

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0016.4A**PC DATE:** April 10, 2018**SUBDIVISION NAME:** Penn Place Cottages Section B**AREA:** 1.5 acres**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 B final plat. The proposed plat is composed of 14 cottage residential lots, one drainage/open space lot and associated right-of-way on 1.5 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

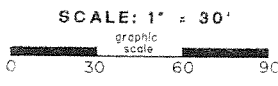
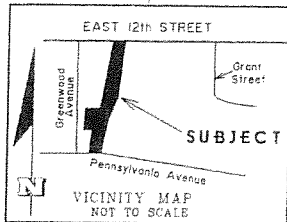


2021 East 5th Street  
 Austin, Texas 78702  
 512.669.5560  
[WWW.BIGREDDOG.COM](http://WWW.BIGREDDOG.COM)

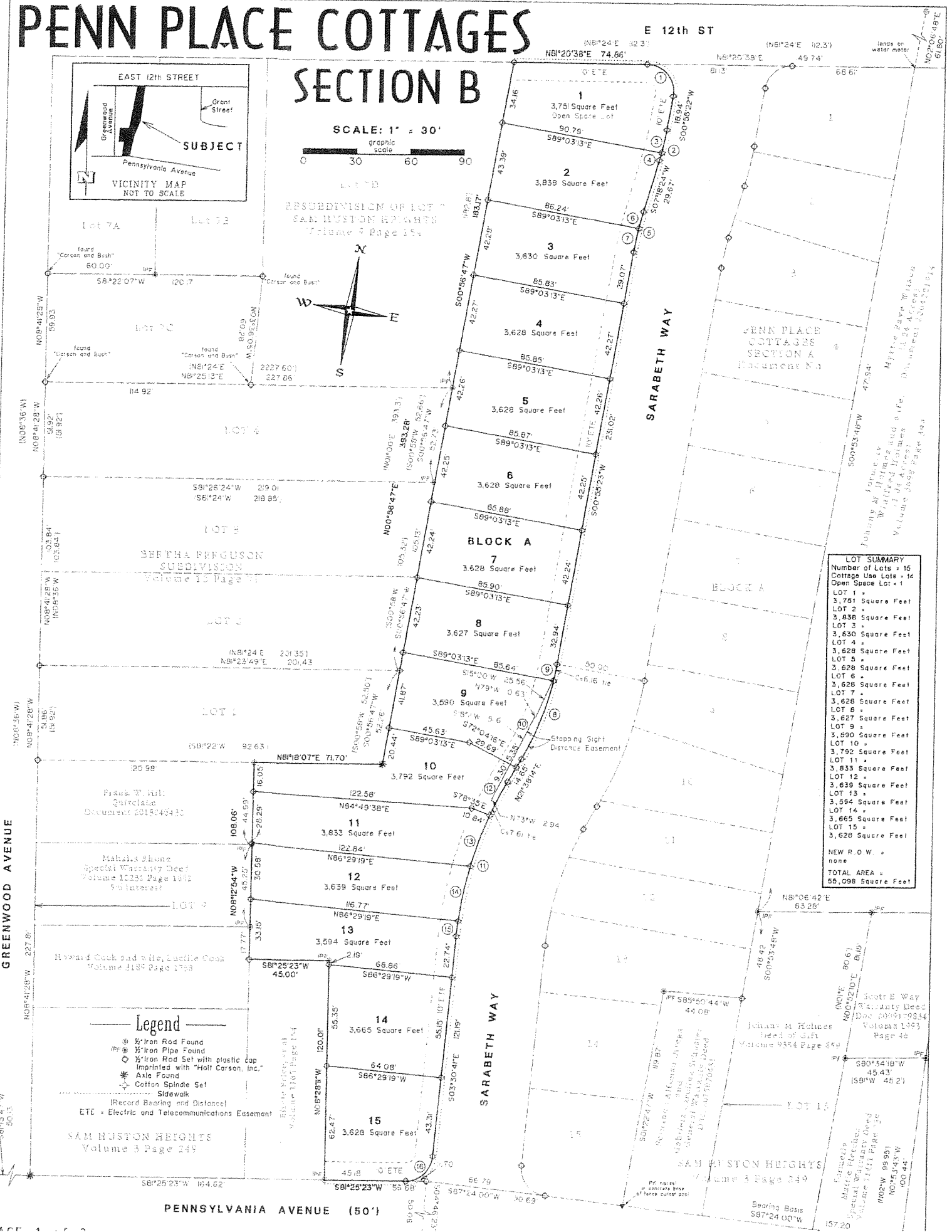
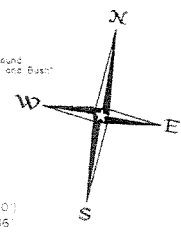


# PENN PLACE COTTAGES

## SECTION B



RESUBDIVISION OF LOT 1  
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**LOT SUMMARY**

Number of Lots = 15  
Cottage Use Lots = 14  
Open Space Lot = 1

LOT 1 *	3,751 Square Feet
LOT 2 *	3,628 Square Feet
LOT 3 *	3,630 Square Feet
LOT 4 *	3,628 Square Feet
LOT 5 *	3,628 Square Feet
LOT 6 *	3,628 Square Feet
LOT 7 *	3,628 Square Feet
LOT 8 *	3,628 Square Feet
LOT 9 *	3,628 Square Feet
LOT 10 *	3,628 Square Feet
LOT 11 *	3,628 Square Feet
LOT 12 *	3,633 Square Feet
LOT 13 *	3,639 Square Feet
LOT 14 *	3,665 Square Feet
LOT 15 *	3,628 Square Feet
NEW R.O.W. *	none
<b>TOTAL AREA =</b>	<b>55,098 Square Feet</b>

**Legend**

- ⊕ Iron Rod Found
- ⊙ Iron Pipe Found
- ⊗ Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊛ Axle Found
- ⊙ Cotton Spindle Set
- ⊘ Sidewalk
- (Record Bearing and Distance)
- ETE = Electric and Telecommunications Easement

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PENNSYLVANIA AVENUE (50')