

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0044.0A**PC DATE:** May 28, 2019
Postponed from May 14**SUBDIVISION NAME:** Resubdivision of Lot 14, Block 4, Broadacres Subdivision**AREA:** 0.34 acre (14,798 sf)**LOTS:** 2**APPLICANT:** Starling Development**AGENT:** Prossner and Assoc. (Kurt Prossner)**ADDRESS OF SUBDIVISION:** 5509 Clay Avenue**GRIDS:** MJ27**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 7**LAND USE:** residential**NEIGHBORHOOD PLAN:** Brentwood**VARIANCES:** flag lot variance**SIDEWALKS:** Sidewalks will be constructed along Clay Avenue.

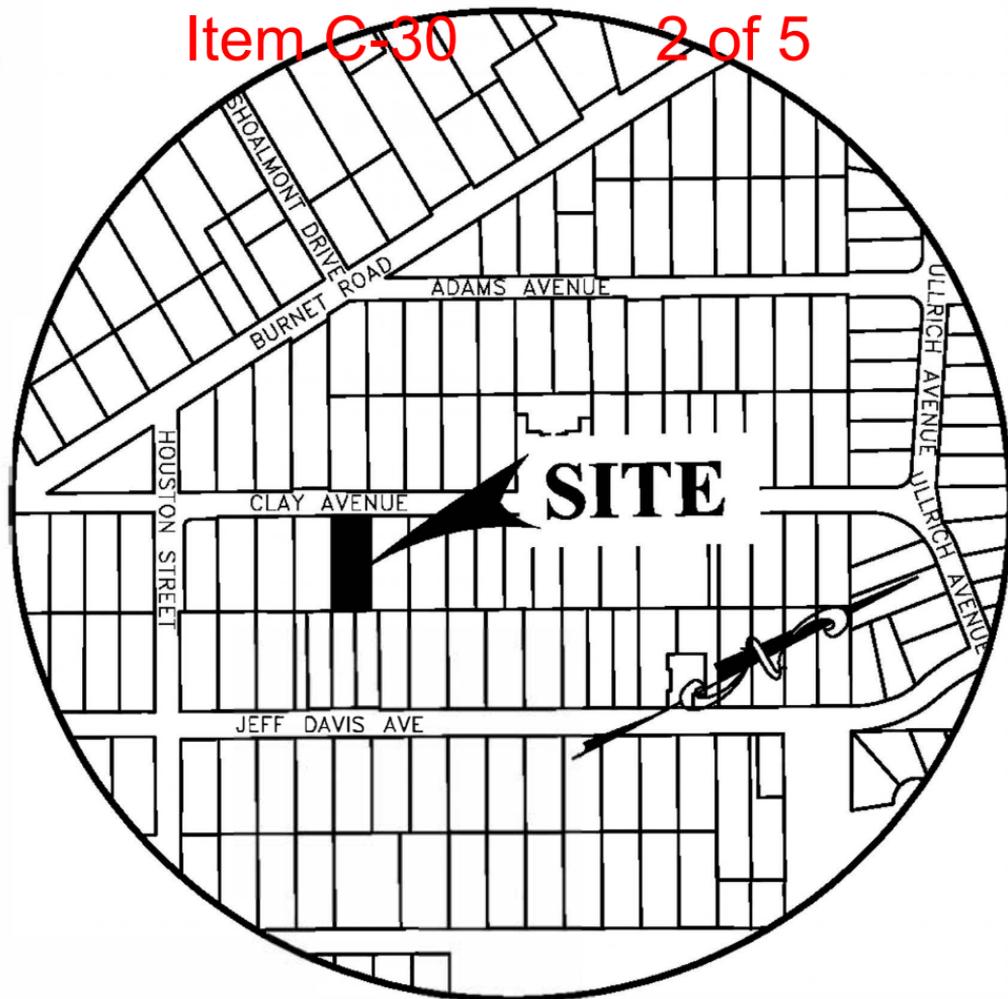
DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 14, Block 4, Broadacres Subdivision, including a variance for a flag lot. The plat is comprised of 2 lots on 0.34 acre (14,798 sf). The applicant proposes to resubdivide an existing lot into two lots for residential use. 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

Item C-30

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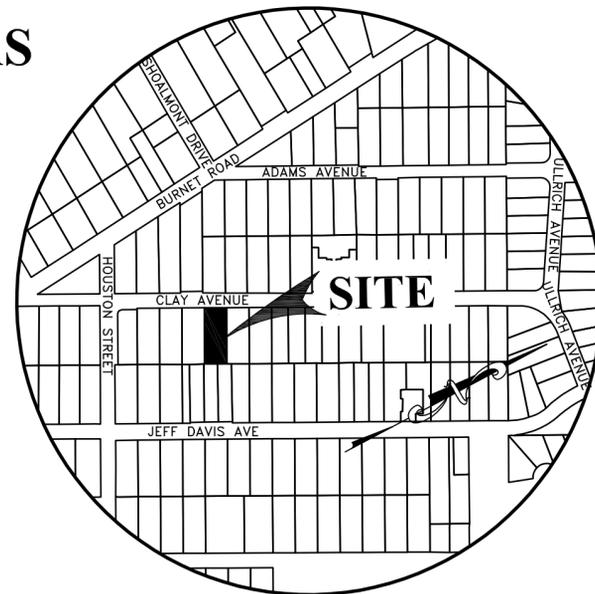
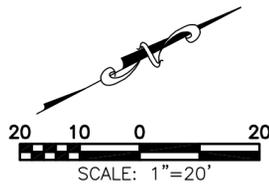


LOCATION MAP
(NOT TO SCALE)

RESUBDIVISION OF LOT 14 BLOCK 4, BROADACRES SUBDIVISION AUSTIN, TRAVIS COUNTY, TEXAS SHEET 1 OF 2

LEGEND

- ▲ MAG NAIL FOUND
- ⊕ ONSITE BENCHMARK
- 1/2⊕ 1/2" IRON ROD FOUND WITH NO CAP (UNLESS OTHERWISE NOTED)
- 1/2⊕ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ⊕ COTTON SPINDLE FOUND
- LS 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
- () BOOK 3, PAGE 135 (P.R.T.C.T.)
- [] BOOK 102, PAGE 136 (P.R.T.C.T.)
- R.O.W. RIGHT-OF-WAY
- DOC. NO. DOCUMENT NUMBER
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- PROPOSED SIDEWALK
- SQ. FT. SQUARE FEET
- VOL./PG. VOLUME/PAGE
- E.E. ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS AND ELECTRIC FIBER EASEMENT



LOCATION MAP
(NOT TO SCALE)

HORIZONTAL DATUM

TEXAS COORDINATE SYSTEM OF 1983
(CENTRAL ZONE-4203)
NAD 83, (GORS) U.S. SURVEY FEET
GEOID MODEL 12A
COMBINED SCALE FACTOR 0.999922416
SURFACE ADJUSTMENT FACTOR 1.00007759
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE LEICA SMARTNET NETWORK. THE DISTANCES SHOWN HEREON ARE SURFACE.

BASIS OF VERTICAL CONTROL

GPS MONUMENT NO. J-28-2001 (CB 54)
3" BRASS DISC FOUND ON CONCRETE SIDEWALK OF BRIDGE CULVERT ON NORTH SIDE OF BRENTWOOD DRIVE BETWEEN ARROYO SECA SOUTHBOUND LANE AND ARROYO SECA NORTHBOUND LANE.
ELEVATION = 691.62' NAD 83
C.O.A. GRID COORDINATES:
NORTH=10,096,556.25 EAST=3,117,332.28 (OFF SITE)

ONSITE BENCHMARK

BM "A": SQUARE CUT ON TOP OF CURB LOCATED ON THE EAST SIDE OF CLAY AVENUE IN FRONT OF HOUSE WITH ADDRESS: 5509 CLAY, APPROXIMATELY 9' NORTH OF THE NORTHWEST CORNER OF LOT 14, BLOCK 4, BROADACRES SUBDIVISION
ELEVATION=660.01'

FLOOD PLAIN NOTE

THIS SUBDIVISION OCCUPIES AN AREA WITHIN ZONE X, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48453C0455J, DATED JANUARY 6, 2016, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF WHICH IS FOR FLOOD INSURANCE ONLY. NO PORTION OF THESE LOTS ARE WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON SAID FIRM MAP NUMBER, FOR TRAVIS COUNTY, TEXAS.

TOTAL ACREAGE:

LOT SQUARE FOOTAGE =
14,798 SQ. FT. (0.34 ACRES)

LOT 14A

5,813 SQ. FT. (0.134 ACRES)

LOT 14B

8,609 SQ. FT. (0.198 ACRES)
FLAG PORTION: 2,115 SQ. FT. (0.049 ACRES)
LOT PORTION: 6,494 SQ. FT. (0.149 ACRES)

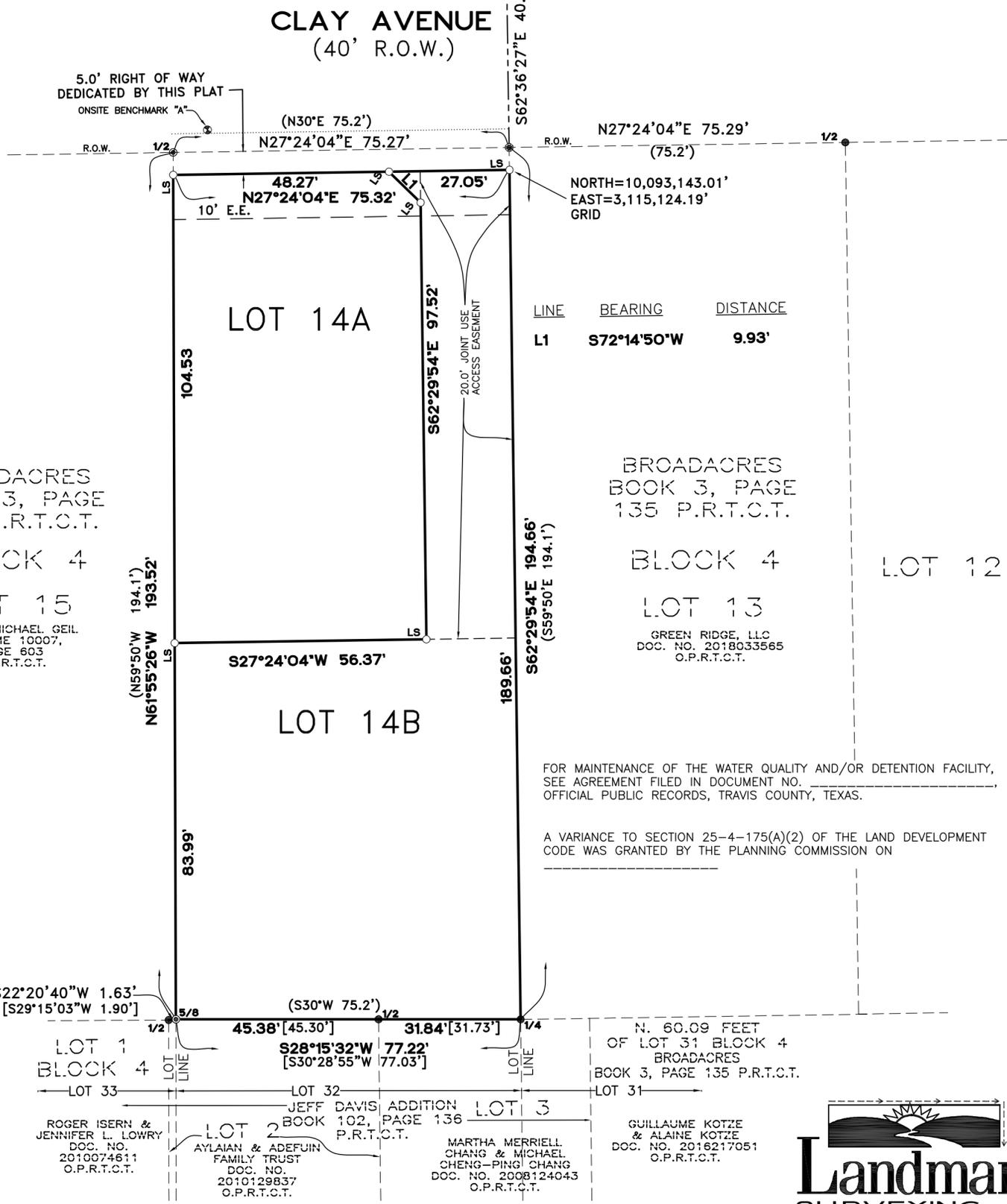
ADDITIONAL RIGHT-OF-WAY

376 SQ. FT. (0.008 ACRES)

43,355 SQ. FT.
A PORTION OF LOT A REED-WALLING SUBD. VOL. 76 PG. 284 & A PORTION OF LOTS 15 AND 31 BLOCK 2 OF BROADACRES
PROTESTANT EPISCOPAL CHURCH
DOC. NO. 2006188061 O.P.R.T.C.T.
10' DEDICATED FOR STREET PURPOSES VOL. 76 PG. 284 P.R.T.C.T.
R.O.W.

BROADACRES
BOOK 3, PAGE 135 P.R.T.C.T.
BLOCK 2
LOT 29
CASA LAMINA LLC
DOC. NO. 2018033569
O.P.R.T.C.T.

LOTS 11-14, 26-28
LESS 0.0147 ACRES
US REIF BURNET FLATS
APTS TEXAS LLC
DOC. NO. 2015133566
O.P.R.T.C.T.



BROADACRES
BOOK 3, PAGE 135 P.R.T.C.T.
BLOCK 4

LOT 15
PHILIP MICHAEL GEIL
VOLUME 10007,
PAGE 603
R.P.R.T.C.T.

BROADACRES
BOOK 3, PAGE 135 P.R.T.C.T.
BLOCK 4

LOT 13
GREEN RIDGE, LLC
DOC. NO. 2018033565
O.P.R.T.C.T.

FOR MAINTENANCE OF THE WATER QUALITY AND/OR DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

A VARIANCE TO SECTION 25-4-175(A)(2) OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON _____

Landmark
SURVEYING, LP
2205 EAST 5TH STREET
AUSTIN, TEXAS 78702
PH: (512)328-7411 FAX: (512)328-7413
TEXAS FIRM REGISTRATION NO. 100727-00

