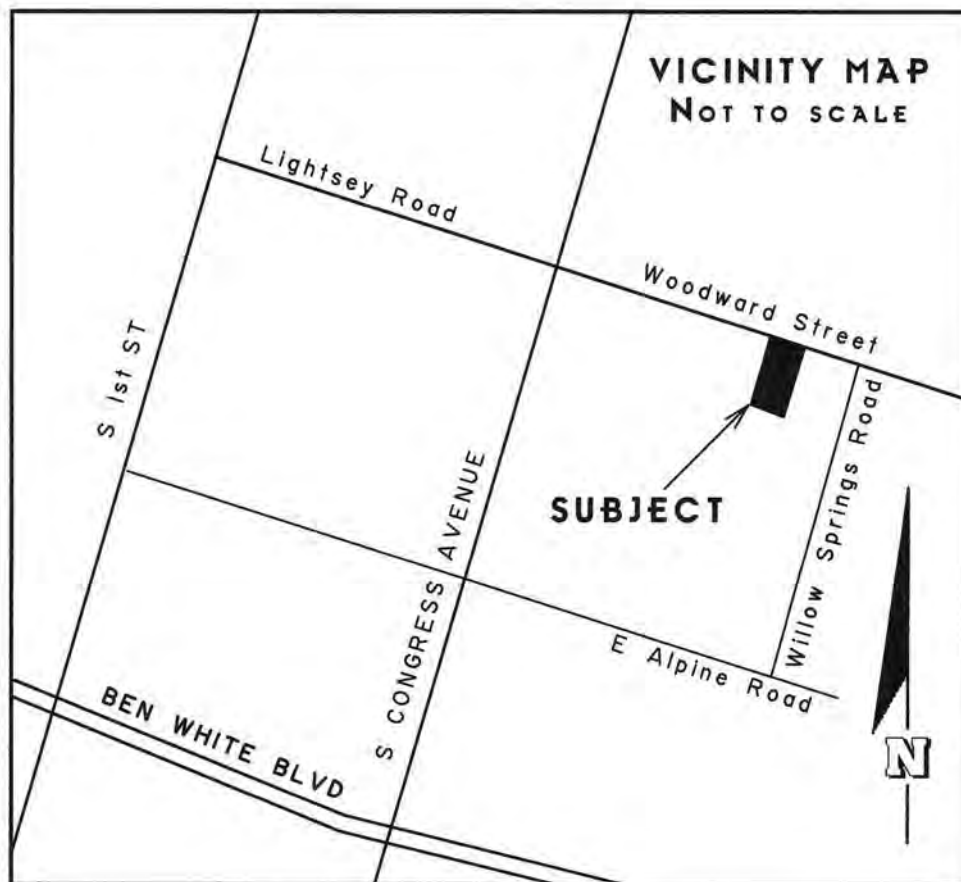
**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Steve Hopkins

**PHONE:** 512-974-3175

**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

303 Woodward St (C8-2018-0224.0A)



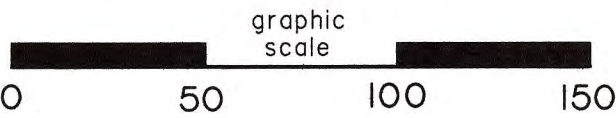


RESUBDIVISION OF LOT 54 AND PART OF LOT 55 WOODWARD INDUSTRIAL DISTRICT  
RESUBDIVISION OF LOTS 32-44 INCLUSIVE

Plat Preparation Date: November 12, 2018  
Application Submittal Date: January 9, 2019

St. Edwards University

SCALE: 1" = 50'

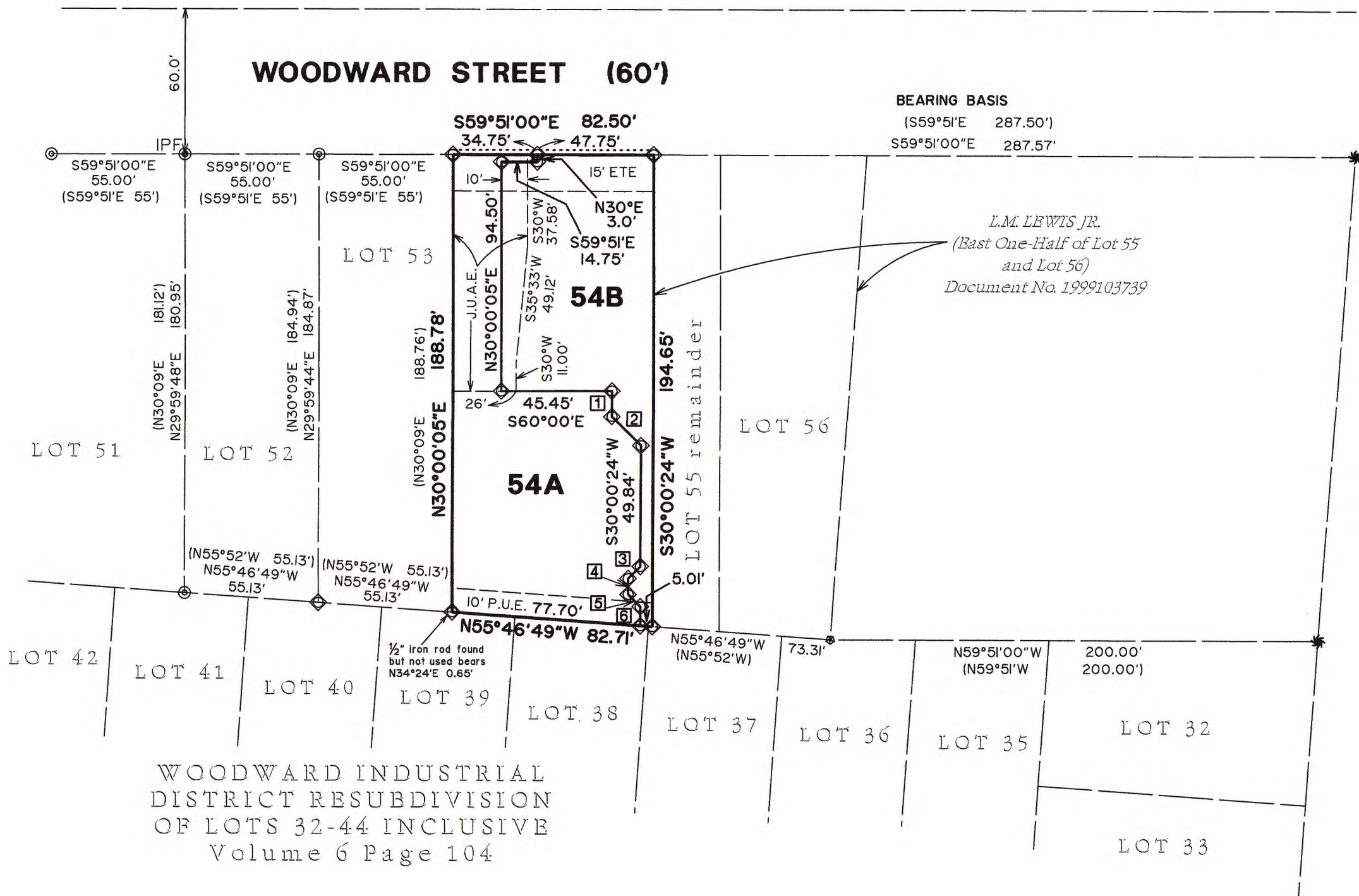
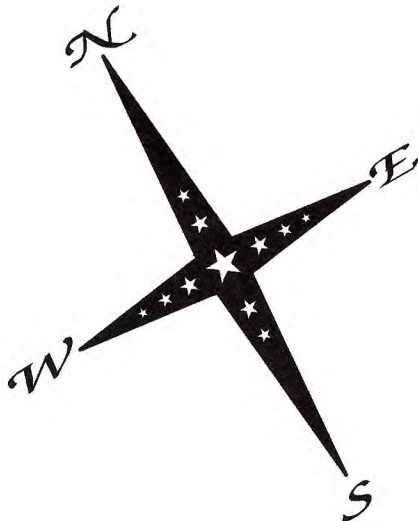


Legend

- ⊙ 1/2" Iron Rod Found
- IPF ⊙ 1/2" Iron Pipe Found (unless noted)
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- \* Axle Found
- Sidewalk
- ETE = Electric and Telecommunications Easement (Record Bearing and Distance)

LOT SUMMARY

Total Number of Lots = 2  
Lot 54A = 9,027 Square Feet  
less neck area = 7,033 Square Feet  
Lot 54B = 6,787 Square Feet  
  
Total Area = 15,814 Square Feet = 0.363 Acre



NUMBERED COURSES

- 1 S30°00'W 10.63'
- 2 S15°00'E 17.02'
- 3 S75°01'W 7.07'
- 4 S30°00'24"W 6.50'
- 5 S15°00'E 7.07'
- 6 S30°00'24"W 7.93'

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 to 44 Incl., a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 6 Page 104 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2018181329 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 212.014, of the Local Government Code, do hereby resubdivide said Lot 54 and West 1/2 of Lot 55 in accordance with the attached map or plat shown hereon 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 heretofore granted, and not released.

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_.

Woodward Street Holdings  
a series of Urban ATX Development, LLC  
1705 Deerfield Drive  
Austin, Texas 78741

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, did personally appear \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Expires \_\_\_\_\_

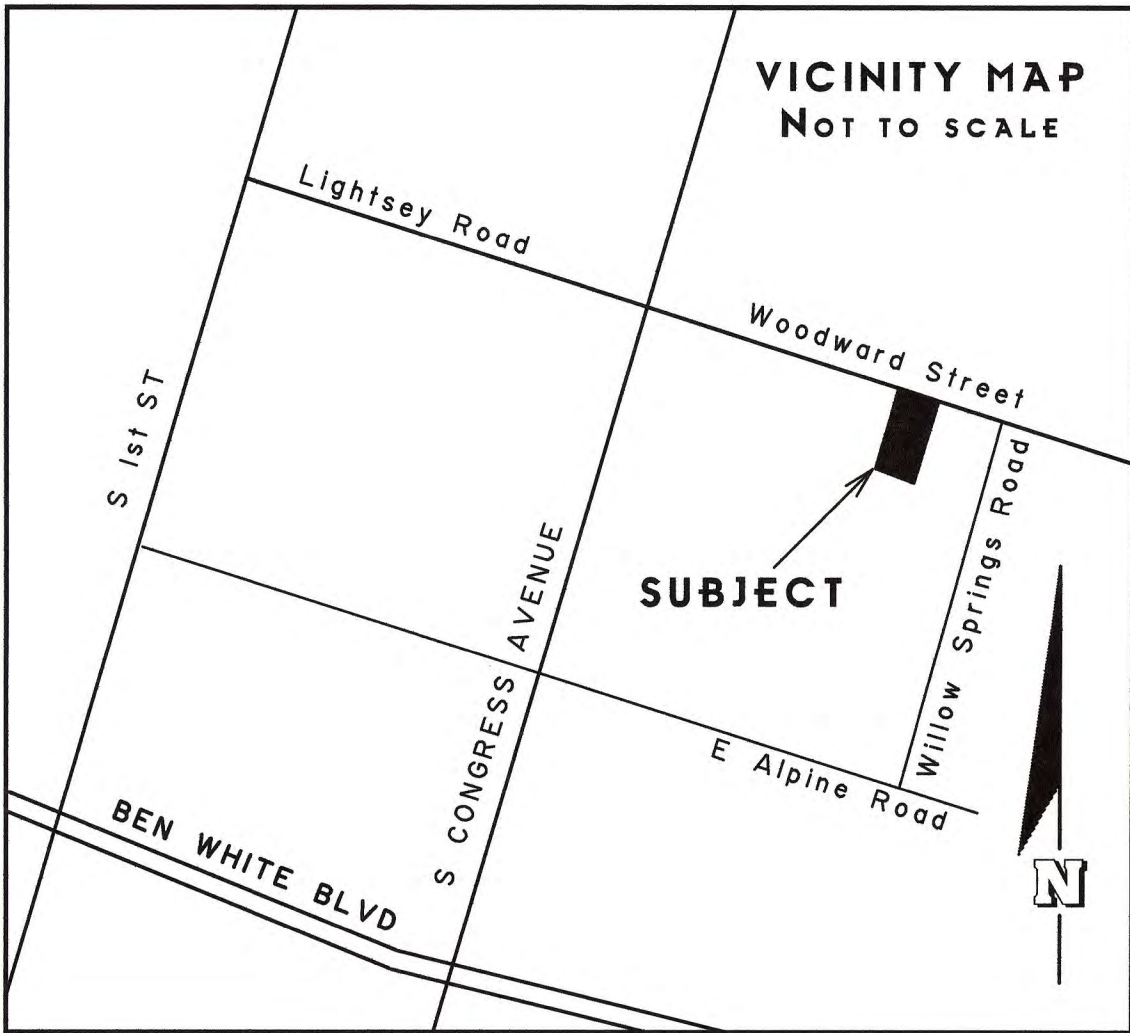
This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

James Shieh Chair Patricia R. Seeger Secretary

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Steve Hopkins, for  
Denise Lucas, Acting Director, Development Services Department





RESUBDIVISION OF LOT 54 AND PART OF LOT 55 WOODWARD INDUSTRIAL DISTRICT

RESUBDIVISION OF LOTS 32-44 INCLUSIVE

NOTES:

1.No lot shall be occupied until 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 criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wasewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

3.Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.

4.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 this subdivision do not comply with such codes and requirements.

5.Prior to construction, except detached single family on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.

6.All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.

7.Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.

8.The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.

9.The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.

10.By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City of deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.

11.Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).

12.Lots 54A and 54B of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.

13.The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

14.This subdivision is exempt from stormwater detention requirements per Section 12.2.G of the City of Austin Drainage Criteria Manual.

15.All restrictions and notes from the previous subdivision, Woodward Industrial District Resubdivision of Lots 32 to 44 Inclusive, according to the map or plat of record in Volume 6 Page 104 of the Travis County Plat Records, shall apply to this resubdivision plat.

16.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: Woodward Street  
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.

17.A fee-in-lieu of parkland dedication and park development has been paid for 3 residences. No fee was charged for the existing residence.

18. Water meters and cleanouts shall not be located in driveways or sidewalks.

19. Each lot shall have independent water meters and cleanouts and private plumbing shall not cross lot lines. Private lines may cross perpendicularly but otherwise shall not be located within a public utility easement.

20. Water quality controls are required for all development pursuant to the Land Development Code.

21. All addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street.

22. A variance to Section 25-4-175 of the Land Development Code was granted by the Planning Commission on \_\_\_\_\_

23. Extended or obstructed fire access shall be mitigated with an AFD approved sprinkler system for buildings on Lot 54A.

24. Vehicular access to and from Woodward Street for Lots 54A and 54B shall be provided through the Joint Use Access Easement only.

25. The developer must erect signs indicating "Private Driveway" at the driveway entrance.

26. Vehicle parking is prohibited on the private driveway within the Joint Use Access Easement.

27. Maintenance of the joint use driveway within the Joint Use Access Easement shall be the responsibility of all lot owners served by the joint use driveway.

Plat Preparation Date: November 12, 2018

Application Submittal Date: January 9, 2019

THE STATE OF TEXAS     x

THE COUNTY OF TRAVIS     x

I, Mauricio Quintero Rangel, am authorized under the laws of the State of Texas to practice the profession of Engineering and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 25 of the Austin City Code of 1999, as amended, and is true and correct to the best of my knowledge.

No portion of this subdivision is within the boundaries of the 100-year flood plain according to the Federal Flood Administration FIRM panel 48453C 0585 H, dated September 26, 2008.

\_\_\_\_\_

Mauricio Quintero Rangel    PE 94975

SERVANT ENGINEERING AND CONSULTING, PLLC

Firm No. F-16504

12000 Manchaca Road     Suite C

Austin, Texas    78748

\_\_\_\_\_

Date

THE STATE OF TEXAS

THE 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. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_o'clock \_\_\_\_M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

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

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_

Deputy

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

\_\_\_\_\_

Holt Carson

Registered Professional Land Surveyor No. 5166

HOLT CARSON, INC.

1904 Fortview Road Austin, Texas 78704

(512)-442-0990

\_\_\_\_\_

Date

995022.dgn

PAGE 2 of 2

CASE NUMBER C8-2018-0224.0A



**SERVANT  
ENGINEERING  
& CONSULTING PLLC**

12000 MANCHACA ROAD, SUITE C  
AUSTIN, TEXAS 78748 (512) 368-5251 TEL  
F-16504

CONCEPTUAL BUILDING PLAN, WATER &  
WASTEWATER - DRIVEWAY PLAN

303 WOODWARD ST  
303 WOODWARD STREET  
AUSTIN, TEXAS 78704

[illegible]

DATE: 04/19/2019
FILE: 303 WOODWARD
DRAWN: O.A.O.
SHEET