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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0211.0A

P.C. DATE: June 23, 2015
June 9, 2015

SUBDIVISION NAME: Langham Place, Resubdivision of Lot 48, Block C, C.L. Angell Addition

AREA: 0.23 acres

LOTS: 3

APPLICANT: Cantegra Investment LLC
(Shaun Ryan)

AGENT: Tom Groll Engineering
(Tom Groll)

ADDRESS OF SUBDIVISION: 6114 Langham St.

GRIDS: L19

COUNTY: Travis

WATERSHED: Country Club East

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: Montopolis

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

DEPARTMENT COMMENTS: The request is for the approval of the Langham Place, Resubdivision of Lot 48, Block C, C.L. Angell Addition. The applicant proposes to resubdivide an existing lot into a three lot subdivision for Cottage Use. The plat is within the Montopolis Neighborhood Plan which allows Cottage use, and follows the neighborhood plan requirements. The minimum lot width is 30 feet, and the minimum lot area is 2,500 square feet for Cottage Lot use.

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 subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

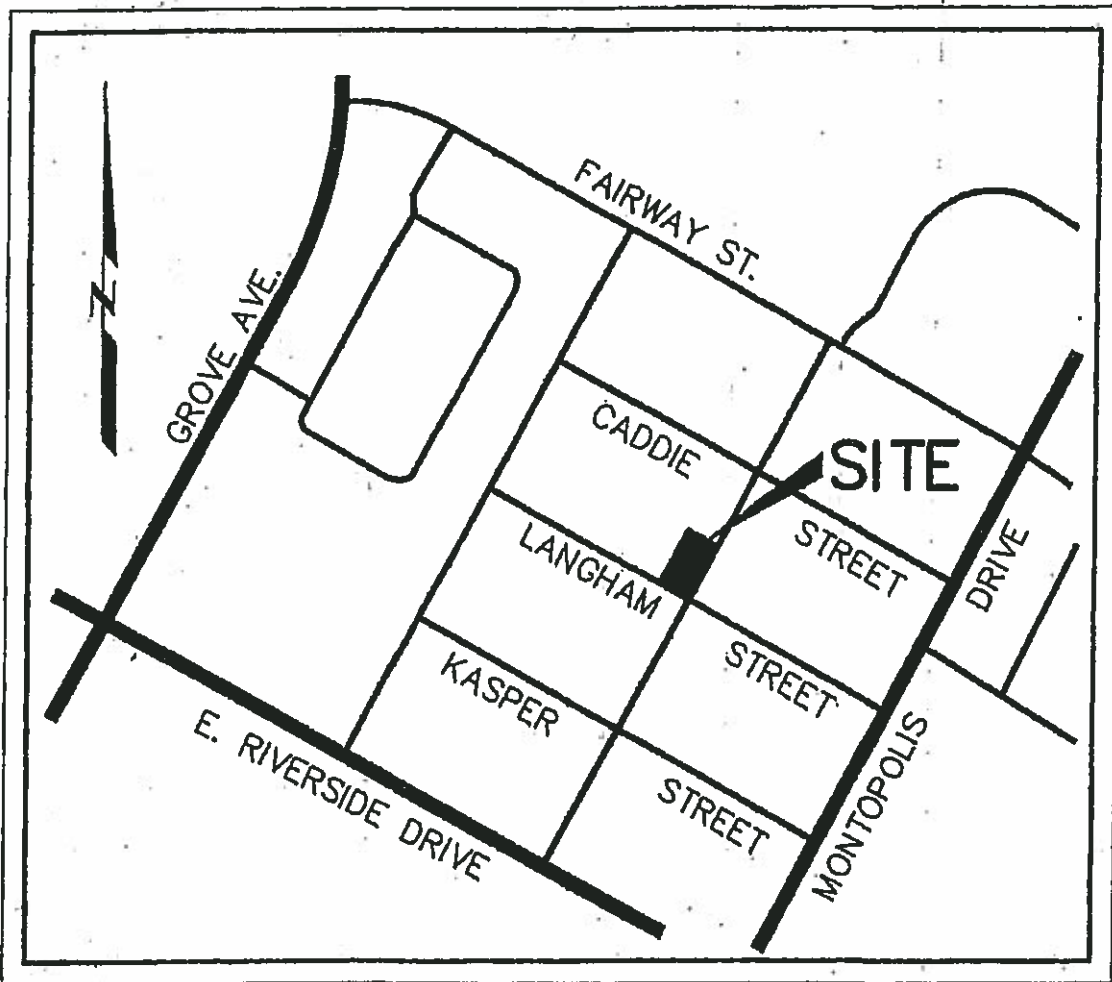
June 9, 2015 – Case postponed to the June 16, 2015 commission meeting at the request of the Montopolis Neighborhood Association.

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

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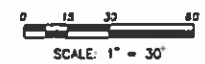
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VACINITY MAP
NOT TO SCALE



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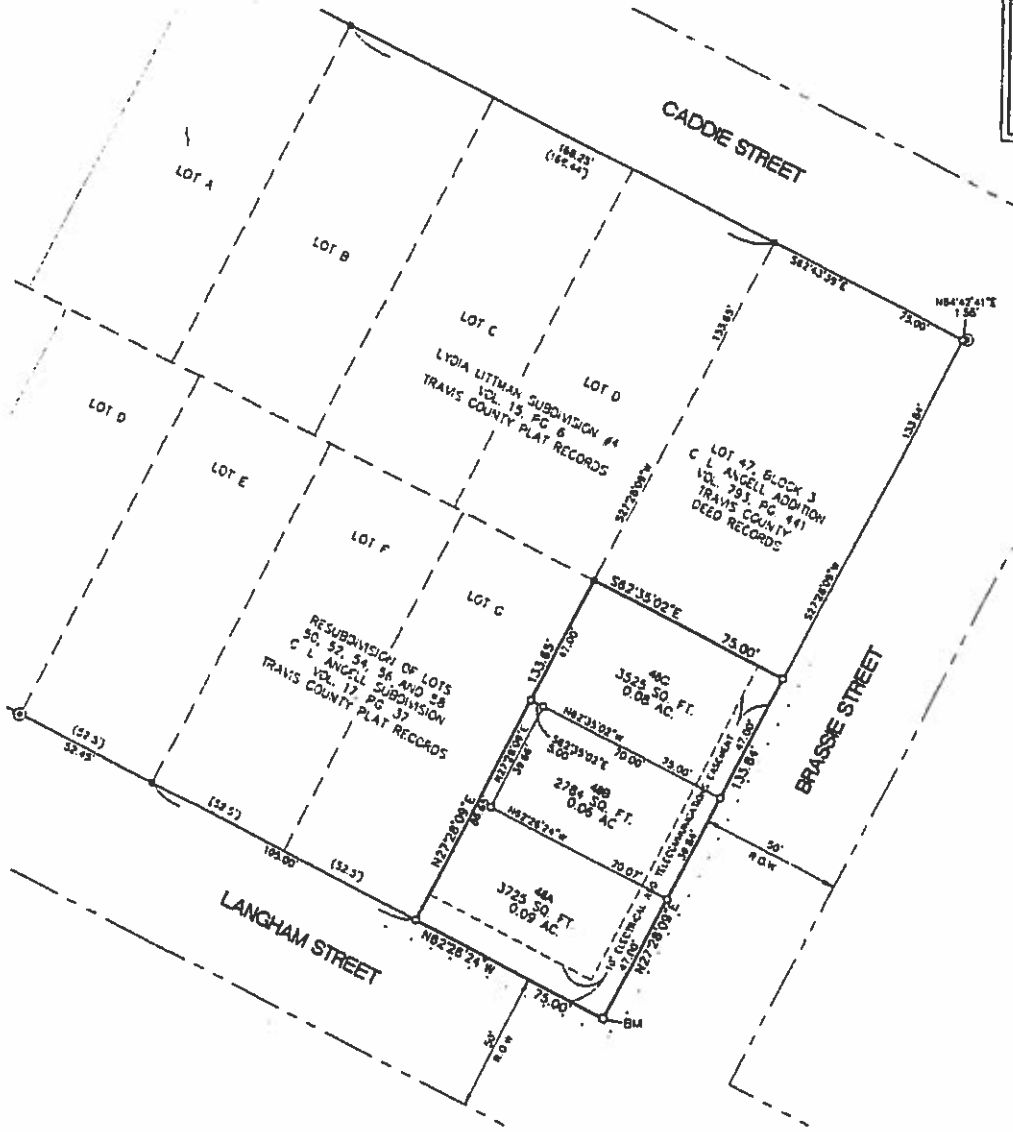
BASIS OF BEARINGS:
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), US SURVEY FEET.

TOTAL AREA: 0.23 ACRE
NUMBER OF LOTS: 3
NUMBER OF BLOCKS: 1

OWNER:
CANTEGRA INVESTMENTS LLC
7018 TANAGUA LANE
AUSTIN, TX 78739
512-498-5200

ENGINEER:
TOM GROLL ENGINEERING, PC
5208 PRYOR LANE
AUSTIN, TX 78734
512-848-5798

SURVEYOR:
AUSTIN SPATIAL TECHNOLOGIES, LLC
11209 CHRISERIS DRIVE
AUSTIN, TX 78739
512-573-8730



LOT TABLE		
48A	3725 SQ. FT.	0.09 AC
48B	2784 SQ. FT.	0.06 AC
48C	3525 SQ. FT.	0.08 AC
TOTAL	10,034 SQ. FT.	0.23 AC

LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON PIPE FOUND
- 1/2-INCH IRON ROD WITH CAP STAMPED "AST" SET
- △ CALCULATED POINT
- CONCRETE MONUMENT SET
- BM BENCH MARK (CONCRETE MONUMENT SET)
- SIDEWALK

BENCH MARK

BM: TOP OF CONCRETE MONUMENT WITH IRON ROD CAPPED STAMPED "AST" AT THE SOUTHWEST CORNER OF LOT 48A
ELEVATION = 200.00 DATUM NAVD83



AUSTIN SPATIAL TECHNOLOGIES, LLC
LAND SURVEYORS - GEOMATIC SPECIALISTS
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FIRM REGISTRATION NO. 10173190

LANGHAM PLACE
RESUBDIVISION OF
LOT 48, BLOCK C
C. L. ANGELL ADDITION
IN THE CITY OF AUSTIN, TEXAS

CANTEGRA INVESTMENTS, LLC
7018 TANAGUA LANE
AUSTIN, TX 78739



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