SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8-2015-0200 <u>PC DATE</u>: June 14, 2016

SUBDIVISION NAME: Preliminary Plan for Woodbridge Subdivision

AREA: 2.87 acres **LOTS**: 10

APPLICANT: South Llano (Glen Coleman) **AGENT:** Civilitude Engineering

(Fayez Kazi)

ADDRESS OF SUBDIVISION: 5306 Samuel Huston Ave.

GRIDS: MM23 **COUNTY:** Travis

WATERSHED: Fort Branch **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-3-NP

DISTRICT: 1

LAND USE: Residential

NEIGHBORHOOD PLAN: MLK-183

ADMINISTRATIVE WAIVERS: none

VARIANCES: none

SIDEWALKS: Sidewalks will be constructed along Bunche Road.

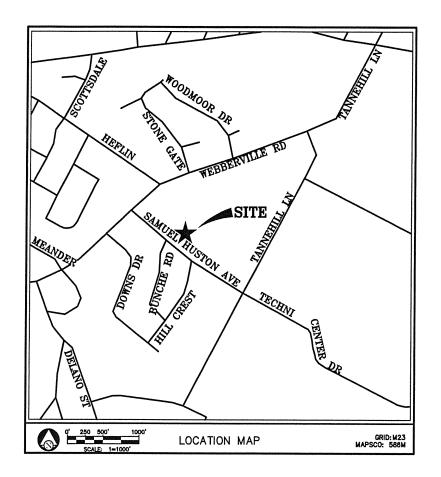
<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the Preliminary Plan for the Woodbridge Subdivision. The plan contains 10 lots on 2.87 acres. The proposed lots comply with zoning requirements for use, lot width and lot size.

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:

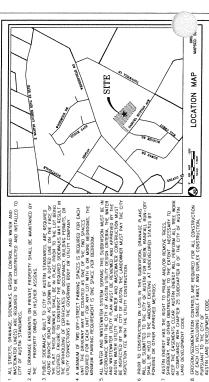
CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov



SHEET NO.

FAYEZ KAZU



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Lot Number	Area (SF)	Land Use
1011	8118.96	Duplex
LOT 2	7182.97	Duplex
1013	7005.24	Duplex
LOT 4	7026.39	Duplex
1015	7010.22	Duplex
LOT 6	7167.77	Duplex
1017	8014.94	Duplex
LOT8	9406.14	Ouplex
1019	9762.78	Ouplex
LOT 10	18281.00	Detention pond

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LOT 1 BLK E TRUMAN HEIGHTS (CLEMONS NEUM REA) 5502 SAMUEL HUSTON ANE (SF-J-MP) SWOLE CAMLY

BK 5, PG, 131. PR 5, PG, 131.

WOODBRIDGE SUBDIVISION 5305 SAMUEL HUSTON, AUSTIN, TX 78702 PRELIMINARY PLAN

16. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20070621-027, OR AMENDED, PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION.

18. ALL RESTRICTIONS AND NOTES FROM THE EXISTING SUBDIVISION, SHALL APPLY TO FINAL, PLATS, QUYT OF THIS PRELIMINARY. PLAN. 19. WATER AND WASTEWATER DISPOSAL WILL BE PROVIDED BY AUSTIN WATER UTILITY, ELECTRIC UTILITY WILL BE PROVIN BY AUSTIN ENERGY.

CIVILITUDE ENGINEERS & PLANNERS
1210 REZENDO AR PARTIE PRINTER PRINTER PRINTER PRINTER PRINTER PRINTER PROPERTIES COM-

> J. RODNEY GONZALES, DRECTOR DEVELOPMENT SERVICES DEPARTMENT

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SMALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY
PONGING OR OTHER APPROVED METHODS.

B. ERDSION/SEDMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PHESLART TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

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(BODHI GROUP LLC)
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70107 5

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LOT 3 7005.24 SF

107 2 7182.97 SF

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AUSTN . TX
78746-1934
(SF-2-M9)
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KING'S LAND 17 18 W VOL. 9, PG. 123 7

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LOT 9 9762.78 SF

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(SF-3-MP)
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OUGHRY LINDSEY
SAG4 SAMUEL
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(SF-3-AP)
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TRUMAN HEIGHTS
(WILLIAMSON
MARGARET ANN)
PO BIOX 604 t
AUSTIN , TX
78762-664 t
(SF-5-NP)
SNVGL FAMILY

TRUMAN HEIGHTS
(WORDEN JESSICA)
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(SS-J-MP)
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20, NO PORTION OF THIS STR IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, FRIM PAREL IN 0.484550.0470K, WILLIAMSON COUNTY, TEXAS DATED SEPT 27, 2008.

WOODBRIDGE SUBDIVISION OF 2.871 ACRES OUT OF THE J.C.
TANKFHILL EAGUE IN TRANS COUNTY, TEXAS, SAME BEING LOT 1, OF "BUNCHE ROAD SUBDIVISION" A SUBDIVISION RECORDED IN VOLUME 27, PAGE 11 OF THE PLAI RECORDS CITY OF AUSTIN FULL-PURPOSE JURISDICTION

PRELIMINARY PLAN

W les

W 17

SAMUEL HUSTON AVE (SO' ROW)

EX 8 WE CONG [44279]

CA

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9 SINGLE FAMILY LOTS, 1 POND LOT MARCH 2016 OWNER: POLIS PROPERTIES LLC 1114 LOST CREEK BLVD#200 AUSTIN, TX 78746

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Existing Land Use
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