

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0077**P.C. DATE:** February 25, 2020**SUBDIVISION NAME:** Replat of Lake Shore Colony**AREA:** 13.5 acres**LOTS:** 9**OWNER/APPLICANT:** FBZ Town Lake Circle LP, FBZ Town Lake Circle II LP, 2323 Town Lake Circle Apartments, and 2409 Town Lake LLC**AGENT:** KBGE**ADDRESS OF SUBDIVISION:** Town Lake Circle and Elmont Drive**WATERSHED:** Town Lake**JURISDICTION:** Full Purpose**EXISTING ZONING:** ERC-Neighborhood Mixed Use**PROPOSED LAND USE:** Multi-Family/ Mixed Use**VARIANCE:** No variances are proposed.**SIDEWALKS:** Sidewalks are required.

DEPARTMENT COMMENTS: The request is for approval of the Replat of Lake Shore Colony. The proposed replat is being done in conjunction with four separate plat vacations that are being done in order to remove 25' building lines that were on the original plats. The proposal will result in 9 lots with no building setback lines to replace the original 11 lots that had building setback lines shown in the plat.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The plat as proposed appears to meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 512-974-6455




LOCATION MAP

SCALE: 1" = 500'

MAPSCO GRID: 615Q

COA GRID: K20

CHECKED BY: MBC		REPLAT OF LAKE SHORE COLONY		CLIENT INFORMATION
JOB NUMBER: 380-001	ISSUE DATE: 03/28/17			DIANA ZUNIGA
SHEET: EXHIBIT		TRAVIS COUNTY, TEXAS	KIMBELL BRUEHL GARCIA ESTES	
		LOCATION MAP	105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No F-12802	

REPLAT OF LAKE SHORE COLONY

LEGEND

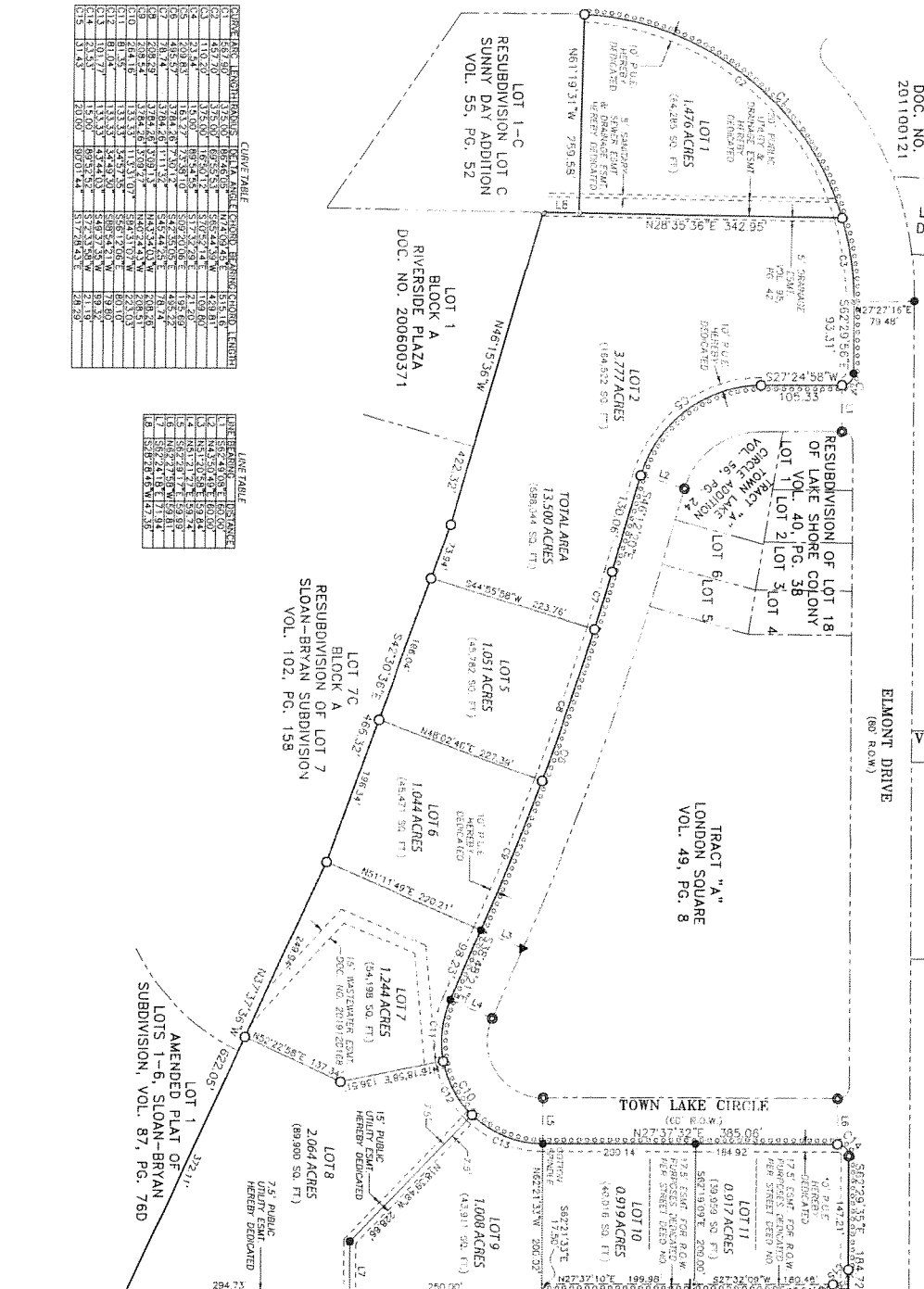
- 1/2" FRONT ROAD FOUND UNLESS NOTED OTHERWISE
- 1" LOT "X" IN CONCRETE FOUND
- 1/2" REAR ROAD FOUND
- 1/2" REAR ROAD IN SOFTWALK
- 1/2" REAR ROAD WITH "K&S" CAP SET
- CIRCULAR POINT
- SIDEWALK
- NUMBER OF LOTS
- TOTAL AREA IN ACRES

CUMULATIVE

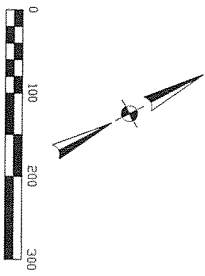
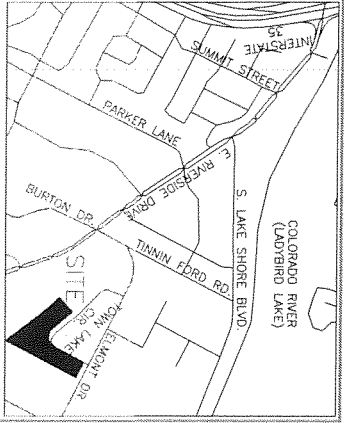
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	1,476	0.033
2	1,476	0.033
3	1,476	0.033
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97	1,476	0.033
98	1,476	0.033
99	1,476	0.033
100	1,476	0.033

LINE TABLE

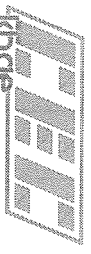
LINE	DESCRIPTION	LENGTH	BEARING
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MANDELCORN FAMILY TRUST
 DOC. NO. 2012214397
 LOT 1, S.S. & F. SUBDIVISION NO. 1
 VOL. 57, PG. 36



STATE OF MICHIGAN
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 DIVISION OF LAND AND WATER MANAGEMENT
 221 N. ZEEB ROAD, EAST LANSING, MI 48106
 TEL: (313) 373-3300 FAX: (313) 373-3301
 WWW.MICHIGAN.GOV



DATE: 12/20/2016
 TIME: 10:00 AM
 PROJECT: REPLAT OF LAKE SHORE COLONY

1 OF 3
 SUBMITTAL DATE
 DECEMBER 20, 2016
 CS-2017-0077.0A