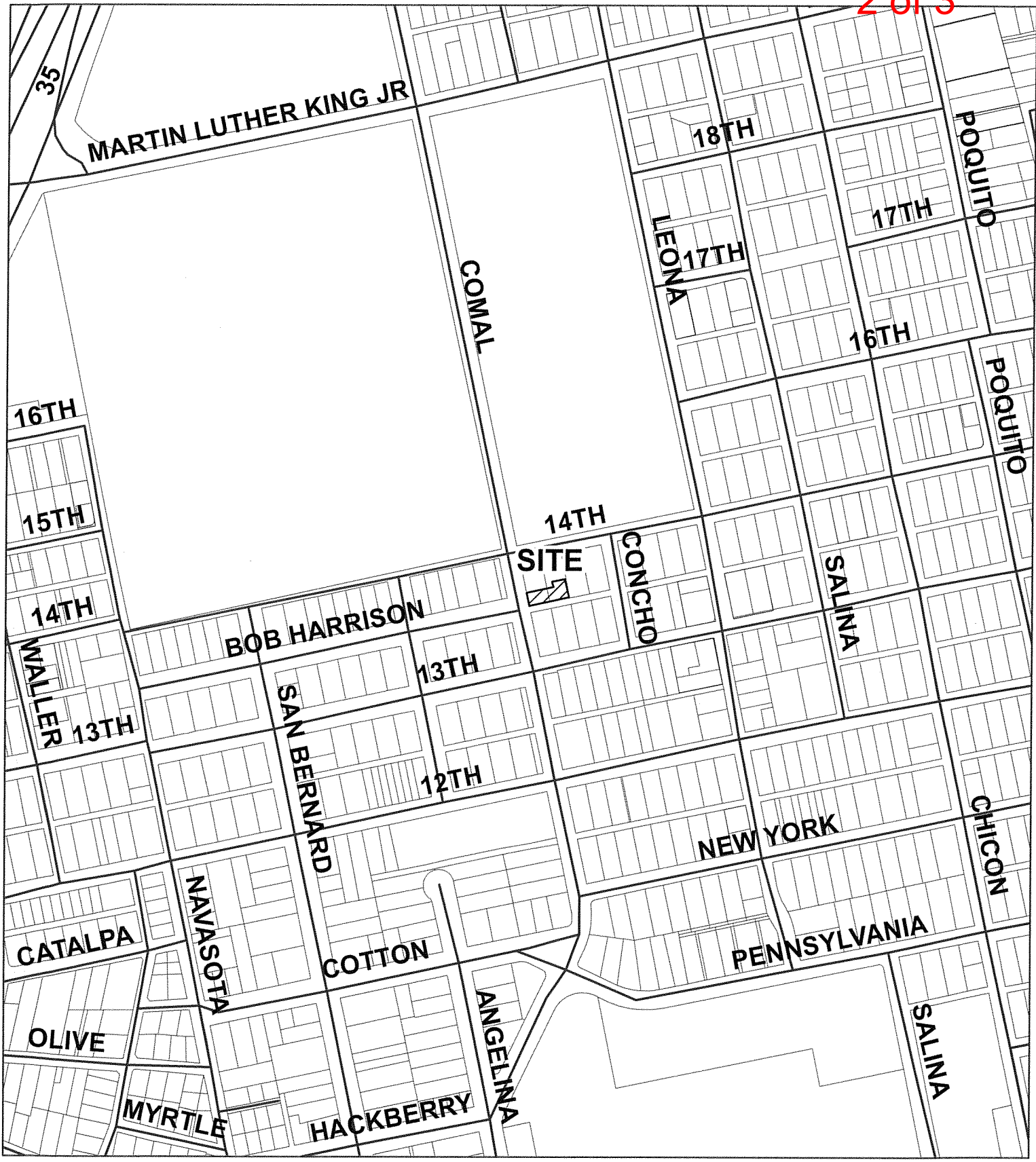


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0008.0A**P.C. DATE:** December 8, 2015**SUBDIVISION NAME:** Resubdivision of Portion of Lots 7 and 8, Block 8, C.R. Johns & Co. Subdivision**AREA:** 0.1434 acres**LOT:** 1**APPLICANT:** Alan Gonzalez**AGENT:** Perales Engineering, LLC  
(Jerry Perales)**ADDRESS OF SUBDIVISION:** 1313 Comal St.**GRIDS:** K23**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**LAND USE:** Residential**NEIGHBORHOOD PLAN:** Central East Austin

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Portion of Lots 7 and 8, Block 8, C.R. Johns & Co. Subdivision composed of 1 lot on 0.1434 acres. The applicant proposes to resubdivide portions of existing lots into a one lot subdivision for residential use. The proposed lot follows zoning requirements for use, lot width and lot size.

**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  
**E-mail:** cesar.zavala@austintexas.gov**PHONE:** 512-974-3404

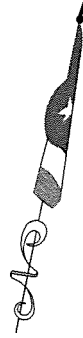
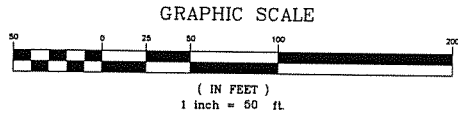
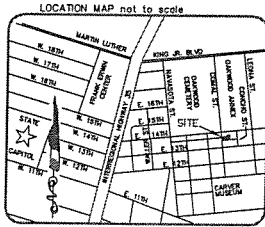


CASE#: C8-2015-0177.0A  
 ADDRESS: 900 S. 1ST STREET  
 PROJECT: 900 SOUTH 1ST PLAT  
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

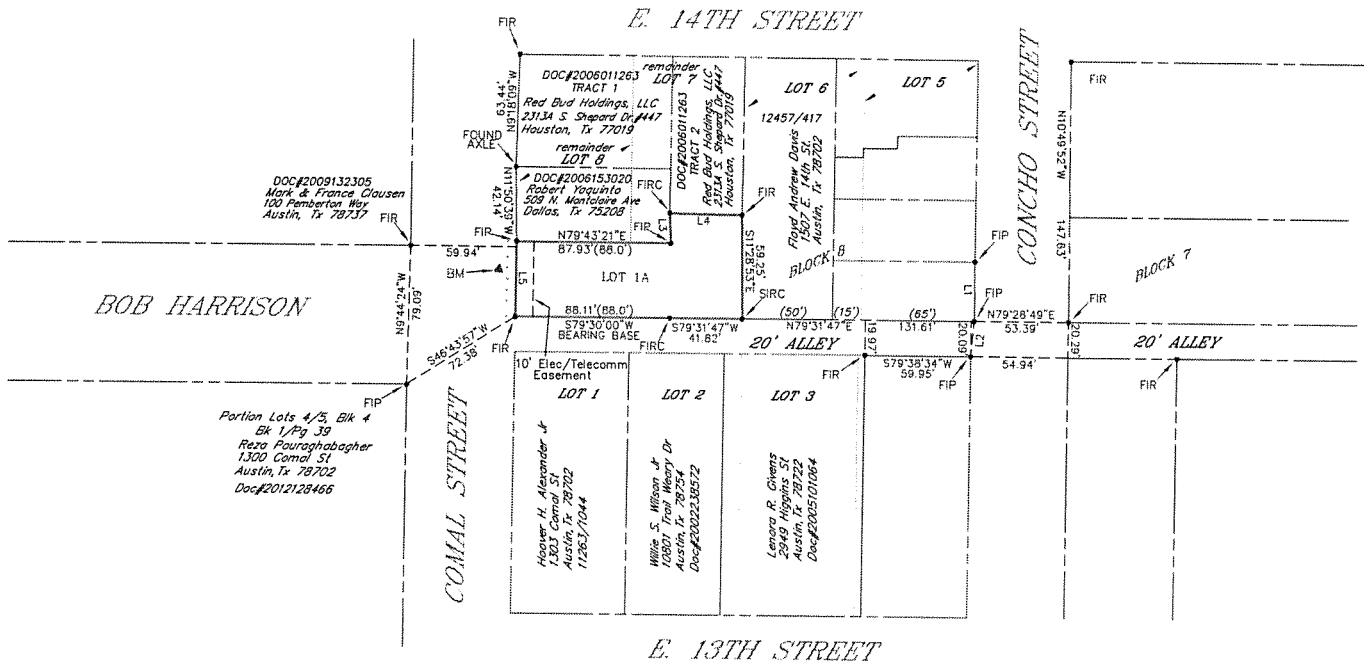
RESUBDIVISION OF PORTION OF LOTS 7 AND 8, BLOCK 8, C.R. JOHNS & CO. SUBDIVISION

3 of 3



- LEGEND
- FOUND 1/2" IRON ROD                      FIR
  - FOUND IRON ROD W/CAP                  FIRC
  - FOUND 1/2" IRON PIPE                    FIP
  - SET 1/2" IRON ROD W/CAP                SIRC
  - LABELED "WATERLOO RPLS 4324"        (RECORD CALL)
  - SIDEWALKS REQUIRED
  - BENCHMARK BM:
  - TRIANGLE CUT IN CONCRETE CURB;
  - ELEVATION 551.74' NAVD88

ONE LOT/ONE BLOCK  
TWO SINGLE FAMILY DWELLINGS  
LOT 1A-- 6,246 SQ FT/0.1434 AC  
BLOCK TOTAL-- 6,246 SQ FT/0.1434 AC



LINE TABLE

L#	BEARING	DISTANCE
L1	N10°38'36"W	33.97'
L2	S5°04'30"E	20.15'
L3	N1°13'21"W	17.25'
L4	N8°30'22"E	41.67'
L5	N10°18'47"W	43.65'

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 SEPTEMBER 29, 2014.

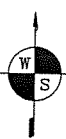
THOMAS P. DIXON R.P.L.S. #4324  
WATERLOO SURVEYORS, INC.  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
PH-512-481-9602  
FAX-512-330-1621  
thomas@waterloosurveyors.com

SEPTEMBER 9, 2015  
DATE

PROJECT DATA

OWNER: ALAN GONZALEZ  
1 HULL CIRCLE  
AUSTIN, TEXAS 78746  
PROPERTY ADDRESS: 1313 E COMAL ST/ 1505 E. 14TH ST.  
LEGAL DESCRIPTION: BEING 0.1434 ACRE OF LAND OUT OF LOTS 7 AND 8, BLOCK 8, C.R. JOHNS & CO. SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 3, PLAT RECORDS, TRAVIS COUNTY, TEXAS.  
ONE LOT/ONE BLOCK  
PREPARATION DATE: OCTOBER 7, 2014.  
SUBMITTAL DATE: JANUARY 21, 2014  
REVISION DATE: JULY 23, 2015

CASE # CB-2015-0008.OA  
PAGE 2 OF 2



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J14227P