

SUBDIVISION REVIEW SHEET**CASE NUMBER:** C8-2017-0092.0A**PC DATE:** Feb 13, 2018**SUBDIVISION NAME:** Bouldin Court**AREA** 3.64 ac**LOT(S):** 2**OWNER:** PSW Homes, LLC**AGENT/APPLICANT:** Jarred Corbell (PSW)**ADDRESS OF SUBDIVISION:** 900 South 2nd Street**WATERSHED:** East Bouldin Creek**EXISTING ZONING:** SF-6-CO-NP**NEIGHBORHOOD PLAN:** Bouldin Creek**PROPOSED LAND USE:** Single Family/Townhouse

VARIANCES: Applicant requests a variance to LDC 25-4-151 which requires extension of existing streets from adjacent properties. RECOMMENDED; see attached memo from transportation reviewer.

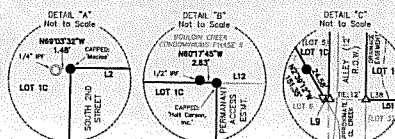
DEPARTMENT COMMENTS: The request is for approval of the Bouldin Court Subdivision, composed of 2 lots on 3.64 acres.

STAFF RECOMMENDATION: The staff recommends approval of the plat as it meets all applicable State and City of Austin LDC requirements.

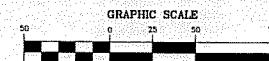
CASE MANAGER: Jeremy Siltala**PHONE:** 512-974-2945**EMAIL:** jeremy.siltala@austintexas.gov**PLANNING COMMISSION ACTION:**

BOULDIN COURT

A RESUBDIVISION OF LOTS 2-7, BLOCK 2 AND LOTS 1, 2, 5, AND THE NORTH PORTION OF LOT 3, BLOCK 3, OAK CLIFF ADDITION, AND LOT 1A, AMENDED PLAT OF LOTS 9 AND 10, ABE WILLIAMS SUBDIVISION AND LOT 1, BLOCK 2, OAK CLIFF ADDITION



LAND USE TABLE:	ACRES	SQ. FEET	DESCRIPTION
LOT 1C	3.647 ACRES	158,876	RESIDENTIAL



Surveyor's Note:
Bearings shown hereon are based on Texas State Plane Coordinate System, (NAD83), Central Zone (GRID).

LEGEND	
●	1" (RP) IRON ROD FOUND (CAPPED: BOLT CARSON, INC. UNLESS NOTED)
○	1" (RP) IRON ROD SET (ATS ENGINEERS)
○	60D NAIL FOUND (UNLESS NOTED)
○	1" (RP) IRON PIPE FOUND (UNLESS NOTED)
○	COTTON SPINDLE OR MAG NAIL FOUND
△	CALCULATED POINT
△	1" OR PUNCHES FOUND IN CONCRETE
PRC1	PLAT RECORDS: TRAVIS COUNTY TEXAS
PRC2	OFFICIAL PUBLIC RECORDS: TRAVIS COUNTY TEXAS
PRC3	RECORD RECORDS: TRAVIS COUNTY TEXAS
()	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.T.R.E.	SEWAGE, TRAIL & RECREATION EASEMENT
C.E.F.	CITY OF AUSTIN FULLY DEVELOPED 100' WAP FLOOD PLAIN
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
-----	C.E.F. BUFFER LINE
-----	SEWALK

LINE DATA TABLE	
LINE BEARING	DISTANCE
L1 S61°52'11"E	30.00'
L1 (1) N61°52'11"W	(30.00')
L2 S61°52'11"E	30.00'
L3 N61°34'34"W	50.00'
L4 S28°20'09"W	10.00'
L5 N61°34'34"W	73.00'
L6 N28°20'09"E	128.00'
L7 N61°47'27"W	12.00'
L8 S28°20'09"W	128.99'
L9 N61°34'34"W	1.18'
L10 N61°52'11"E	67.67'
L11 N51°12'03"E	8.10'
L12 S61°52'11"E	30.12'
L13 N62°07'29"W	20.69'
L14 S61°52'11"E	48.43'
L15 S38°39'30"W	36.85'
L16 S05°28'49"W	50.60'
L17 S03°47'25"E	95.48'
L18 S08°24'10"E	64.72'
L19 S15°06'56"E	39.60'
L20 S29°30'05"E	15.14'
L21 S18°34'18"E	12.83'
L22 S63°27'51"W	44.37'
L23 S35°00'08"E	8.90'
L24 S16°40'33"E	4.38'
L25 S61°52'11"E	22.23'
L26 S45°57'48"E	29.84'
L27 S15°36'28"E	13.95'
L28 S03°27'20"W	13.32'
L29 S61°47'27"E	8.67'
L30 S28°20'09"W	44.37'
L31 S18°50'04"W	30.47'
L32 S26°58'47"W	20.63'
L33 S33°29'50"W	10.54'
L34 S37°41'52"W	7.78'
L35 S21°58'49"W	6.84'
L36 S03°20'54"W	5.58'
L37 S10°39'32"W	4.65'
L38 N61°34'34"W	9.79'
L39 S61°23'08"E	42.54'
L40 N42°57'53"E	15.90'
L41 N74°57'45"E	7.58'
L42 S63°21'15"E	11.83'
L43 S61°08'18"E	9.54'
L44 S33°51'47"E	20.39'
L45 S61°52'11"E	12.78'
L46 S11°02'54"W	31.73'
L47 S05°33'14"W	15.00'
L48 S14°41'18"W	26.30'
L49 S20°08'12"W	19.20'
L50 N61°34'34"W	33.64'
L51 N61°34'34"W	39.30'

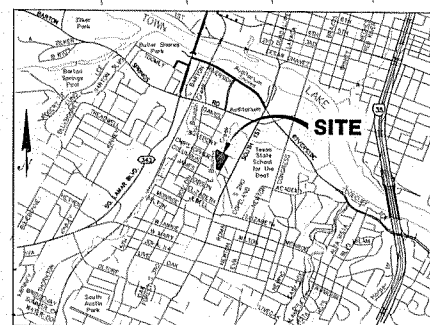
CURVE TABLE	
CURVE RADIUS	CHORD BEARING
1246.66	S24°08'55"W
71.00'	71.00'

COPELAND STREET
(40' R.O.W.)

PLAT PREPARATION DATE	APPLICATION SUBMITTAL DATE
4/14/2017	4/21/2017
REV. 6/1/2017	
REV. 7/31/2017	
REV. 10/4/2017	
REV. 10/16/2017	
REV. 11/6/2017	
REV. 1/5/2018	

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SHEET 1 of 2
Case # C8-2017-0092.0A



VICINITY MAP

SCALE: Not To Scale

ATS Job # 170119288
Projects\BULK\170119288-Bouldin\Production\Drawings\PLAT-RESUB-OAKCLIFFADON_180105.dwg

LOCATION MAP

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PROJECT NUMBER: 1603

**MEMORANDUM**

TO: Jeremy Siltala, Case Manager
Members of the Planning Commission

FROM: Natalia Rodriguez, CNU-A, Land Use Review Division, DSD

DATE: January 8, 2018

SUBJECT: Variance Request for Bouldin Court Subdivision
Case Number – C8-2017-0092.0A

Recommendation: To approve the variance

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of a new subdivision to be in line with existing streets on adjoining property. The variance is for the connection to Christopher Street.

The proposed subdivision is located within the City of Austin's full purpose jurisdiction in south central Austin, between east Bouldin Creek and South 2nd Street. The site consists of two lots on 3.647 acres.


Staff recommends approval of the variance for the following reasons:

- Per Ordinance No. 20171109-024, City Council approved the right-of-way vacation with conditions of approximately 8,470 square feet of the unconstructed portion of Viola Street, also known as Christopher Street.
- The existing Christopher Street (west of East Bouldin Creek) is an existing local street which provides access to the single family units.
- The elevation change and critical environmental features of East Bouldin Creek make the construction of the Christopher Street extension infeasible.
- Traffic circulation would not be compromised if Christopher Street was not extended because there are other ingress and egress points for this subdivision and adjacent subdivisions to right-of-way.

Support for variance contingent upon following recommendations:

- Per Ordinance No. 20171109-024, a sidewalk, trail, and recreational easement has been dedicated over the portion of the vacation for future connectivity (doc. no. 2018002571).
- At the time of the site plan application, the site shall construct trails according to City of Austin standards within the proposed subdivision boundary lines connecting the north, south, and east property lines.
- At the time of the site plan application, sidewalks shall be constructed according to City of Austin standards along the adjacent public access easements and proposed drive aisles within the subdivision boundary lines.
- The trail and sidewalk connections allows for open and accessible pedestrian and bicycle travel from the adjacent residential developments, and any future adjacent development, to S 2nd Street.

If you have any further questions or required additional information, please contact me at 974-3099.


Natalia Rodriguez, CNU-A
Land Use Review Division/ Transportation Review
Development Services Department