

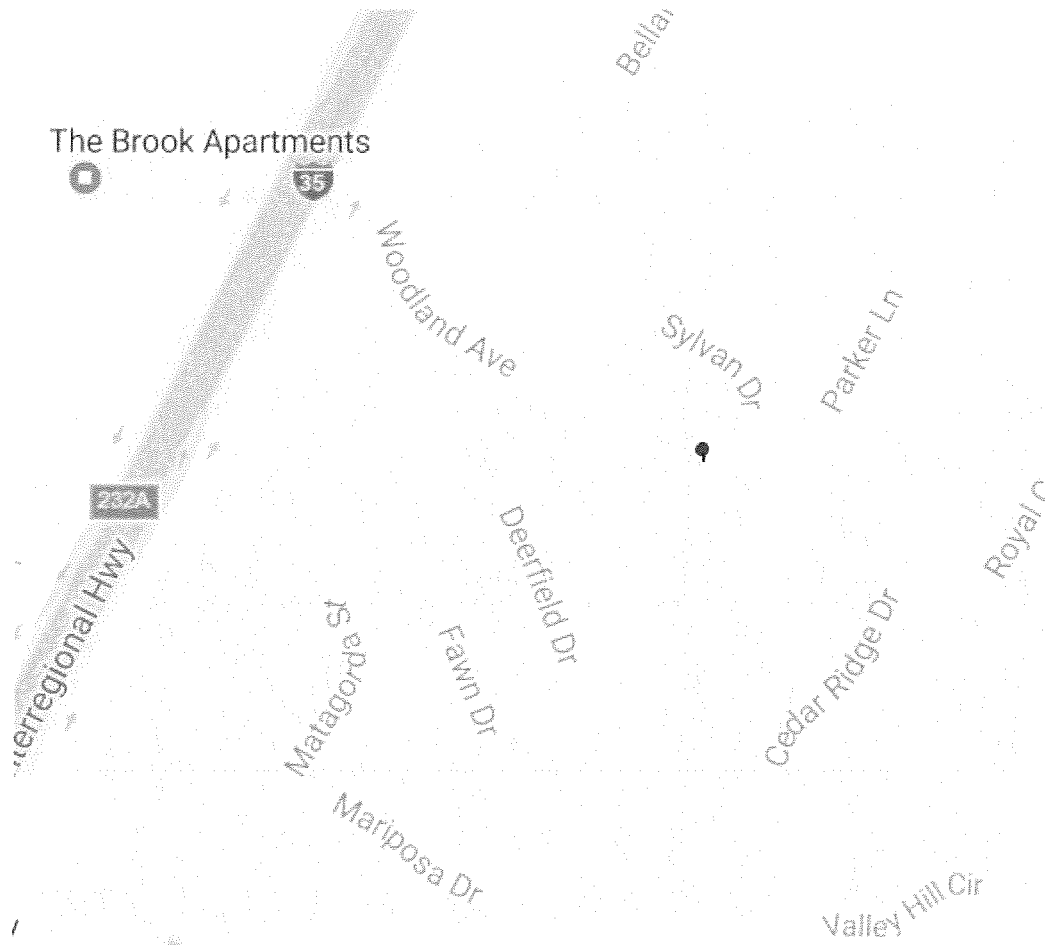
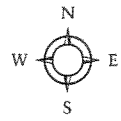
## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0022.0A**PC DATE:** April 24, 2018**SUBDIVISION NAME:** Resubdivision of Woodland Hills, Lot 13**AREA:** 0.308**LOT(S):** 2**OWNER/APPLICANT:** Susan Kim**AGENT:** Prossner and Associates**ADDRESS OF SUBDIVISION:** 1712 Woodland Avenue **DISTRICT:** 9**GRIDS:** J20**COUNTY:** Travis**WATERSHED:** Town Lake**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3-NP**MUD:** N/A**NEIGHBORHOOD PLAN:** East Riverside/Oltorf Combined**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Woodland Hills, Lot 13 Final Plat. The proposed plat is composed of 2 lots on 0.308 acres. The applicant proposes resubdividing an existing lot into two lots for single-family residential use. The existing structure on the lot will be demolished prior to plat recordation. All City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements.

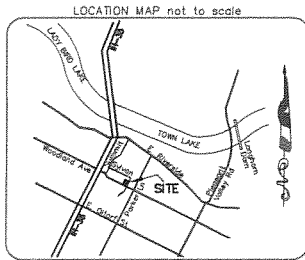
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)



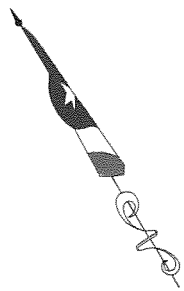
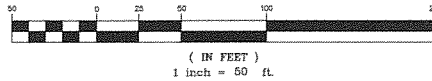
not to scale

## RESUBDIVISION OF LOT 13, WOODLAND HILLS SECTION ONE

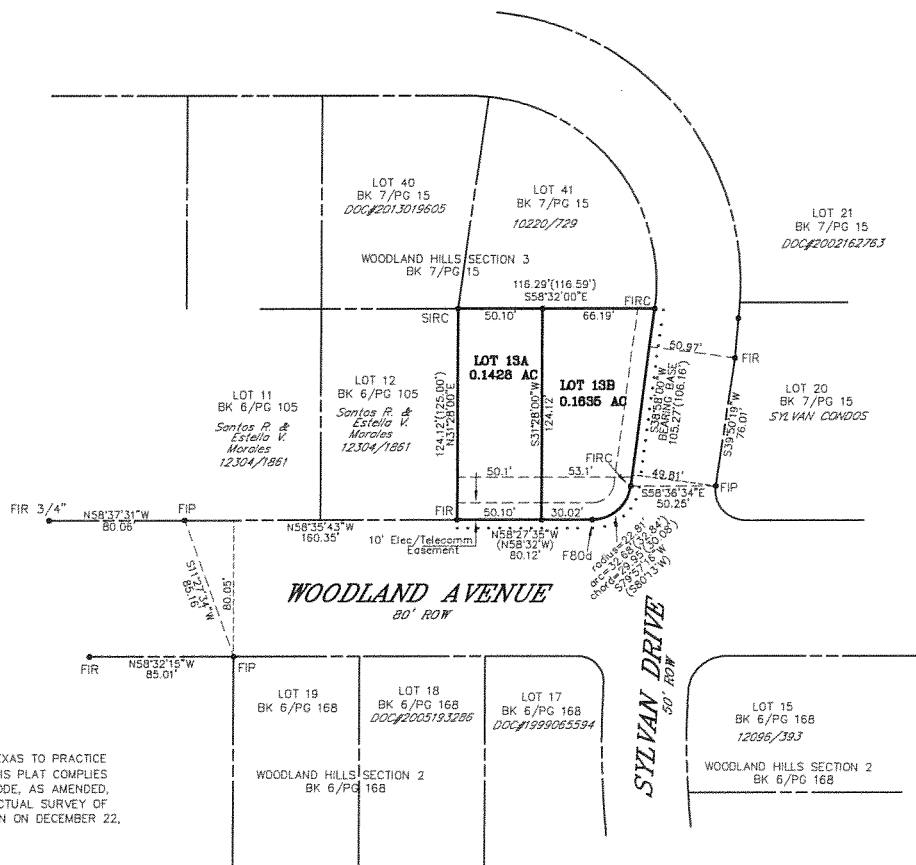


TWO LOTS/ONE BLOCK  
 LOT 13A- 6,220 SQ FT/0.1428 AC  
 LOT 13B- 7,124 SQ FT/0.1635 AC  
 BLOCK A TOTAL- 13,344 SQ FT/0.3063 AC  
 TWO LOTS FOR SINGLE FAMILY DWELLINGS

## GRAPHIC SCALE



**LEGEND**  
 FOUND 1/2" IRON ROD FIR  
 FOUND IRON ROD W/CAP FIRC  
 FOUND 804 NAIL FB00  
 SET 1/2" IRON ROD W/CAP SIRC  
 LABELED "WATERLOO RPLS 4324"  
 (RECORD CALL)  
 SIDEWALKS REQUIRED  
**BENCHMARK BM:**  
 TRIANGLE CUT IN CONCRETE CURB;  
 ASSUMED ELEVATION 100.00'



## SURVEYOR'S CERTIFICATION:

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON DECEMBER 22, 2016.

THOMAS P. DIXON R.P.L.S. #4324  
 WATERLOO SURVEYORS, INC.  
 P.O. BOX 160176  
 AUSTIN, TEXAS 78716-0176  
 PH-512-481-9602  
 FAX-512-330-1621  
 thomas@waterloosurveyors.com

4/4/2017

DATE



## PROJECT DATA

OWNER: SUSAN KIM  
 1607 BAKER ST  
 SAN FRANCISCO, CA 94115

PROPERTY ADDRESS: 1712 WOODLAND AVENUE

LEGAL DESCRIPTION: BEING 0.3063 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, BEING LOT 13, WOODLAND HILLS SECTION ONE, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 6, PAGE 105, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

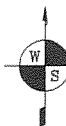
TWO LOTS/ONE BLOCK

PREPARATION DATE: JANUARY 10, 2017

SUBMITTAL DATE: FEBRUARY 8, 2017

CASE # C8-2017-0022.OA

PAGE 2 OF 2



WATERLOO SURVEYORS INC.  
 PO BOX 160176  
 AUSTIN, TEXAS 78716-0176  
 Phone: 512-481-9602  
 www.waterloosurveyors.com  
 T.B.P.L.S. FIRM#10124400  
 J15000P

**Perryman, Don**

---

**From:** Lawrence Sunderland [\[REDACTED\]](#)  
**Sent:** Friday, April 13, 2018 8:09 AM  
**To:** Perryman, Don  
**Subject:** C8-2017-0022.0A

I support the proposed Resubdivision at 1712 Woodland Ave.

If I remember rightly the applicant asked the EROC contact team about this before she began the process. Do not remember any dissent or discomfort with the proposal.

Larry

Sent from my iPad