Groundfile

LOT FEASIBILITY REPORT

5006 Shoal Creek Blvd

Austin, TX 78756

City of Austin 2025 orthoimagery, 6-inch, leaf-off (public) · captured 16 March 2025

TCAD PARCEL	LOT AREA	ZONING
227433	12,724 sqft (0.29 ac)	SF-2

LEGAL DESCRIPTION

N50FT OF LOT 6 SHOALMONT ADDN SEC 2

CURRENT USE (TCAD)	YEAR BUILT	JURISDICTION
SINGLE FAMILY RESIDENCE	1951	City of Austin

PREPARED	REPORT ID
September 30, 2026	LFR-227433-D11149

EXECUTIVE SUMMARY

5006 Shoal Creek Boulevard

Austin, Texas 78756

Bottom line. A buildable 12,724 sqft lot. Zoning allows a house or up to 3 units; the recorded covenants allow one detached single-family dwelling. The lot has about 6,700 sq ft of contiguous land with a mild slope within the setback lines and outside the floodplain.

PROPERTY FACTS

The property is in the City of Austin and zoned SF-2. The existing house was built in 1951.

Development is also limited by the recorded deed restrictions for Shoalmont Addition Section 2. These private subdivision rules can be enforced through a lawsuit by other property owners covered by the restrictions. A City permit does not override them.

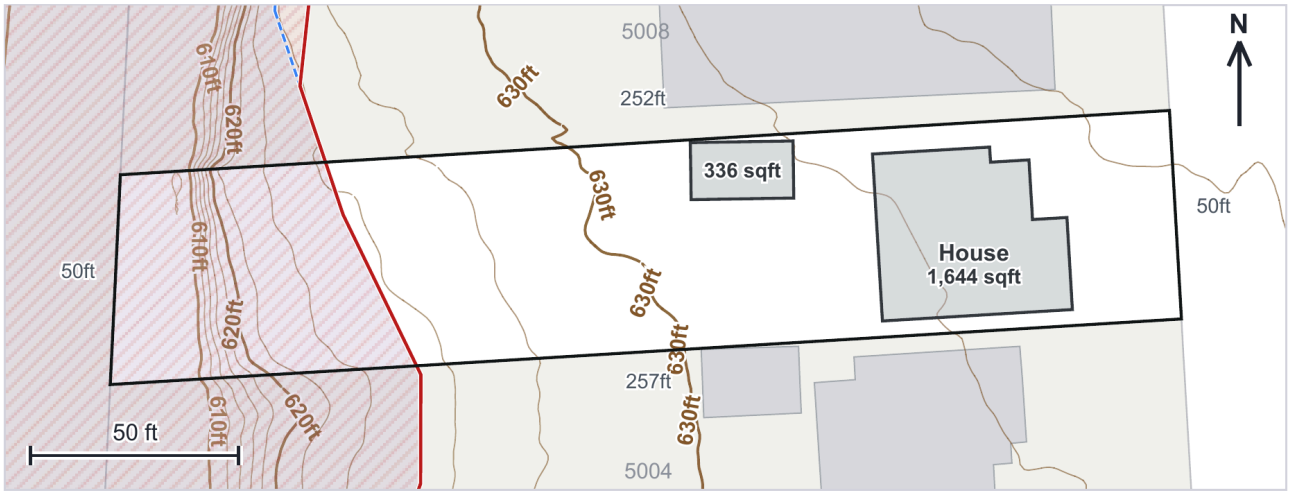
SUBDIVISION RESTRICTIONS

The report examines three aspects of these restrictions:

1. What the recorded rules say.
2. Which rules may still be enforceable.
3. The history of neighbors taking legal action to enforce the rules.

Google Street View, March 2024.

Numbers are screening-grade, not survey-grade.



WATER / FLOOD

CWQZ (Critical Water Quality Zone) Austin 100-yr floodplain (FEMA 500-yr)

DEVELOPMENT OPTIONS

RESIDENTIAL CONFIGURATION	TOTAL FLOOR AREA
Existing 1951 single-family house	**1,191 sq ft**
Renovated or enlarged existing house	Up to 5,089 sq ft
New house replacing the existing house	Up to 5,089 sq ft
Two homes in one building - conflicts with deed restriction	Up to 6,997 sq ft
Three homes in one building - conflicts with deed restriction	Up to 8,270 sq ft

The deed allows one detached single-family dwelling per building plot. Putting two or three homes in one building still conflicts with that rule.

Keeping the existing house. In a qualifying HOME project, the preserved floor area of the 1951 house can be excluded from the floor-area limit if at least half the unit and its whole street-facing facade are retained. The private restrictions still apply.

CITY LIMITS

MEASURE	CITY MAXIMUM
Ground covered by buildings	5,089 sq ft (40% of lot)
Buildings, paving and other impervious surfaces	5,725 sq ft (45% of lot)
Building height	32 ft

DEED RESTRICTIONS

Shoalmont subdivision and subject property. Map: City of Austin, TCAD and OpenStreetMap contributors.

RESTRICTIONS AFFECTING THE OPTIONS

RECORDED RESTRICTION	SUBDIVISION FINDINGS	REPORT ASSESSMENT
A split needs approval from owners of two-thirds of the subdivision lots.	15 replats since 1982; 11 created new lots, producing 27 current lots (10%). Owner approvals were not established.	Treat as enforceable
One detached single-family dwelling per building plot.	25 lots (9%): 4 duplexes and 21 with a second dwelling or garage apartment.	Uncertain enforceability
Garages and other outbuildings cannot be residences.	19 additional lots (7%) with separate living quarters; 10 have a bathroom. This is not a complete count for this rule.	Uncertain enforceability
Buildings must stay 25 ft from the front property line.	102 mapped roofs within 25 ft (42%); 49 within 21 ft (20%), allowing 4 ft for eaves and map error.	Uncertain enforceability

The counts cover 272 lots in three Shoalmont plats; setback rates use measurable homes. The records indicate apparent departures: residential use of the outbuildings is unconfirmed, and unrecorded split approvals could exist.

Second dwellings and garage apartments may also count against the outbuilding rule. The dwelling-related assessments need review; counts alone do not establish enforceability. The restrictions say failure to enforce does not waive the rules.

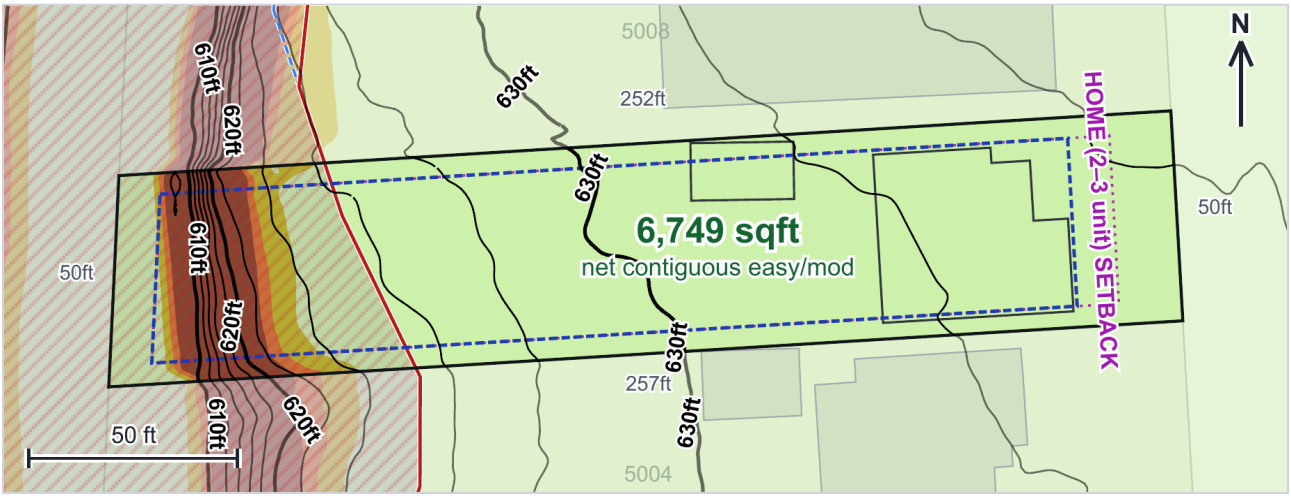
A garage apartment can conflict with both dwelling restrictions. For a lot split, plan on obtaining the required owner approval.

PAST LAWSUITS

A September 2026 search found three lawsuits, all filed between September and November 2009: two apparently over lot splits and one with an unknown subject.

GROUND & PLACEMENT

About **6,700 sq ft of connected, gently sloping ground** lies inside the City's one-house setbacks and outside the creek and flood limits.



Creek at left; Shoal Creek Boulevard at right. Contour labels show elevation in feet.

Map legend: Green: slope below 15%; yellow: 15–25%; orange: 25–35%; brown: above 35%. Black outline: lot boundary. Blue dashes: one-house setbacks. Magenta dots: HOME setbacks. Red hatching: creek water-quality zone. Light-blue dashes: Austin 100-year floodplain.

SETBACKS AND AVAILABLE GROUND

For one house, City setbacks are **25 ft from the front property line, 5 ft from each side and 10 ft from the rear**. Creek and flood limits further constrain the back of the lot.

GROUND MEASURED	LAND AREA
Inside the one-house setbacks	8,773 sq ft
Excluded by creek and flood limits	−2,024 sq ft
Connected ground with slope below 15%	**6,749 sq ft**

These figures measure land area.

Slope rules do not reduce the City's 45% limit on ground covered by buildings, paving and other impervious surfaces.

HOME ALTERNATIVE

For a qualifying HOME project, the City's 15 ft front setback increases the connected gentle ground to approximately **7,100 sq ft**. Multiple homes would still conflict with the recorded dwelling restriction, whose enforceability is uncertain.

DEVELOPMENT IN SUBDIVISION PAST 5 YEARS

City-issued building permits on 280 lots across three Shoalmont plats, September 16, 2021 to September 16, 2026.

NEW BUILDINGS BY CATEGORY

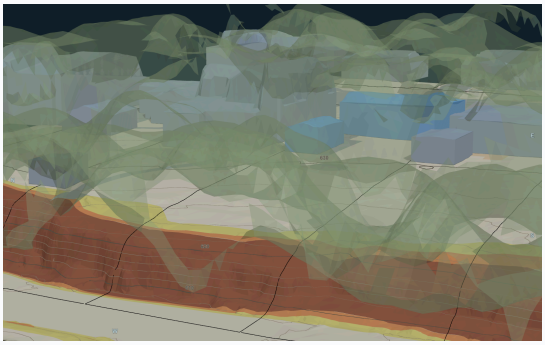
	PERMITTED	THREE STOREYS	SECOND HOME ON ITS LOT	PRIOR HOME DEMOLISHED	PERMIT NAMES HOME (2-3 UNIT)
Single-family houses	12	0	0	8	0
Accessory dwellings	2	0	2	0	0
Two-family buildings	0	0	0	0	0
Studios, garages, pool houses	6	•	•	•	•
Pools and other structures	18	•	•	•	•

NEW HOMES, NEWEST FIRST

ADDRESS	BUILDING	FLOORS	SQ FT	ISSUED	PRIOR HOME DEMOLISHED	HOME	PERMIT
5408 Montview St	Single-family house	2	4,452	Nov 2025	✓	•	2025-140704 BP
2212 W 49th St	Single-family house	1	2,298	May 2025	✓	•	2025-039131 BP
5211 Woodview Ave	Accessory dwelling	1	459	Jan 2025	•	•	2025-009662 BP
5615 Shoalwood Ave	Single-family house	2	4,481	Sep 2024	✓	•	2024-122694 BP
5514 Montview St	Single-family house	2	4,201	Aug 2024	✓	•	2024-074127 BP
5010 Shoal Creek Blvd	Single-family house	2	3,085	Jul 2024	✓	•	2024-082909 BP
5019 Shoal Creek Blvd	Accessory dwelling	2	1,572	Jun 2024	•	•	2023-011942 BP
4903 Shady Glade Ct	Single-family house	2	4,144	Dec 2023	✓	•	2023-062595 BP
5500 Shoalwood Ave	Single-family house	1	4,899	Dec 2023	•	•	2021-077272 BP
5607 Woodview Ave	Single-family house	2	5,030	Aug 2023	✓	•	2023-102649 BP
4902 Shady Glade Ct	Single-family house	2	3,839	May 2022	✓	•	2022-068204 BP
2114 Lawnmont Ave	Single-family house	2	2,763	Apr 2022	•	•	2022-039520 BP
2112 Lawnmont Ave	Single-family house	2	2,543	Apr 2022	•	•	2022-038841 BP
5405 Shoalwood Ave	Single-family house	2	5,493	Oct 2021	•	•	2021-162151 BP

Source: City of Austin; data as of September 13, 2026.

THE LOT IN 3D



Open the 3D view

groundfile.ai/example-report/3d

ACCESS CODE

056 413

3D site model with surroundings and slope colors. Blue: subject building; gray-blue: nearby buildings; black: lot lines. Terrain and canopy: 2021 LiDAR; slope bands: 2017 terrain. Contours at 2 ft and 10 ft; elevations in feet NAVD88. Open the view for layers and SketchUp downloads.

Detailed findings and sources