

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-004.1A**PC DATE:** April 10, 2018**SUBDIVISION NAME:** Penn Place Cottages Section A**AREA:** 1.9 aces**LOT(S):** 15**OWNER/APPLICANT:** Scott Way**AGENT:** Big Red Dog Engineering (Ricky DeCamps)**ADDRESS OF SUBDIVISION:** 3412 Pennsylvania Avenue**GRIDS:** L23**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3-NP**MUD:** N/A**NEIGHBORHOOD PLAN:** East MLK Combined**DISTRICT:** 1**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** none**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of the Penn Place Cottages Section A final plat out of an approved preliminary plan. The proposed plat is composed of 14 cottage residential lots, one drainage/open space lot and associated right-of-way on 1.9 acres. All City of Austin utilities are available. The applicant will be responsible for all costs associated with any required improvements. Parkland dedication fees have been paid in lieu of land dedication.**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](mailto:don.perryman@austintexas.gov)



Site Location  
±2 Ac.



Site Location Map  
 MX3 East 12th & Pennsylvania Site  
 3413 East 12th Street  
 Austin, Travis County, Texas

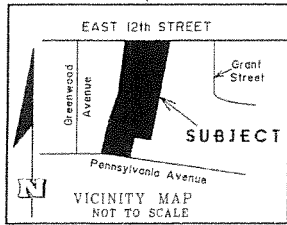


2021 East 5th Street  
 Austin, Texas 78702  
 512.669.5560  
 WWW.BIGREDDOG.COM

# PENN PLACE COTTAGES

## SECTION A

E 12th ST



SCALE: 1" = 30'  
graphic scale  
0 30 60 90

LOT SUMMARY

Number of Lots =	15
Cottage Use Lots =	13
Drainage Lot =	1
Open Space Lots =	2
LOT 1 =	4,413 Square Feet
LOT 2 =	3,500 Square Feet
LOT 3 =	3,500 Square Feet
LOT 4 =	3,500 Square Feet
LOT 5 =	3,500 Square Feet
LOT 6 =	3,500 Square Feet
LOT 7 =	3,500 Square Feet
LOT 8 =	3,500 Square Feet
LOT 9 =	3,500 Square Feet
LOT 10 =	3,500 Square Feet
LOT 11 =	3,500 Square Feet
LOT 12 =	3,500 Square Feet
LOT 13 =	4,197 Square Feet
LOT 14 =	3,500 Square Feet
LOT 15 =	3,500 Square Feet
NEW R.O.W. =	31,987 Square Feet
TOTAL AREA =	86,097 Square Feet

RESUBDIVISION OF LOT 7  
SAM HUSTON HEIGHTS  
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BERTHA FERGUSON  
SUBDIVISION  
Volume 17 Page 67

SAM HUSTON HEIGHTS  
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SARABETH WAY

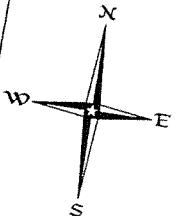
SARABETH WAY

GREENWOOD AVENUE

- Legend
- Iron Rod Found
  - Iron Pipe Found
  - Iron Rod Set with plastic cap  
Imprinted with "Hoff Carson, Inc."
  - Axe Found
  - Cotton Spindle Set
  - Sidewalk
  - (Record Bearing and Distances)
  - ETE = Electric and Telecommunications Easement

SAM HUSTON HEIGHTS  
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PENNSYLVANIA AVENUE (50')



Myrtle Park Village  
Document 2004-30194  
Property  
Johnny M. Holmes and wife  
Winfred Holmes  
Volume 3678 Page 309

John M. Holmes  
Deed of Gift  
Volume 2354 Page 659

Property  
Maric Weatherly  
Special Warranty Deed  
Volume 1111 Page 290  
NO 2010 59951  
NO 14343 W  
100 44'

Scott E Way  
Warranty Deed  
Doc. 2009178834  
Volume 1993  
Page 45

NO 06 80 61  
NO 05 20 10 E  
NO 06 80 61

NO 06 42 E  
63.28'

NO 06 12 E  
33.64'

NO 06 36 E  
46.03'

NO 06 37 E  
40.78'

NO 06 37 E  
40.78'

NO 06 37 E  
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