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## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2012-0152.0A

**Z.A.P. DATE:** May 7, 2013

**SUBDIVISION NAME:** Shoalmont Addition Lot 12, Block 3; Resubdivision

**AREA:** 0.46 acres

**LOTS:** 2

**APPLICANT:** Mark Alan Canada Investments  
(Mark Canada)

**AGENT:** Doucet & Associates  
(Jennifer Simmons)

**ADDRESS OF SUBDIVISION:** 5409 Shoalwood Ave.

**GRIDS:** J27

**COUNTY:** Travis

**WATERSHED:** Shoal Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** Residential

**ADMINISTRATIVE WAIVERS:** 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 the approval of the Shoalmont Addition Lot 12, Block 3; Resubdivision. The applicant proposes to resubdivide one existing lot into a two lot subdivision for residential use. The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

**ZONING & PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala

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