

SUBDIVISION REVIEW SHEET

CASE NUMBER: C8-2017-0092.0A

PC DATE: Feb 27, 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

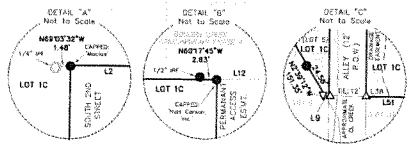
PHONE: 512-974-2945

EMAIL: jeremy.siltala@austintexas.gov

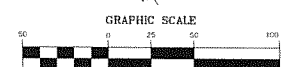
PLANNING COMMISSION ACTION:

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

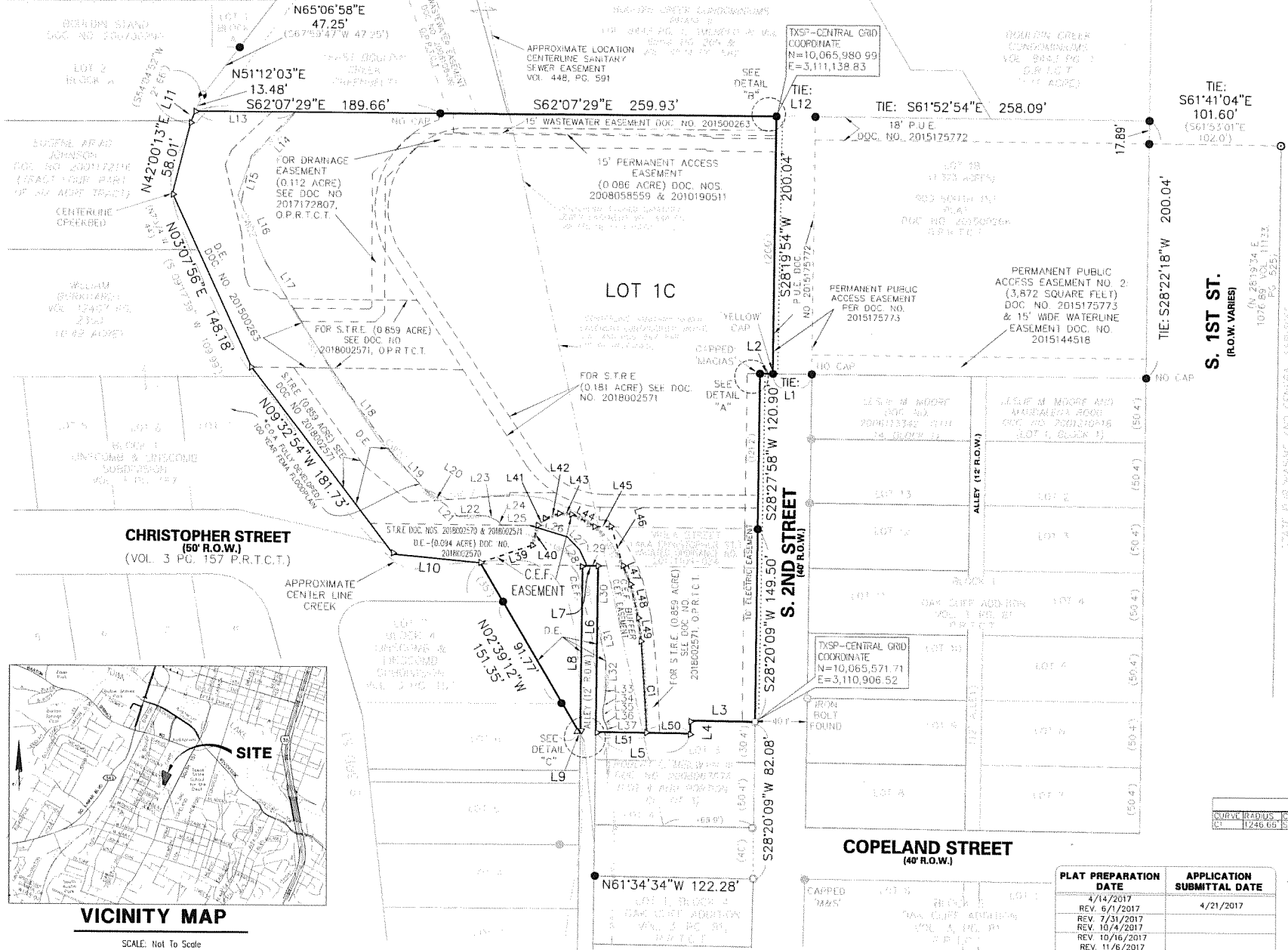


LAND USE TABLE:	LOT	ACRES	SQ. FEET	DESCRIPTION
	1C	3.647 ACRES	158,876	RESIDENTIAL



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

LEGEND	
●	"X" (REF) HIGH IRON FOUND (CAPPED) (NOT CARBON, ETC. UNLESS NOTED)
○	"E" (REF) IRON ROD SET "AS ENGINEERS"
○	"E" (REF) IRON PIPE FOUND (UNLESS NOTED)
○	"N" (REF) IRON PIPE FOUND (UNLESS NOTED)
▲	COTTON SPRAWL OR NAIL FOUND
▲	CALCULATED POINT
▲	"X" OR PINHOLE FOUND IN CONCRETE
▲	PLAT RECORDS FROM COUNTY TEXAS
▲	OFFICIAL PUBLIC RECORDS FROM COUNTY TEXAS
▲	DEED RECORDS FROM COUNTY TEXAS
▲	RECORD INFORMATION
▲	RIGHT OF WAY
▲	DRAINAGE EASEMENT
▲	S.T.R.E. SIDEWALK, TRAIL & RECREATION EASEMENT
▲	CORRAL WATER QUALITY ZONE
▲	CITY OF HOUSTON FULLY DEVELOPED 100 YEAR FLOOD PLAIN
▲	CENTRAL ENVIRONMENTAL FEATURE
▲	C.E.F. BUFFER LINE
▲	SEWERLINE

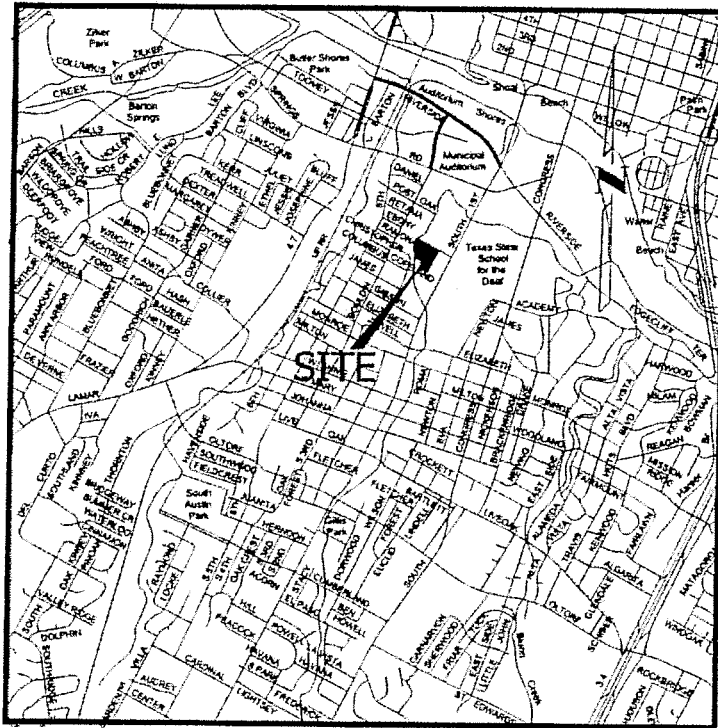



LINE DATA TABLE			
LINE ID	LINE BEARING	DISTANCE	REMARKS
L1	S61°52'11"E	30.00'	
L2	N61°52'11"W	30.00'	
L3	N62°20'09"W	9.25'	
L4	N61°34'34"W	53.50'	
L5	S28°20'09"W	10.50'	
L6	N61°34'34"W	73.00'	
L7	N61°34'34"W	129.04'	
L8	S28°20'09"W	129.59'	
L9	N61°34'34"W	118'	
L10	N65°54'48"W	67.87'	
L11	N61°32'03"E	8.18'	
L12	S61°52'17"E	50.12'	
L13	N62°20'29"W	20.69'	
L14	S22°27'51"W	48.43'	
L15	S45°49'30"W	26.65'	
L16	S05°28'49"W	50.60'	
L17	S03°47'25"E	66.40'	
L18	S08°24'10"E	84.72'	
L19	S15°05'56"E	39.60'	
L20	S29°30'05"E	19.12'	
L21	S18°24'18"E	12.83'	
L22	S65°21'00"E	23.31'	
L23	S33°09'09"W	16.90'	
L24	S16°40'53"E	4.38'	
L25	S61°52'52"E	22.23'	
L26	S45°49'30"W	24.84'	
L27	S15°05'56"E	13.95'	
L28	S20°47'25"W	13.59'	
L29	S61°47'27"E	8.67'	
L30	S28°20'09"W	44.31'	
L31	S15°05'56"E	30.47'	
L32	S45°49'30"W	16.65'	
L33	S33°29'50"W	10.54'	
L34	S37°41'52"W	7.78'	
L35	S25°58'49"W	6.84'	
L36	S03°20'54"W	3.98'	
L37	S10°39'32"W	4.65'	
L38	N61°34'34"W	9.79'	
L39	S61°33'08"E	42.59'	
L40	N42°00'13"E	16.90'	
L41	N44°45'45"E	7.58'	
L42	S82°32'15"E	11.83'	
L43	S61°08'18"E	9.54'	
L44	S33°09'09"W	20.50'	
L45	S61°52'52"E	12.78'	
L46	S11°02'54"W	31.73'	
L47	S05°03'14"W	15.00'	
L48	S14°41'18"W	26.50'	
L49	S20°08'12"W	19.20'	
L50	N61°34'34"W	33.64'	
L51	N61°34'34"W	39.36'	

CURVE TABLE			
CURVE RADIUS	CURVE BEARING	CURVE LENGTH	CHORD
1246.69'	S24°05'54"W	71.00'	71.01'

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

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BOULDIN COURT		LOCATION MAP
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PRINT DATE: 6/24/2016	SCALE: NTS	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.

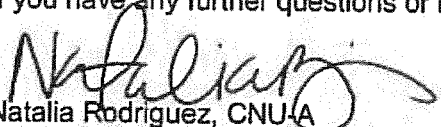
Staff recommends approval of the variance for the following reasons:

- 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