

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0257.0A

PC DATE: October 9, 2018

SUBDIVISION NAME: ; Resubdivision of Lot 7 and Lot 8 block 15 J.H. Patterson Sub.

AREA: 0.405

LOT(S): 1

OWNER/APPLICANT: 1603: 2013 Austin East 12th Street LP

AGENT: B-Squared Engineering (Brian Baird, P.E.)

ADDRESS OF SUBDIVISION: 1603 East 12th Street

GRIDS: K22

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: MF-4-NCCD-NP

MUD: N/A

NEIGHBORHOOD PLAN: Central East Austin

DISTRICT: 1

PROPOSED LAND USE: Commercial Multi 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 Resubdivision of Lot 7 and Lot 8, Block 15 J.H. Patterson Subdivision. The proposed plat is composed of 1 lot on 0.405 acres. The applicant proposes to resubdivide 2 existing lots into 1 lot. The City of Austin will provide all utilities. The developer is responsible for all costs associated with any required improvements.

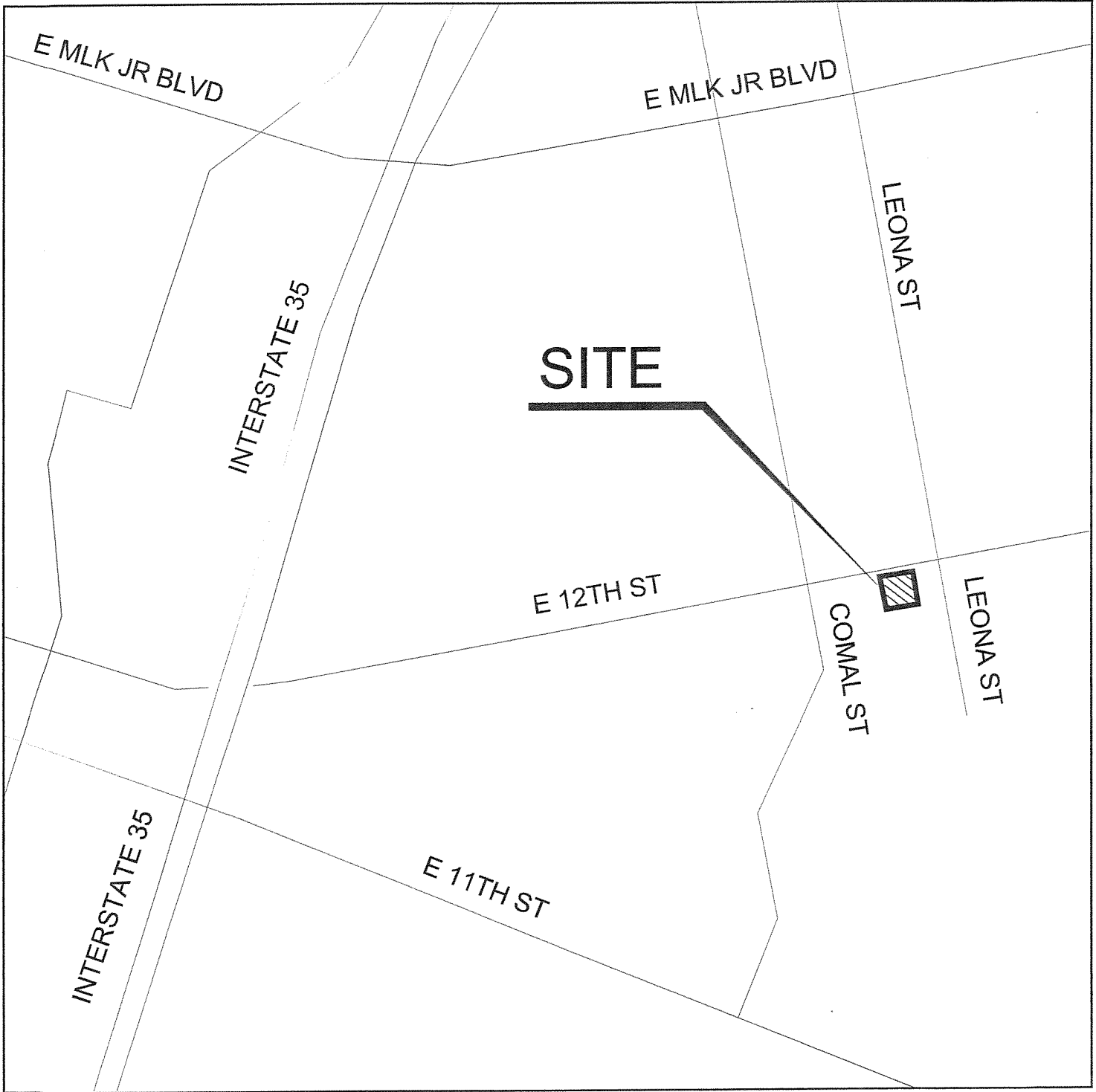
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

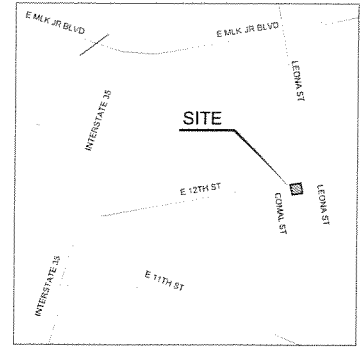
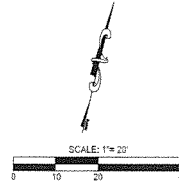
PHONE: 512-974-2786

E-mail: don.perryman@austintexas.gov



VICINITY MAP

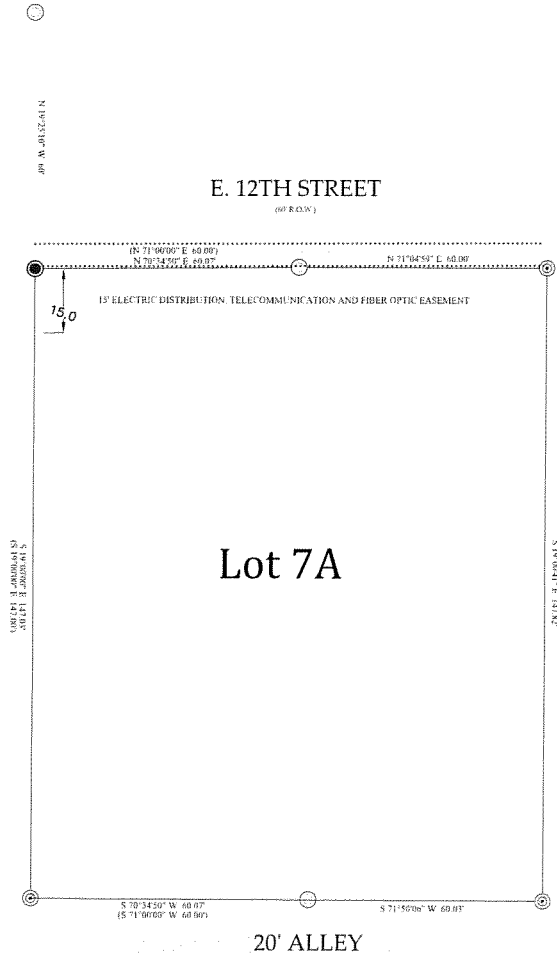
RESUBDIVISION OF LOT 7 AND LOT 8 BLOCK 15 J.H. PATTERSON SUBDIVISION



VICINITY MAP
N.T.S.

LEGEND

	1/2" IRON PIPE FOUND
	1/2" ROD FOUND
	1/2" ROD SET
	CHAIN LINK FENCE
	RECORD INFORMATION
	UTILITY POLE
	OVERHEAD UTILITY LINE(S)
	WATER METER
	SIDEWALK



OWNERS

1611 E. 12TH ST. - LOT 8 - 2017 KOALA COVE LP
1603 E. 12TH ST. - LOT 7 - 2013 E. 12TH STREET LOT

LOT SUMMARY

TOTAL NUMBER OF LOTS = 1
AREA LOT 7A = 17,679 SQUARE FEET
TOTAL AREA = 17,679 SQUARE FEET
= 0.405 ACRE

PLAT PREPARED ON

OCTOBER 11, 2017

SURVEYOR:

ALLSTAR LAND SURVEYING

LEGAL DESCRIPTION:

LOTS 7 & 8 BLK 15 OLT 57 DIV B PATTERSON J H

B² B-Squared Engineering
Brian Baird, P.E.
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Brianb_pe@gmail.com
Firm Registration No. 11934

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RESUBDIVISION OF
LOT 7 AND LOT 8 BLOCK 15
J.H. PATTERSON SUBDIVISION

PROJECT ADDRESS: 1603 & 1611 E 12TH ST AUSTIN, TX	
DRAWN BY: AKS	DATE: 6/27/18
PROJECT NUMBER:	SHEET 1 OF 2

C8-2017-0257.0A