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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0053.0A

P.C. DATE: October 9, 2012

SUBDIVISION NAME: Resubdivision of Lot 17, Block 4, Broadacres Subdivision

AREA: 0.330 acres

LOTS: 2

OWNER/APPLICANT: Pride of Austin Homes, LLC
(Yusuf Johnson)

AGENT: Land Answers, Inc.
(Jim Wittliff)

ADDRESS OF SUBDIVISION: 5503 Clay Avenue

GRIDS: J-27

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: Brentwood Neighborhood Plan Area

SIDEWALKS: Sidewalks will be provided on Clay Avenue prior to lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lot 17, Block 4, Broadacres Subdivision. The proposed resubdivision consists of 1 lot into 2 on 0.330 acres.

This resubdivision was filed prior to approval of the Flag Lot Ordinance and is therefore subject to the regulations in effect prior to June 4, 2012.

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

PHONE: 974-2767

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Base Map

CASE#: C8-2012-0053.0A
LOCATION: 5503 Clay Ave



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.

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RESUBDIVISION OF LOT 17, BLOCK 4, BROADACRES SUBDIVISION

SCALE
1" = 20'

- LEGEND
- = IRON ROD FOUND
 - = IRON ROD SET
 - () = RECORD PER PLAN
 - PUE = PUBLIC UTILITY EASEMENT
 - EE = ELECTRIC EASEMENT
 - = PROPOSED SIDEWALK

TOTAL ACRES: 0.330 ACRES (14,396 SQUARE FEET)
 ONE SINGLE-FAMILY RESIDENTIAL LOT (17A): 5,770 SQ. FT.; 0.132 ACRES
 ONE DUPLEX LOT (17B): 8,626 SQ. FT.; 0.198 ACRES
 FLAG PORTION: 1,440 SQ. FT.; 0.033 ACRES
 LOT PORTION: 7,186 SQ. FT.; 0.165 ACRES

