

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.

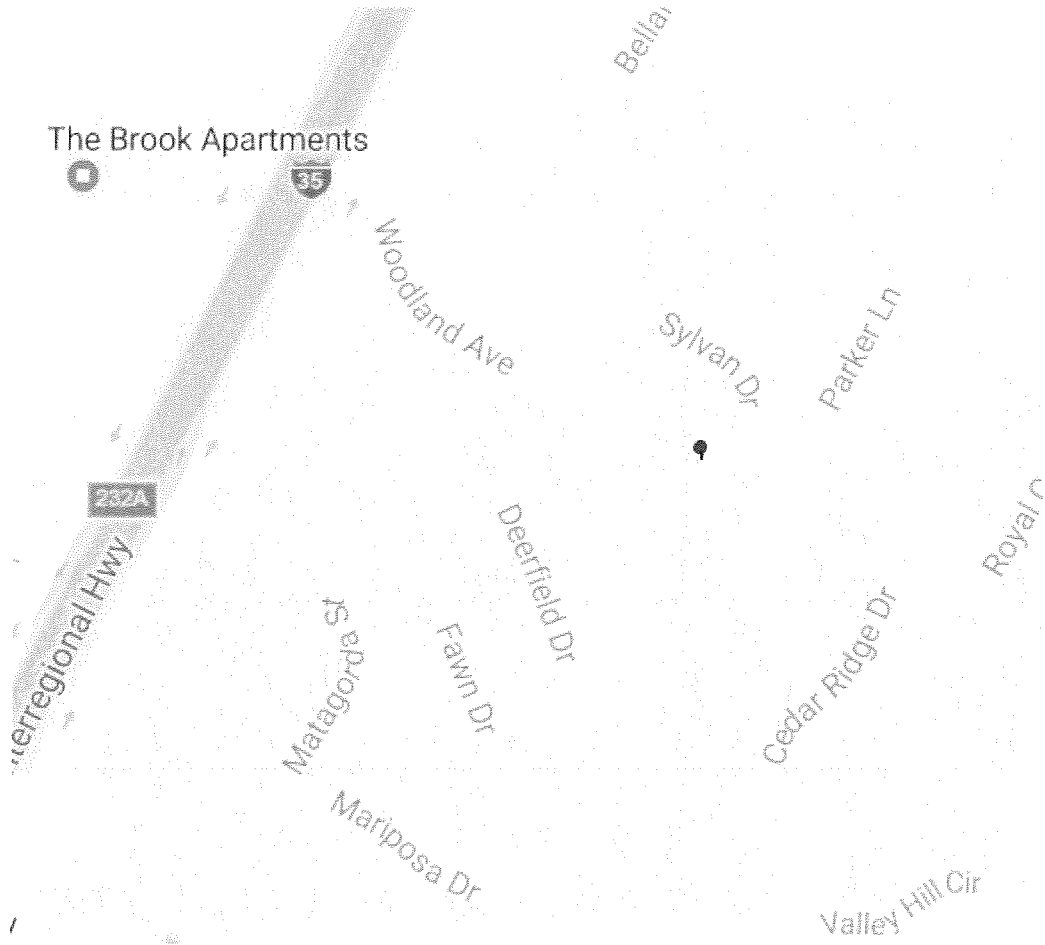
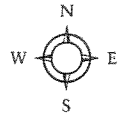
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

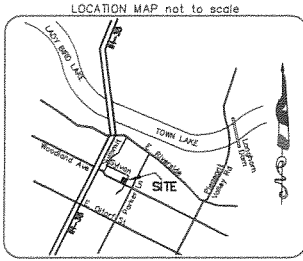
PHONE: 512-974-2786

E-mail: don.perryman@austintexas.gov

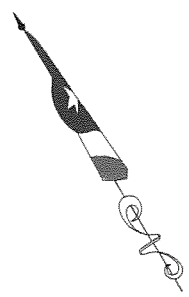
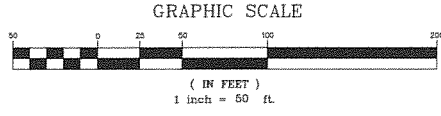


not to scale

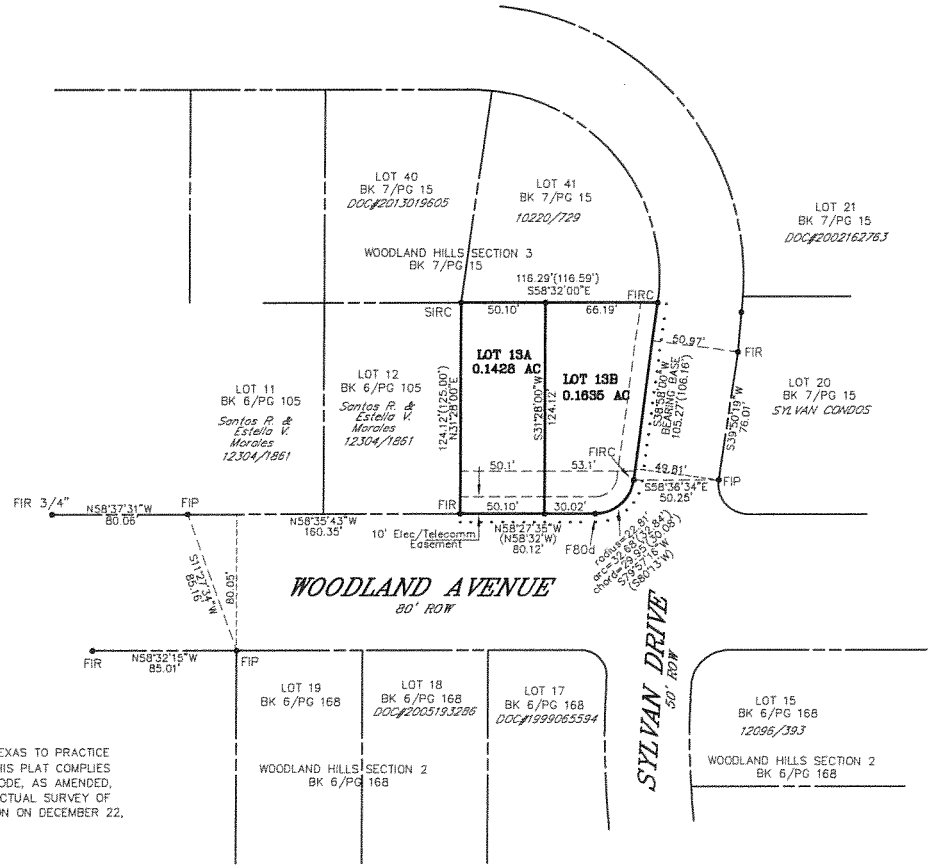
RESUBDIVISION OF LOT 13, WOODLAND HILLS SECTION ONE



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



LEGEND
 FOUND 1/2" IRON ROD FIR
 FOUND IRON ROD W/CAP FIRC
 FOUND 80# NAIL F800
 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
 4/4/2017
 THOMAS P. DIXON R.P.L.S. #4324 DATE
 WATERLOO SURVEYORS, INC.
 P.O. BOX 160176
 AUSTIN, TEXAS 78716-0176
 PH-512-481-9602
 FAX-512-330-1621
 thomas@waterloosurveyors.com



PROJECT DATA

 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	<p>OWNER: SUSAN KIM 1607 BAKER ST SAN FRANCISCO, CA 94115</p> <p>PROPERTY ADDRESS: 1712 WOODLAND AVENUE</p> <p>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.</p> <p>TWO LOTS/ONE BLOCK PREPARATION DATE: JANUARY 10, 2017 SUBMITTAL DATE: FEBRUARY 8, 2017</p>	<p>CASE # CB-2017-0022.OA</p> <p>PAGE 2 OF 2</p>
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Perryman, Don

From: Lawrence Sunderland [mailto:lsunderland@...]
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