

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0019.0A**P.C. DATE:** October 10, 2017**SUBDIVISION NAME:** Resubdivision of Lot 8 and a Portion of Lot 7, Block 12, C.R. Johns
Subdivision of Outlot 45 Division B**AREA:** 0.3132 acres**LOT(S):** 2**OWNER/APPLICANT:** Coletto Corner, LLC
(Scott Turner)**AGENT:** Thrower Design
(Ron Thrower)**ADDRESS OF SUBDIVISION:** 2201 E. 22nd Street**WATERSHED:** Boggy Creek**COUNTY:** Travis**EXISTING ZONING:** SF-3-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** Upper Boggy Creek**PROPOSED LAND USE:** Single-Family**VARIANCES:** None

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 8 and a Portion of Lot 7, Block 12, C.R. Johns Subdivision of Outlot 45 Division B composed of two lots on 0.3132 acres. The applicant is proposing to resubdivide an existing lot, a portion of a lot, and a vacated alley into a two lot subdivision for residential use.

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

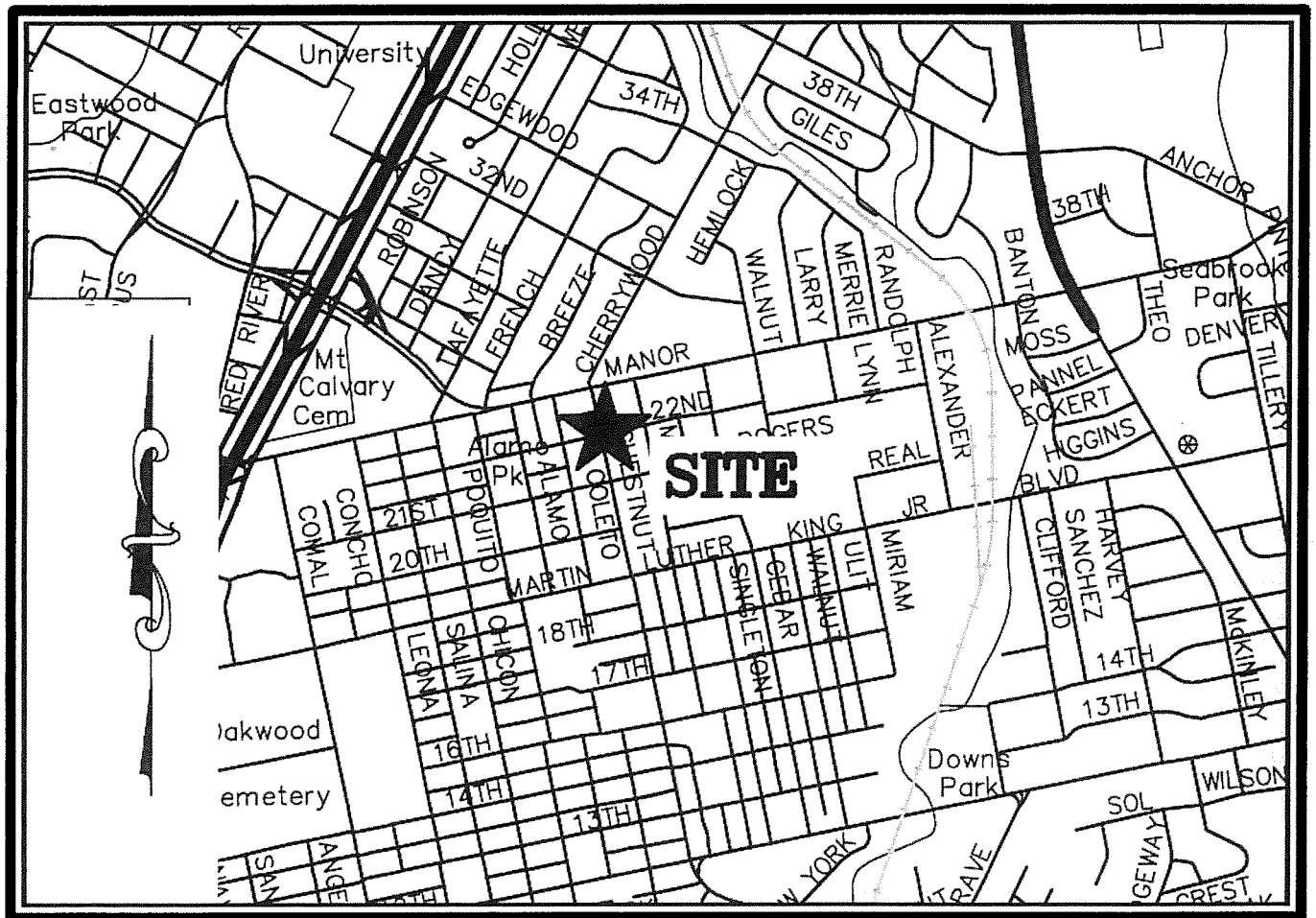
PLANNING COMMISSION ACTION:

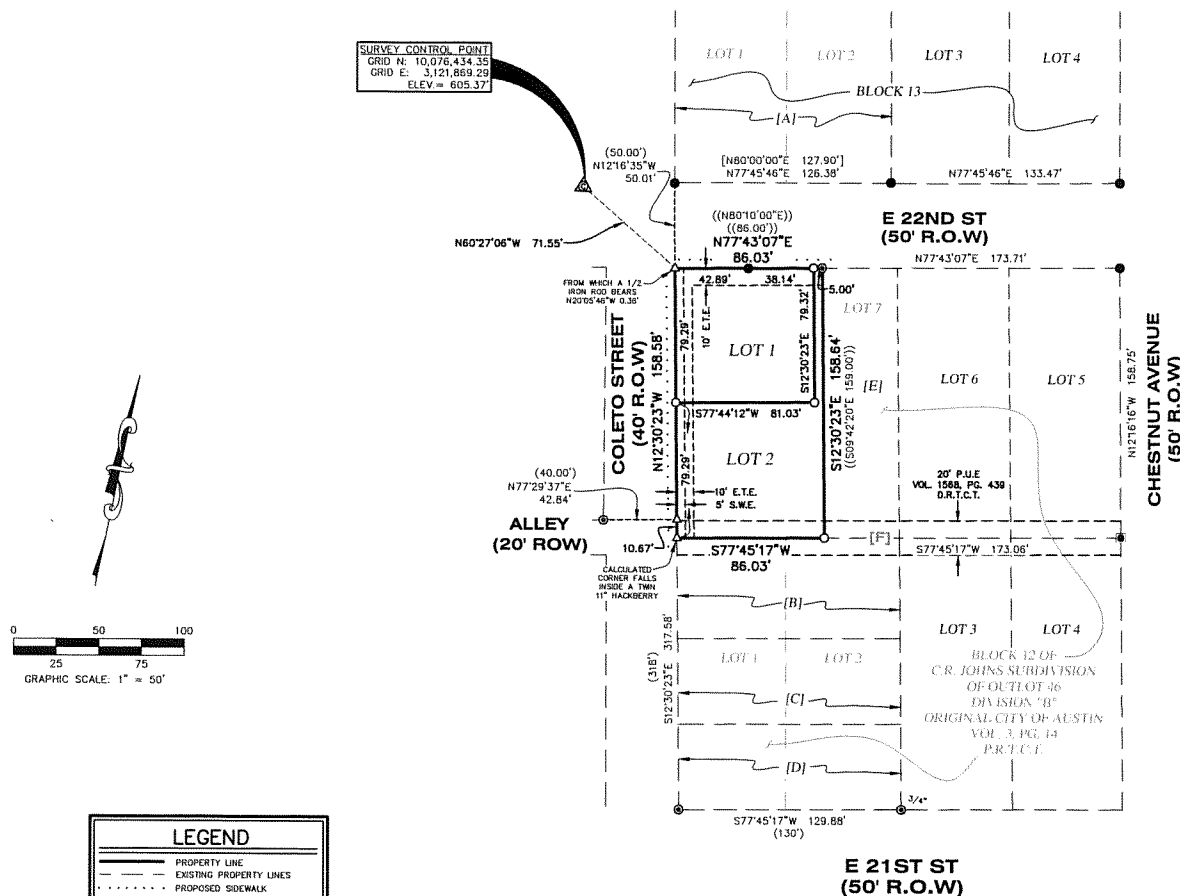
CASE MANAGER: Cesar Zavala
Email address: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

VICINITY MAP

SCALE: 1" = 2000'





LEGEND

—	PROPERTY LINE
- - - -	EXISTING PROPERTY LINES
- . - . -	PROPOSED SIDEWALK
○	1/2" IRON ROD WITH "WARD-5811" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊗	IRON ROD WITH "BURRIS" CAP FOUND
△	CALCULATED POINT
▲	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
E.T.E.	ELECTRIC/TELECOMMUNICATIONS EASEMENT
S.W.E.	SIDEWALK EASEMENT
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 3 PG. 14
(.....)	DEED INFORMATION PER PLAT VOL. 13257 PG. 2102
(.....)	RECORD INFORMATION PER DEED DOC# 2010049987
(.....)	RECORD INFORMATION PER FIELD BOOK 1498 PAGE 54 COA PUBLIC WORKS

LOT SUMMARY:

LOT 1	0.1475 AC.	6,426 SQ. FT.
LOT 2	0.1657 AC.	7,220 SQ. FT.
TOTAL =	0.3132 AC.	13,646 SQ. FT.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48453C 0485J, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "WARD CONTROL" CAP SET. GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON 11-04-2016, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 10077518.00, E 3124864.57, ELEV. 547.00'.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CONS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000089273599.

[A]
THE CALLED SOUTHERLY 50 FEET OF SAID LOTS 1 AND 2, SAVE AND EXCEPT THE EASTERLY 3 FEET OF LOT 2 OWNER: DANIEL C. TUCEK AND WIFE, CATHERINE A. TUCEK VOL. 13257, PG. 2102 R.P.R.T.C.T.

[B]
THE CALLED NORTH 49 FEET OF LOTS 1 AND 2 BLOCK "12" C.R. JOHNS SUBDIVISION OF OUTLOT 46 DIVISION "B", PLUS THE SOUTH ONE-HALF OF A 20 FOOT ALLEY VACATED IN VOL. 1568 PG. 439 OWNER: ISHVAR PATEL DOC. # 2004170434 O.P.R.T.C.T.

[C]
CALLED 50' X 130' OUT OF THE CENTER OF LOTS 1 AND 2, BLOCK 12, C.R. JOHNS SUBDIVISION OF OUTLOT 46, DIVISION "B", BOOK 3, PAGE 14, P.R.T.C.T. OWNER: RICK P. FISHER DOC. #2008107016 O.P.R.T.C.T.

[D]
THE CALLED SOUTH 50 FEET OF LOTS 1 AND 2, BLOCK 12, C.R. JOHNS SUBDIVISION, VOLUME 3, PAGE 14, P.R.T.C.T. OWNER: MAC R. REDMON AND WIFE JAMIE D REDMON DOC. #2006054676 O.P.R.T.C.T.

[E]
CALLED A 0.157 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 12, C.R. JOHNS SUBDIVISION OF OUTLOT 46, AND ALSO ONE-HALF OF THE ADJACENT VACATED ALLEY VACATED IN VOL. 2440, PG. 143 D.R.T.C.T. OWNER: CHARLES B. ROESSLER, JR. AND WIFE GAIL C. ROESSLER DOC. #2010049987 O.P.R.T.C.T.

[F]
ALLEY (20' R.O.W.) VACATED IN VOL. 1568 PG. 439 D.R.T.C.T.

RESUBDIVISION OF LOT 8 AND A PORTION OF LOT 7, BLOCK 12, C.R. JOHNS SUBDIVISION OF OUTLOT 46 DIVISION "B"



APPLICATION SUBMITTAL DATE: FEBRUARY 3, 2017
CB-2017-0019.0A

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 8/31/2017
Project: 00543
Scale: 1" = 100'
Reviewer: SMD
Tach: RM
Field Crew: CA/CH
Survey Date: NOV. 2016
Sheet: 1 OF 2

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