

C34
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0126.0A

P.C. DATE: August 13, 2013

SUBDIVISION NAME: Hoffman Resubdivision

AREA: 0.4541 acres

LOTS: 3

APPLICANT: Peter B. Hoffman /
1208 Partners LLC

AGENT: Big Red Dog
(Robert Brown)

ADDRESS OF SUBDIVISION: 1210 E. 7th Street

GRIDS: J22

COUNTY: Travis

WATERSHED: Waller Creek

JURISDICTION: Full Purpose

EXISTING ZONING: TOD-NP

LAND USE: Single Family / Office (existing)

NEIGHBORHOOD PLAN: Central East Austin

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Hoffman Resubdivision composed of 3 lots on 0.4541 acres. The applicant proposes to resubdivide two existing lots into a three lot subdivision for an existing office use and proposed residential uses. The lots are zoned TOD-NP and within The Plaza Saltillo Transit Oriented Development District. The Plaza Saltillo T.O.D. allows a minimum lot size of 2,500 square feet and a minimum lot width of 20 feet. The proposed resubdivision meets the criteria with lot sizes greater than 3,000 square feet and lot widths greater than 20 feet.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision, the resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

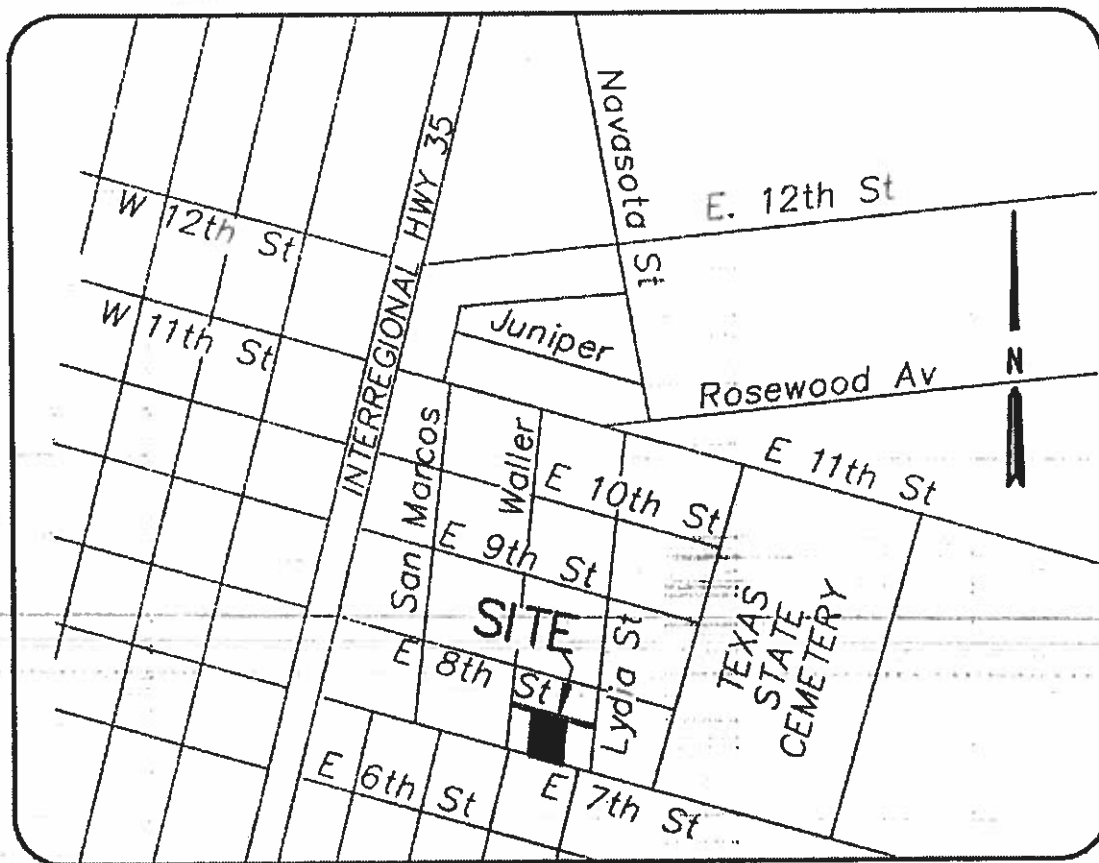
CASE MANAGER: Cesar Zavala

PHONE: 974-3404

E-mail: Cesar.Zavala@austintexas.gov

C34/2

LOCATION MAP not to scale



HOFFMANN RESUBDIVISION

C34
3

LOCATION MAP not to scale:



THREE LOTS/ONE BLOCK

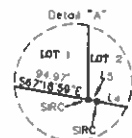
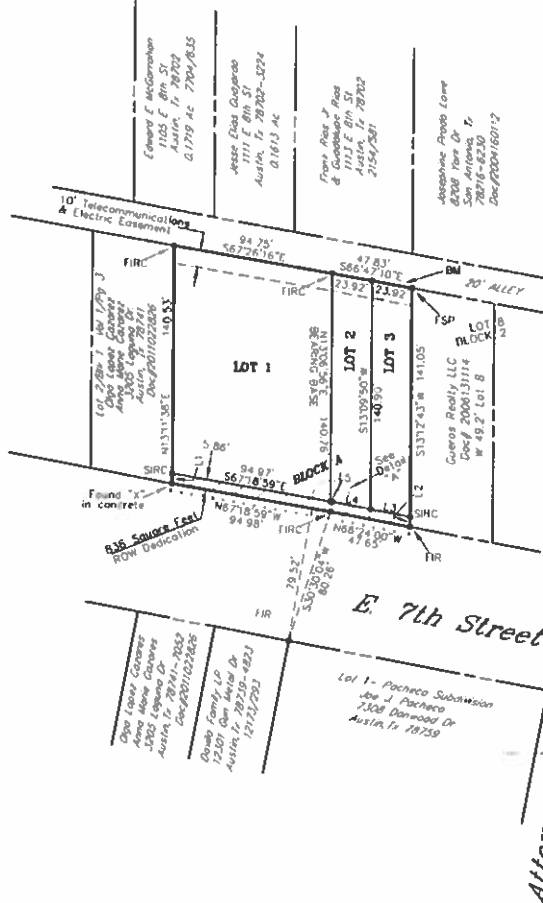
LOT 1- 12,604 SQ FT/0.2883 AC
LOT 2- 3,168 SQ FT/0.0727 AC
LOT 3- 3,172 SQ FT/0.0728 AC
ROW DEDICATION-- 836 SQ FT/0.0192 AC
BLOCK A-- 19,780 SQ FT/0.4541 AC

LEGEND

FOUND IRON ROD FIR
FOUND IRON ROD W/CAP FIR
FOUND SPINDLE FSP
SET IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324"
(RECORD CALL)
SIDEWALKS REQUIRED
BENCHMARK: BM
Set IR Spike in power pole,
Elevation 445.88 NAVD88
BEARING BASE
East side of F & S Capital tract,
field notes in Doc#2005140714



GRAPHIC SCALE



LINE	BEARING	DISTANCE
1	N17°11'38"E	5.94'
2	S13°12'43"W	6.58'
3	N66°24'00"W	23.83'
4	N66°24'00"W	22.79'
5	N67°18'59"E	1.03'

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 JULY 25, 2012.

[Signature]

June 20, 2013

DATE

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



PROJECT DATA

OWNERS: PETER HOFFMANN 1208 PARTNERS LLC
4600 MUELLER BLVD #4050 1810 BELFORD DRIVE
AUSTIN, TEXAS 78723 AUSTIN, TEXAS 78757

PROPERTY ADDRESS: 1208 & 1210 E 7TH STREET
LEGAL DESCRIPTION: 0.4541 ACRE OF LAND, AND BEING LOT 9 AND LOT 10, BLOCK 2, GEO. I ROBERTSON'S SUBDIVISION OUT OF OUTLOTS 2 AND 3, DIVISION "B", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 4, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

3 LOTS/ONE BLOCK
PREPARATION DATE: JUNE 18, 2013

SUBMITTAL DATE: AUGUST 8, 2012
CASE # C8-2012-0126.OA