

SUBDIVISION REVIEW SHEET

C12
1

CASE NO: C8-2010-0047.0A

PC DATE: May 11, 2010

SUBDIVISION NAME: Vance Park, Lot B, First Resubdivision

AREA: 1.18 acres

LOTS: (2)

APPLICANT: Reynaldo Ortiz

AGENT: J. Valera Engineering
(Juan M. Valera, P.E.)

ADDRESS OF SUBDIVISION: 1808 Vance Circle

GRIDS: H23

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

NEIGHBORHOOD PLAN: Downtown

PROPOSED LAND USE: Single-Family, Commercial-Office

ADMINISTRATIVE WAIVERS:

VARIANCES:

SIDEWALKS:

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for disapproval of the Vance Park, Lot B, First Resubdivision. The subdivision is composed of (2) lots on 1.18 acres.

STAFF RECOMMENDATION:

The staff recommends disapproval of the Vance Park, Lot B, First Resubdivision. The plat does not meet all applicable State and City of Austin LDC requirements. Staff will continue to work with the applicant to ensure compliance.

PC COMMISSION ACTION:

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TR# 10425943

GRAPHIC SCALE



(IN FEET)

SCALE: 1" = 50'

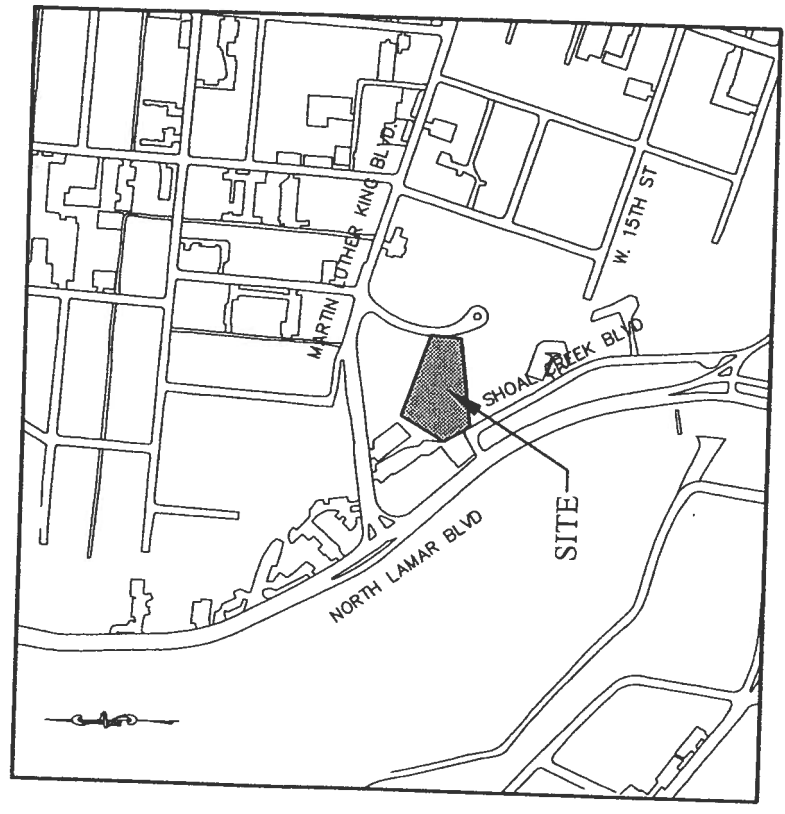
LOT TABLE

AND USE	SF	AC
LE FAMILY	33,173	0.762
LE FAMILY	18,198	0.418
TOTALS	51,371	1.18

R OF SINGLE FAMILY LOTS 2
R OF LOTS IN THIS SUBDIVISION 2

US	CHORD BEARING	CHORD	ARC
2'	ACTUAL S 02°03'26" W	99.97'	100.36'
	RECORD S 02°07'00" W	100.00'	100.38'
4'	ACTUAL N 32°57'47" W	84.52'	84.58'
	RECORD N 33°10'00" W	83.58'	83.64'

BEARING & DISTANCE	
N 29°04'30" W	13.70'
N 29°23'00" W	14.60'



LOCATION MAP

IE STATE OF TEXAS
IE COUNTY OF TRAVIS

DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH
L PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 174.150,
IN COMBINATION WITH CHAPTER 174, SUBCHAPTER C, TEXAS ENGINEERING PRACTICE ACT.