## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2019-0097.0A  
**PC DATE:** December 10, 2019

**SUBDIVISION NAME:** O’Reilly Resubdivision

**AREA:** 0.27 acre  
**LOTS:** 3

**APPLICANT:** Paul Krause

**AGENT:** Henry Juarez (Southwest Engineers)

**ADDRESS OF SUBDIVISION:** 1300 Bob Harrison St.

**GRIDS:** MK23  
**COUNTY:** Travis

**WATERSHED:** Boggy Creek  
**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP

**DISTRICT:** 1

**LAND USE:** residential

**NEIGHBORHOOD PLAN:** Central East Austin NPA

**SIDEWALKS:** Sidewalks will be constructed along Bob Harrison Street. The 14th street frontage is an alley and sidewalks are not required.

**DEPARTMENT COMMENTS:** The request is for the approval of the O’Reilly Resubdivision. The plat is comprised of 3 lots on 0.27 acre (11,951sf). The applicant proposes to resubdivide Lot 8, Block 8 and a portion of Lot 2, Block 8, of James O’Reilly’s Subdivision, into three lots for residential use. These are urban lots, which are allowed by the neighborhood plan. The regulations for urban lots are located in LDC 25-1-1424. The minimum lot size is 3,500 sf and the minimum lot width is 35 feet. The proposed lots comply with zoning requirements for use, lot width and lot size.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Steve Hopkins  
**PHONE:** 512-974-3175

**E-mail:** steve.hopkins@austintexas.gov
RESUBDIVISION OF
LOT 1, BLOCK 8 AND THE WEST 23 FEET
OF LOT 2, BLOCK 8 OF
JAMES O'REILLY'S SUBDIVISION
OF OUTLOT NO. 38, IN DIVISION B,
IN THE CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

SCALE: 1" = 50'

GRAPHIC SCALE

1 2 3 4 5

INCHES

LEGEND

= 1/2" REBAR FOUND (AS NOTED)
= 1/2" REBAR WITH "WATER Obl." CAP FOUND
= 1/2" REBAR WITH "DIESEL" CAP FOUND
= 1/2" REBAR WITH "COPPER" CAP SET
= IRON PIPE FOUND (SIZE NOTED)
= calculated point
= control point/landmark location
= sidewalk
= edge of asphalt pavement
= wrought iron fence
= electric distribution/telecommunications, and fiber, conduit
= record information

 This is a surface drawing.

Tracing based on the Texas Coordinate System of 1983 (North Central Zone),
using the National Geodetic Survey (NGS) on-line positioning user service (OPUS).
For Chaparral Control Point "A1":
1/2" rebar with "random" cap set

Surface coordinates:
N 30°27'53.32"
E 97°31'26.54"

Texas State Plane Coordinates:
X = 1003239.20
Y = 2191373.71

Combined Scale Factor = 0.986218360

Inverse Scale Factor = 1.000100

Size = 205x255

Surveyor's Certification:

I, Paul J. Flurey, RPL, LS/PS, hereby certify that this plan complies with the surveying related portions of Title 25 of the Austin City Code of 1999 as amended, is true and correct, and was prepared from an actual survey of the property made by me on the ground on MARCH 21, 2019.

Paul J. Flurey, RPL, LS/PS
Surveyor
Chaparral Professional Land Surveying, Inc.
1901 Mall Drive
Austin, Texas 78744
(512) 443-1724

Engineer's Certification:

I, Matthew Sprinkle, PE, hereby certify that this plan complies with the surveying related portions of Title 25 of the Austin City Code of 1999 as amended, is true and correct to the best of my knowledge.

The 100-year floodplain is contained within the drainage easements shown. No portion of this tract is within the boundaries of the 100-year flood of a waterway. It is within the floodplain of Bobb Harrison Street.

January 10, 2019

Matthew Sprinkle, PE
Chaparral Professional Land Surveying, Inc.

Chaparral Professional Land Surveying, Inc.
Surveying and Mapping
305 South Ninth Street
Austin, Texas 78701
(512) 443-1724

Drawing: 1488-001
Drawing No.: 1488-001-PL1
Plot Date: 10/12/19
Plot Scale: 1" = 50'
Drawn By: JDB, FPL

Sheet 01 of 02

Ink Date: 3-11-19

Engineered by:
Southwest Engineers, Inc.
205 Crimson Park Loop, Suite B
Buda, TX 78610
(512) 315-3934
Texas Registered Engineering Firm F-1904

Printed by:
Chaparral Professional Land Surveying, Inc.
Surveying and Mapping
305 South Ninth Street
Austin, Texas 78701
(512) 443-1724
RESUBDIVISION OF
LOT 1, BLOCK B AND THE WEST 23 FEET OF LOT 2, BLOCK B OF
JAMES O'REILLY'S SUBDIVISION
OF OUTLOT NO. 38, IN DIVISION B,
IN THE CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT PAUL KRAUSE, being owner of 0.243 acres in the 5.00 ACRE SITES SUBDIVISION, located in Travis County, Texas, being all of Lot 1, Block B and the West 23 Feet of Lot 2, Block B of James O'Reilly's Subdivision of Outlot No. 38, in Division B, in the City of Austin, County of Travis and State of Texas, a subdivision of record in Volume 1, Page 38 of the Plat Records of Travis County, Texas, executed by deed of record in Document No. 201070928 of the Official Public Records of Travis County, Texas, and the same recorded in volume 21 of the Official Public Records of Travis County, Texas, and the same recorded in volume 162 of the Public Records and Hearings of Travis County, Texas, and the same recorded in Volume B-16 of the Official Public Records of Travis County, Texas, now do sell, grant, convey, transfer, and assigns all and singular the above described premises, and the whole of the right, title, and interest therein and thereunto belonging to the said owner, forever.

PAUL KRAUSE

WITNESSES

PAUL KRAUSE

COMPANY NAME: Paul Krause

ADDRESS: 3616 Redwood Dr

38084

STATE OF MICHIGAN
COUNTY OF OAKLAND

BEFORE ME, the undersigned authority, on this day personally appeared PAUL KRAUSE, and acknowledged to me that he executed the same for the purpose and consideration herein expressed and in the capacity herein stated.

ARLI DAVID SIGEL
Notary Public, State of Michigan
County of Oakland

Vic Commission Expires 10/17/2025

Acting in the county of Oakland

The subdivision plat or plat of the full and limited purpose limits of the City of Austin on the 

THE SUBDIVISION PLAT IS LOCATED WITHIN THE FULL AND LIMITED PURPOSE LIMITS OF THE CITY OF AUSTIN ON THE

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF __________, 20___.

STEVE NORMAN, F.S.
DEPUTY DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON

FAKED KEL CHORN
YVETTE FLORES, SECRETARY

The State of Texas
COUNTY OF TRAVIS

1. DANA BERSERER, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WITNESS, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE

THE following day of __________, 20___

RECORDED ON THE ____ DAY OF __________, 20___

O'CLOCK ___ M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER __________ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESSES MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF __________,

20___

DANA BERSERER, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY DEPUTY

PROJECT NO.
1488-00

DENNIS NO.
1488-001-PL1

FLOT DATE:
12/17/2018

FLOT SCALE:
1" = 50'

DRAWN BY:

SHEET 02 OF 02

CB-2019-0097.0A