

## 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)





BRD #321.007

**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

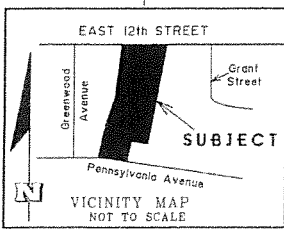
E 12th ST

(N8°24'E 112.3)

(N8°20'38"E 149.74')

lands on water meter

N02°06'48"E 61.80'



SCALE: 1" = 30'

0 30 60 90

**LOT SUMMARY**  
Number of Lots = 15  
Cottage Use Lots = 13  
Drainage Lot = 1  
Open Space Lots = 2

LOT #	Area
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
<b>TOTAL AREA</b>	<b>86,097 Square Feet</b>

RESUBDIVISION OF LOT 7  
SAM HUSTON HEIGHTS  
Volume 9 Page 154

SAM HUSTON HEIGHTS  
Volume 9 Page 249

Scott Way  
Warranty Deed  
Doc No. 200417524

Scott Way  
General Warranty Deed  
Doc. 200102142

Sam Huston Heights  
Volume 3 Page 249

Lot 7A Lot 7B

found "Carson and Bush"  
60.00'

58°22'07"W 120.17'

found "Carson and Bush"

Lot 7C

found "Carson and Bush"

58°22'07"W 120.17'

found "Carson and Bush"

Lot 7D

found "Carson and Bush"

58°22'07"W 120.17'

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Lot 7E

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Lot 7F

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Lot 7G

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Lot 7H

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Lot 7I

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Lot 7J

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Lot 7K

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Lot 7L

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Lot 7M

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Lot 7N

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Lot 7Z

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Lot 7AA

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Lot 7AB

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