

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0214.0A

**P.C. DATE:** March 27, 2018

**SUBDIVISION NAME:** Resubdivision Lots 1, 13, 14 and 15 Wilder Addition

**AREA:** 5.41

**LOT(S):** 2

**OWNER/APPLICANT:** Koenig Lane Development Partners (Pat Patterson)

**AGENT:** 360 Professional Services, Scott Foster

**ADDRESS OF SUBDIVISION:** 1301 W Koenig Lane

**GRIDS:** MJ27

**COUNTY:** Travis

**WATERSHED:** Shoal Creek

**JURISDICTION:**

**EXISTING ZONING:** MF-6-CO-NP

**District #** 7

**NEIGHBORHOOD PLAN:** Brentwood

**PROPOSED LAND USE:** multifamily

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on d the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the above referenced resubdivision on Koenig Lane. The proposed plat is composed of 2 lots on 5.41 acres for proposed multifamily use. All City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements.

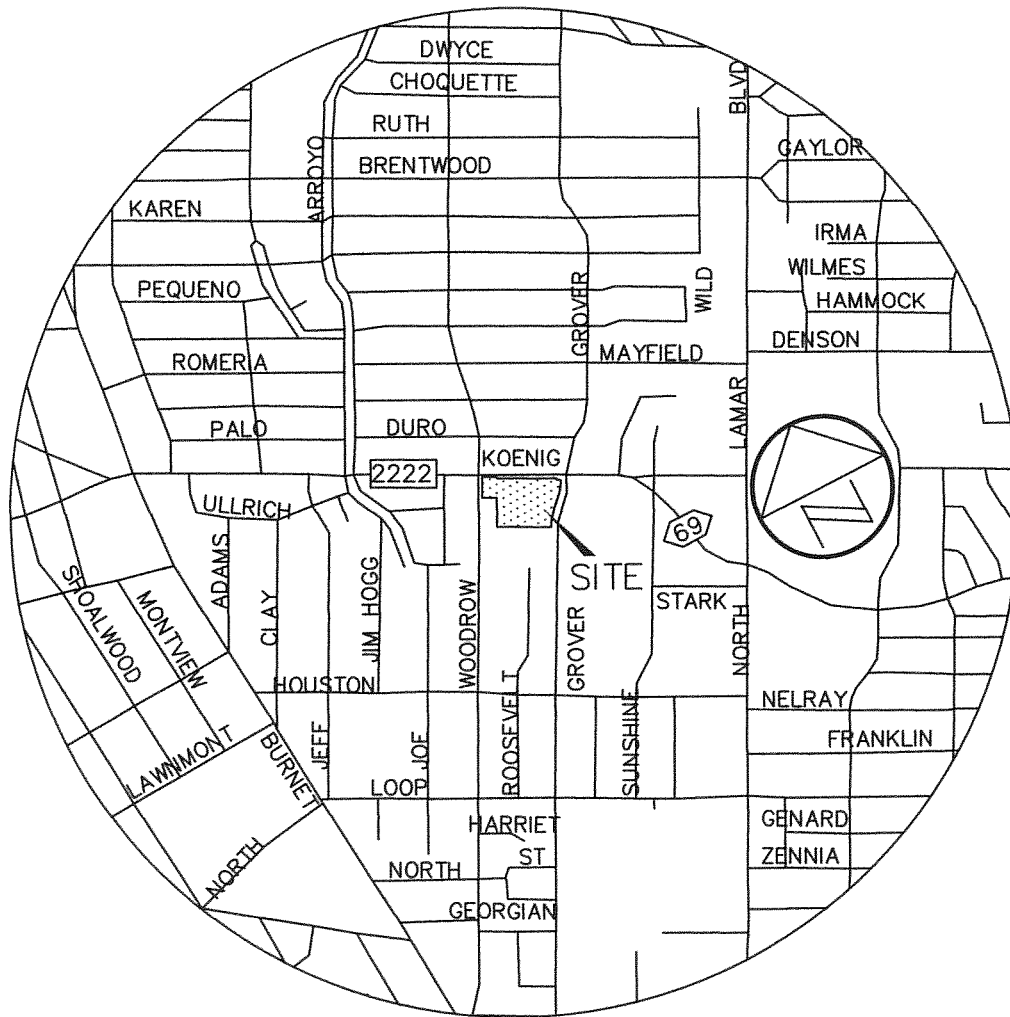
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

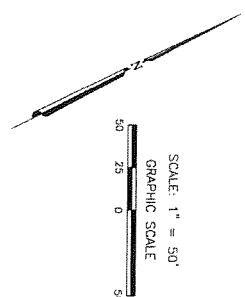
**CITY STAFF:** Don Perryman

**PHONE:** 512-974-2786

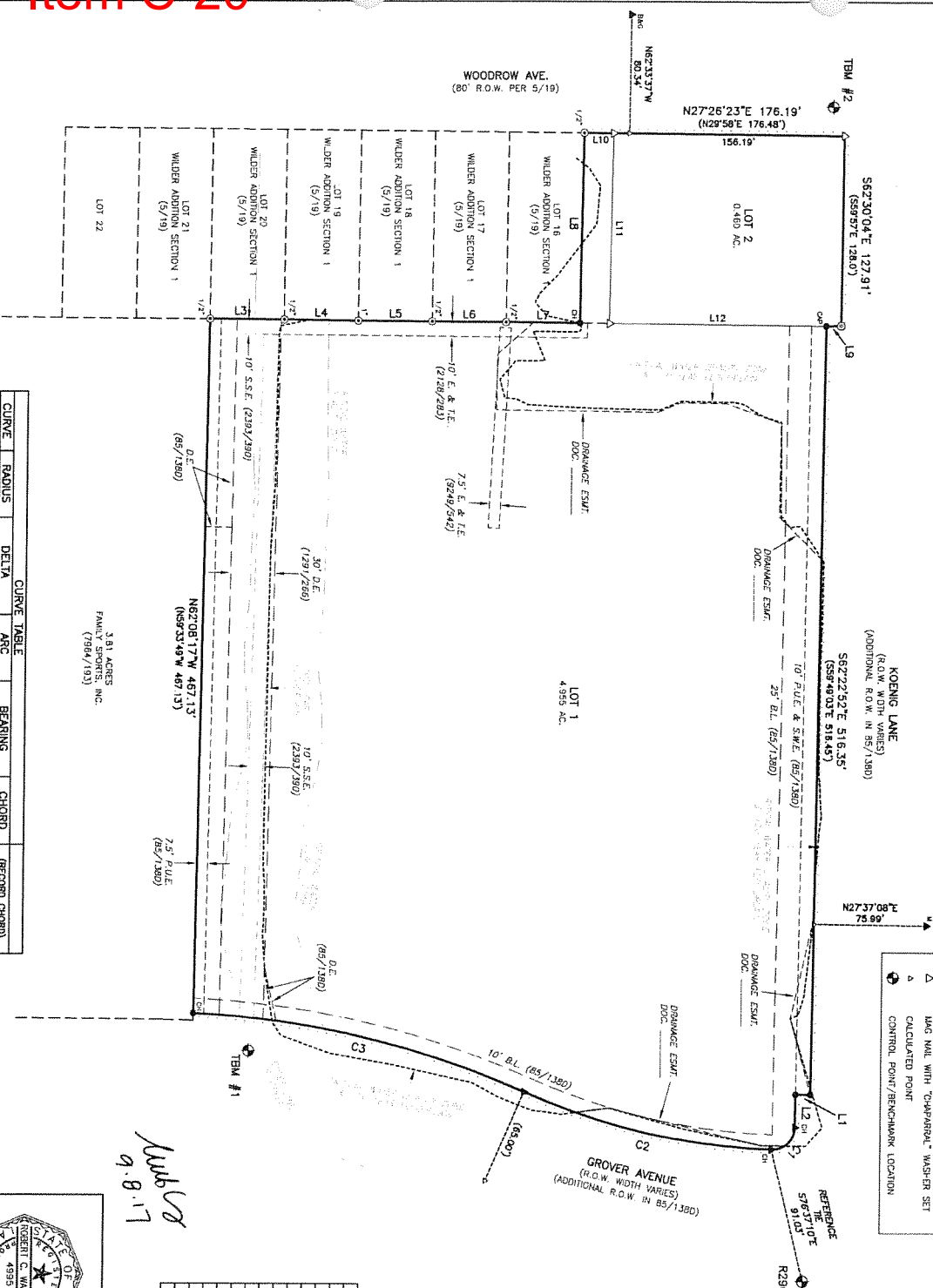
**E-mail:** don.perryman@austintexas.gov



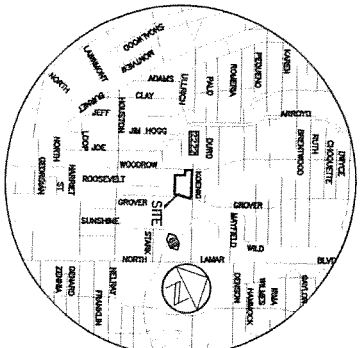
LOCATION MAP  
NOT TO SCALE



# RESUBDIVISION OF LOT 1, WILDER ADDITION SECTION 2, AND LOTS 13, 14 AND 15, WILDER ADDITION SECTION 1



- LEGEND**
- 1/2" REBAR FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
  - ⊙ IRON PIPE FOUND (SIZE NOTED)
  - ⊙ 1/4" TYPE W DISK FOUND
  - ⊙ MAG NAIL WITH "CHAPARRAL" WASHER FOUND
  - ⊙ MAG NAIL FOUND
  - ⊙ MAG NAIL WITH "R&G" WASHER FOUND
  - ⊙ 600 NAIL FOUND
  - ⊙ MAG NAIL WITH "CHAPARRAL" WASHER SET
  - ⊙ CALCULATED POINT
  - ⊙ CONTROL POINT/BENCHMARK LOCATION



**BENCHMARK INFORMATION:**

BM #1: SQUARE IN JUNCTION IN THE WEST CORNER OF GROVER AVENUE, 17'4.45' SOUTH OF THE INTERSECTION OF THE INTERSECTION OF GROVER AVENUE AND CULVER CROSSING GROVER AVENUE. ELEVATION = 669.25'. VERTICAL DATUM: NAVD 88 (GEOID 09)

BM #2: SQUARE IN BACK OF CURB IN 1/2" SOUTH OF THE INTERSECTION OF WOODROW AVENUE AND KOENIG LANE. ELEVATION = 664.21'. VERTICAL DATUM: NAVD 88 (GEOID 09)

**LOT SUMMARY**

TOTAL NO. OF LOTS: 2

TOTAL LOT AVERAGE: 3.415 AC.

LINE	BEARING	DISTANCE	(RECORD)
L1	S27°22'42"W	10.05'	(5824.823E 21.03)
L2	S67°21'45"E	21.93'	(5824.823E 21.03)
L3	N27°17'46"E	50.12'	(N274.03E 50.05)
L4	N27°47'02"E	50.04'	(N274.03E 50.05)
L5	N27°23'15"E	48.79'	(N274.03E 50.05)
L6	N27°28'49"E	48.92'	(N274.03E 50.05)
L7	N27°30'48"E	50.00'	(N274.03E 50.05)
L8	N62°12'17"W	127.80'	(N6212.17W 128.0)
L9	S56°17'32"W	10.05'	(5824.823E 21.03)
L10	N27°06'23"E	20.00'	(5824.823E 21.03)
L11	S67°12'17"E	127.92'	(5824.823E 21.03)
L12	N27°30'48"E	146.81'	(5824.823E 21.03)

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	15.00'	91°10'38"	23.87'	S16°47'42"E	21.43'	(51414.30E 21.43)
C2	456.45'	21°45'14"	173.30'	S39°39'34"W	172.26'	(542712.48W 172.26)
C3	629.25'	21°04'53"	231.53'	S39°59'52"W	230.22'	(542732.09W 230.51)

3.81 ACRES  
FAMILY SPORTS, INC.  
(7864/19)



Robert C. Watra, Jr.  
R.P.L.S. No. 4995

**Chaparral**  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
Firm No. 10125500

PROJECT NO.:  
806-001  
DRAWING NO.:  
806-001-PL1  
PLOT DATE:  
9/08/2017  
PLOT SCALE:  
1"=50'  
DRAWN BY:  
SHEET  
01 OF 02

CB-00000000