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**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8-2012-0057.0A

**ZAP DATE:** January 7, 2014  
January 21, 2014

**SUBDIVISION NAME:** RESUBDIVISION OF THE AMENDED PLAT OF LOT 5, BLOCK 12,  
SHOALMONT ADDITION

**AREA:** 0.454 Acres

**LOTS:** (1)

**APPLICANT:** Jules Caplan

**AGENT:** Perales Engineering LLC  
(Jerry Perales)

**ADDRESS OF SUBDIVISION:** 5111 Woodview Ave.

**GRIDS:** MJ27

**COUNTY:** Travis

**WATERSHED:** Shoal Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** Single Family

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS**

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

**DEPARTMENT COMMENTS:**

The request is for approval of the above referenced resubdivision. The applicant proposes to resubdivide one lot into two lots for single-family use. Both proposed lots will take access to Woodview Ave. The applicant proposes a flag lot configuration. This application does not require a variance because it was submitted prior to the effective date of the newly adopted flag lot regulations. The City of Austin will provide water service and wastewater service as well as electric service. The applicant will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:**

The staff recommends approval of the application. The plat does not meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

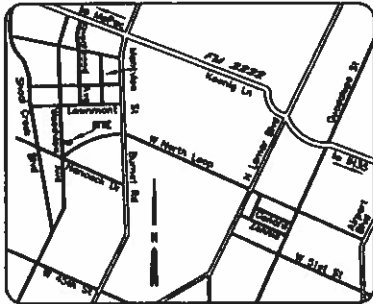
**PHONE:** 512-974-2786



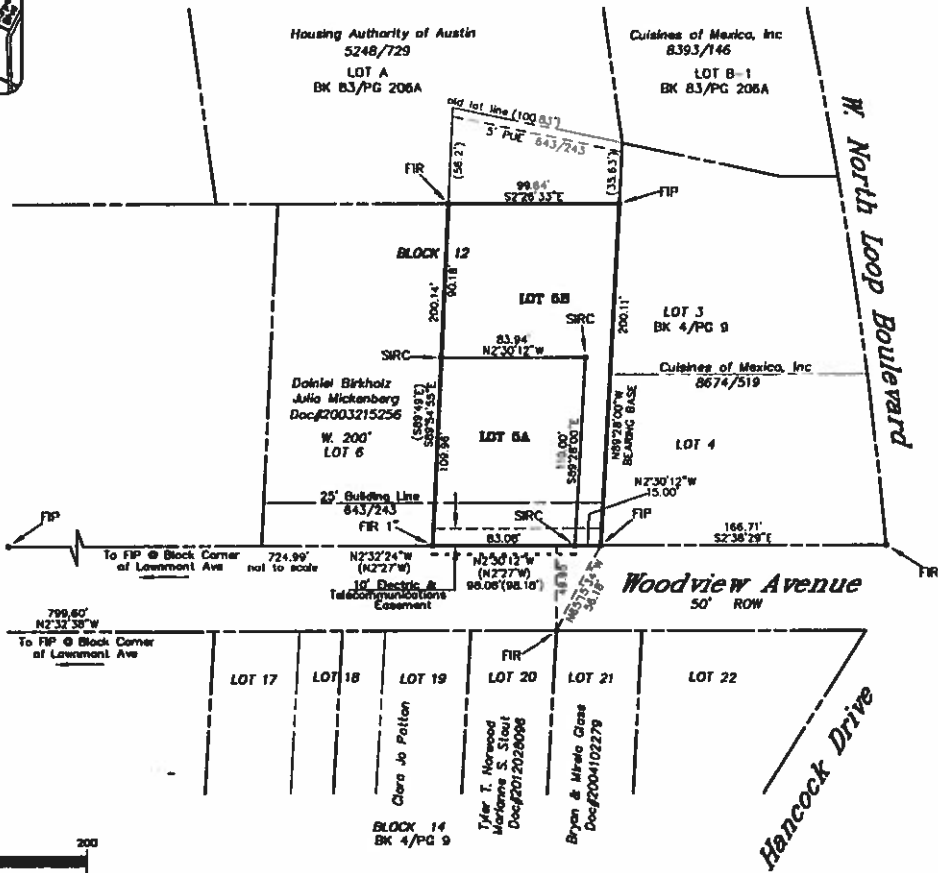
**A RESUBDIVISION OF LOT 5, BLOCK 12, RESUBDIVISION OF SHOALMONT ADDITION**

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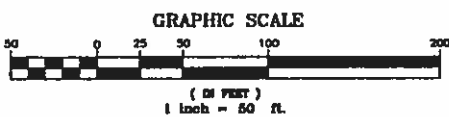
LOCATION MAP not to scale



LOT 5A-- 0.2108 ACRES/9,174 SQUARE FEET  
 LOT 5B-- 0.2430 ACRES/10,567 SQUARE FEET  
 TOTAL 0.4537 ACRES/19,761 SQUARE FEET



**LEGEND**  
 FOUND 1/2" IRON PIPE FIP  
 FOUND 1/2" IRON ROD FIR  
 SET 1/2" IRON ROD W/CAP SIRC  
 CAP LABELED "WATERLOO RPLS 4324"  
 (RECORD CALL)  
 PUBLIC UTILITY EASEMENT PUE  
 BUILDING SETBACK LINE SBL  
 SIDEWALKS MUST BE BUILT - - - - -



**SURVEYORS CERTIFICATION**  
 I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY 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 OR UNDER MY DIRECT SUPERVISION, ON THE GROUND ON APRIL 17, 2012.

THOMAS P. DIXON R.P.L.S. #4324  
 WATERLOO SURVEYORS, INC.  
 P.O. BOX 180176  
 AUSTIN, TEXAS 78716  
 PH-512-481-9602  
 FAX-512-330-1621  
 thomas@waterloosurveyors.com

DATE \_\_\_\_\_

**PROJECT DATA**

**OWNER:** JULES CAPLAN  
 3907 PEBBLE PATH  
 AUSTIN, TEXAS 78731-1401

**LEGAL DESCRIPTION:** 0.4537 ACRE OF LAND, MORE OR LESS, BEING THE WEST 200 FEET OF LOT 5, BLOCK 12, RESUBDIVISION OF SHOALMONT ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 9, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

**2 LOTS/ONE BLOCK FOR SINGLE FAMILY DWELLINGS**

**PREPARATION DATE:** APRIL 20, 2012

WATERLOO SURVEYORS INC.  
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 J.R.3181P

CASE # CG-2012-XXXX.OA