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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2011-0059.0A

**P.C. DATE:** November 8, 2011

**SUBDIVISION NAME:** E.P. Austin Properties Subdivision, A Resubdivision of Part of Block 27, Walling Place

**AREA:** 2.062 acres

**LOTS:** 4

**OWNER/APPLICANT:** E.P. Austin Properties  
(George Thorne)

**AGENT:** Hector Avila

**ADDRESS OF SUBDIVISION:** 5011 Burnet Road

**GRIDS:** J-27

**COUNTY:** Travis

**WATERSHED:** Shoal Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** CS-MU-V-CO-NP; GR-MU-CO-NP; SF-3-NP

**PROPOSED LAND USE:** Commercial and Single Family Residence

**NEIGHBORHOOD PLAN:** Brentwood Neighborhood Plan Area

**SIDEWALKS:** Sidewalks will be provided on Burnet Road and Woodrow Avenue prior to lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision namely, E.P. Austin Properties Subdivision, A Resubdivision of Part of Block 27, Walling Place. The proposed resubdivision consists of one commercial lot and 3 single family residence lots on 2.062 acres.

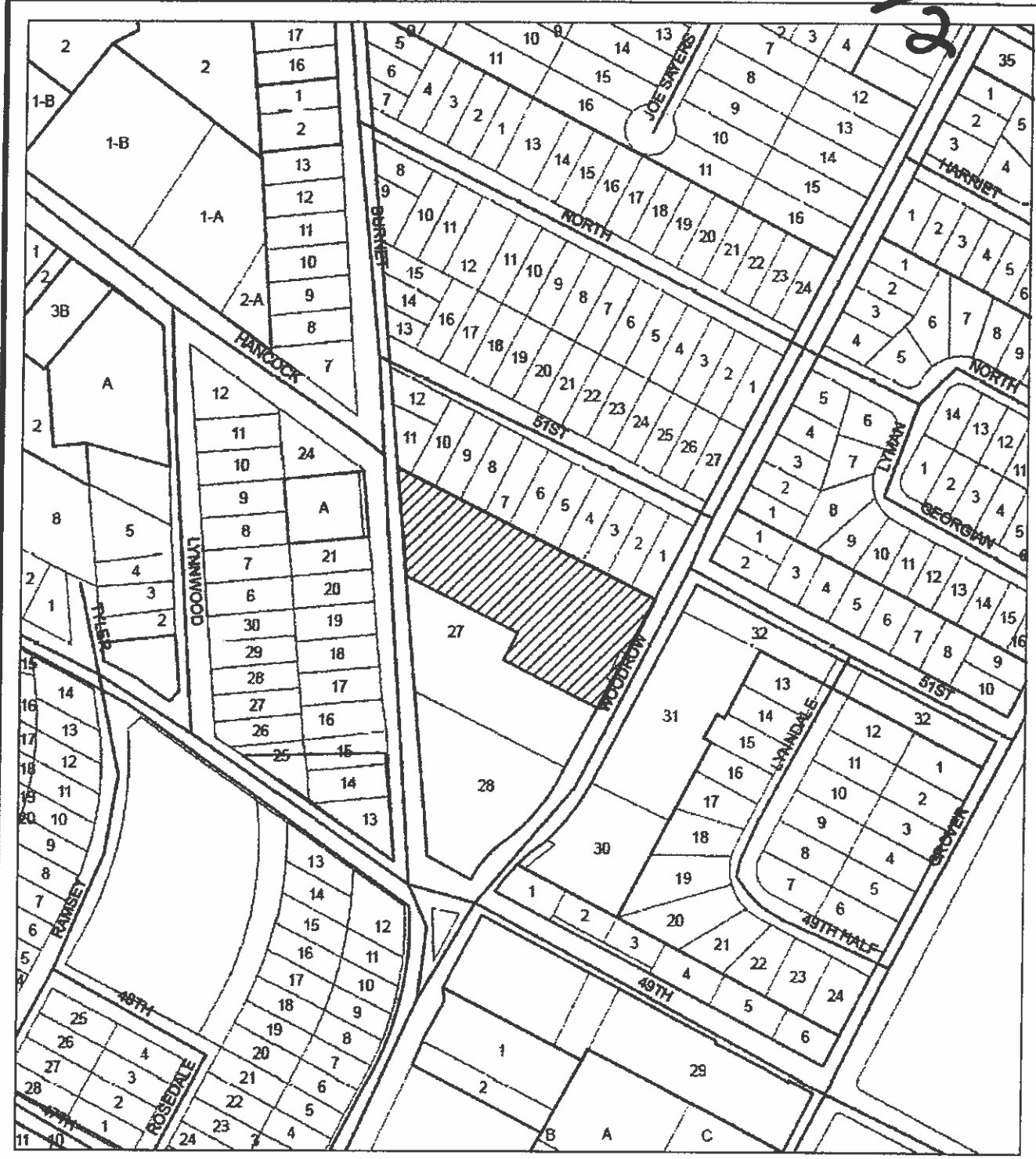
**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision plat. This plat meets all City of Austin Land Development and State Local Government Code requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
Email address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767



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E.P AUSTIN PROPERTIES SUBD.

CASE#: C8-2011-0059.0A  
ADDRESS: 5011 Burnet Rd  
MANAGER: Sylvia Limon



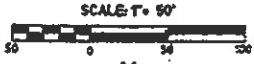
-  Subject Tract
-  Base Map



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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**EP AUSTIN PROPERTIES SUBDIVISION**  
 RESUBDIVISION OF A PART OF BLOCK 27 WALLING PLACE  
 Prepared: August 26, 2011

- Legend**
- Colored Print
  - Green Red Paint
  - Yellow Red Paint
  - Yellow Red Set with plastic cap
  - Impriated with "Hot Carbon, Inc."
  - Prepared Concrete Slabwork
  - (Record Bearing and Distance)

**NUMBERED COURSES**

1) N89°54'39"W 10.00'	1) N80°00'00"W 10.00'
2) S80°00'00"W 38.30'	2) S80°00'00"W
3) S80°00'00"W 17.77'	3) S30°00'00"W
4) S89°55'19"E 10.00'	4) S80°00'00"E 10.00'

**LOT SUMMARY**

3,181 Square Feet of Lot 1 - 4  
 Lot 1 - 7,351 Square Feet  
 Lot 2 - 6,171 Square Feet  
 Lot 3 - 6,856 Square Feet  
 Lot 4 - 6,856 Square Feet  
 Total Area = 90,403 Square Feet = 2.076 Acres  
 Lot 1 Commercial Use  
 Lot 2 - Lot 4 Residential Use



HANCOCK DRIVE

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

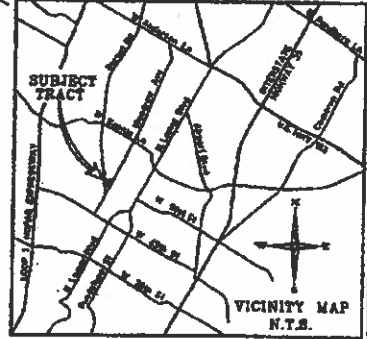
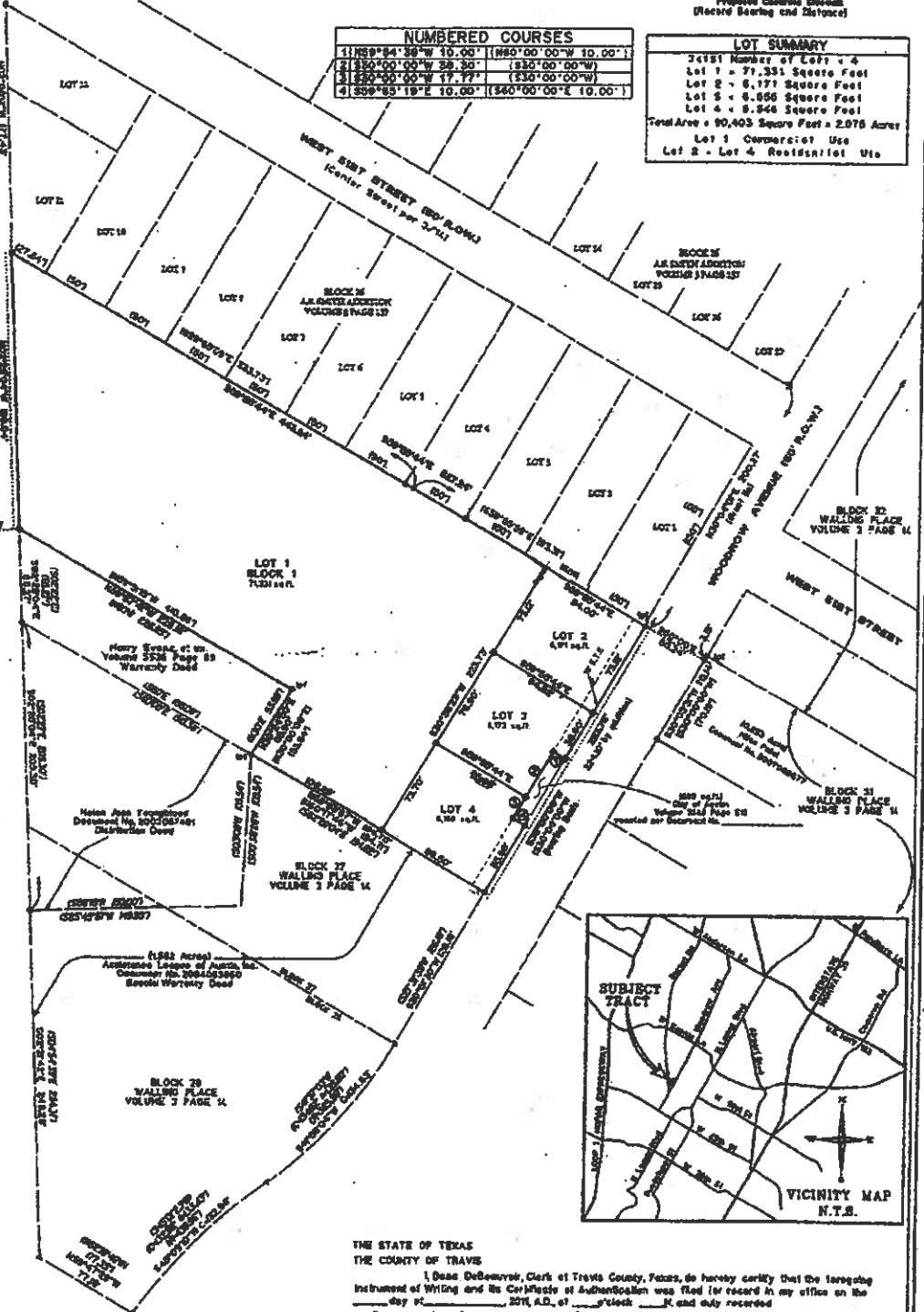
LOT 5

LOT 4

LOT 3

LOT 2

LOT 1



This subdivision is located in the Full Purpose Jurisdiction of the City of Austin, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 2011, A.D.

Greg Guzman, Director, Planning and Development Review Department

THE STATE OF TEXAS  
 THE COUNTY OF TRAVIS  
 I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_  
 WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_, 2011, A.D.  
 DANA DEBEAUVOUR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By: \_\_\_\_\_  
 Deputy

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