TOTAL PLAT VACATION REVIEW SHEET

CASE NO.: C8-2007-0149.0A(VAC) **P.C. DATE:** June 22, 2010

SUBDIVISION NAME: Resubdivision of Lot 2, Block A, Banister Acres Section 2

AREA: 0.425 acres **LOTS:** 2

OWNER/APPLICANT: Seamus Donohue **AGENT:** Lensworth Consulting (Nash Gonzalez)

ADDRESS OF SUBDIVISION: 1200 Marcy Street

GRIDS: G18 **COUNTY:** Travis

WATERSHED: West Bouldin Creek **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-3

NEIGHBORHOOD PLAN AREA: South Manchaca

DEPARTMENT COMMENTS: The request is to vacate the Resubdivision of Lot 2, Block A,Banister Acres Section 2. The applicant is proposing to resubdivide the site into the same configuration (2 lots) with case C8-2010-0007.0A (which is on this agenda). The applicant is vacating the plat in order to remove a note that restricted development to 20% impervious cover. The new resubdivision (in the same configuration) will be limited to 45% impervious cover as allowed by the SF-3 zoning district.

STAFF RECOMMENDATION: The staff recommends approval of the plat vacation.

PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren **PHONE:** 974-6455

EMAIL: david.wahlgren@ci.austin.tx.us



LOCATION MAP

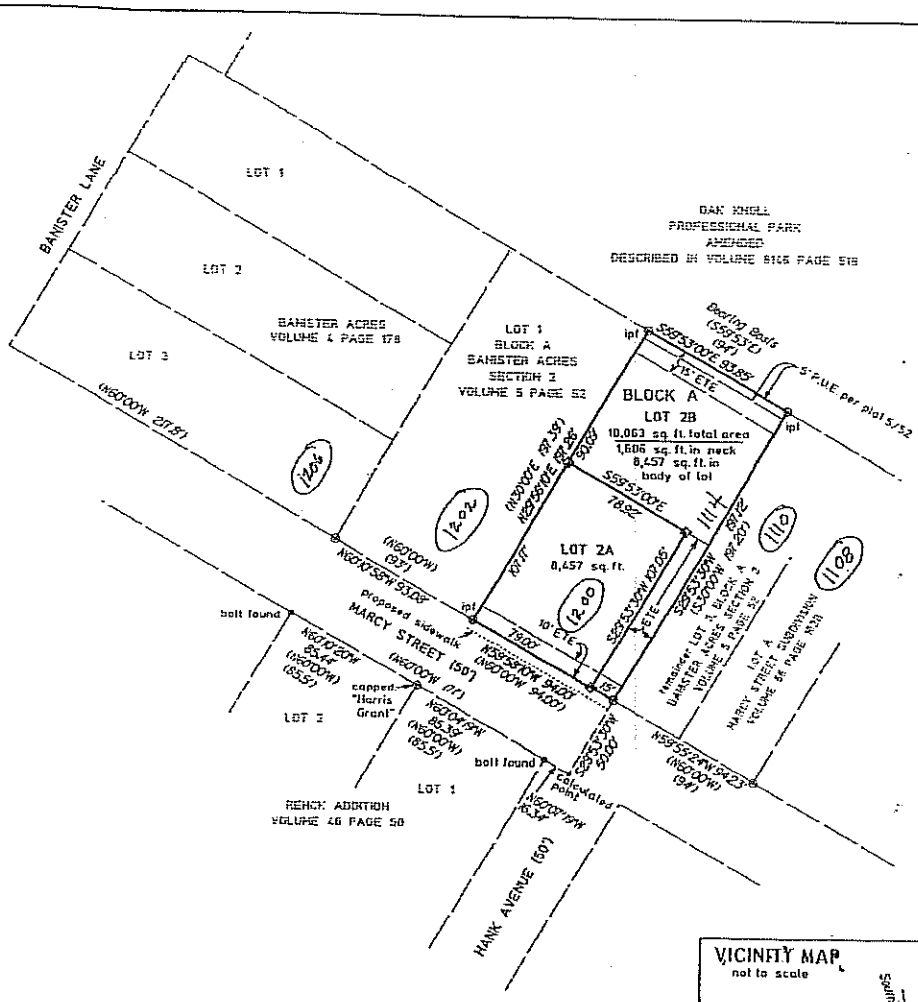
SCANNED

PHOTOGRAPHIC MYLAR

20080065

Resubdivision of Lot 2, Block A, BANISTER ACRES SECTION 2

prepared: May 10, 2007



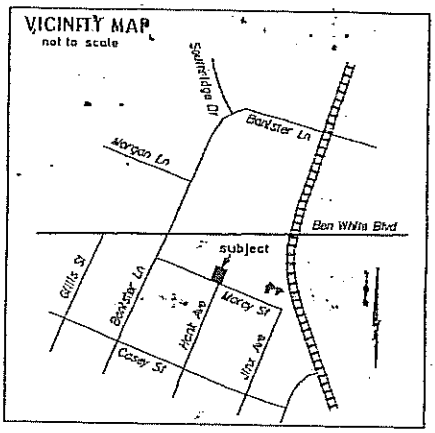
SCALE: 1"=50'

0 50 100

0 10 50

LEGEND

- ⊕ ½" Iron Rod Found
- ipl ⊕ ½" Iron Pipe Found
- ☐ ½" Iron Rod Set with Plastic Cap Marked "Holt Carson"
- ---------- Proposed Sidewalk
- (Record Bearing and Distance)
- Total Area-0.425 Acre or 18,520 sq.ft.
- 2 residential lots
- ETE- Electric and Telecommunications Easement



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

That I, Seamus Donahoe, owner of 0.425 Acre or 18,520 square feet of land, being all of Lot 2, Block A, Banister Acres Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5 Page 52 of the Plat Records of Travis County, Texas, said 0.425 Acre having been conveyed to him by deed recorded in Document No. 2005160275 of the Official Public Records of Travis County, Texas, and said subdivision having been approved for resubdivision pursuant to Chapter 212.015 of the Texas Local Government Code, do hereby resubdivide said 0.425 acre tract in accordance with the attached plat to be known as "RESUBDIVISION OF LOT 2, BLOCK A, BANISTER ACRES SECTION 2"

subject to any easements and/or restrictions heretofore granted and not released, and do hereby dedicate to the Public use of the streets and easements shown hereon.

WITNESS MY HAND this the 6th day of Feb A.D. 2008

Seamus Donahoe
1200 Marcy Street
Austin, Texas 78745

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 6 day of February A.D., 2008 did personally appear Seamus Donahoe, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
Printed Name Jason Ashworth
Commission Expires 5-17-2010

JASON ASHWORTH
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-17-2010

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Anne Thayer, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Anne Thayer Registered Professional Land Surveyor No. 5850
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990

12-5-07
Date

STATE OF TEXAS
REGISTERED
ANNE THAYER
5850
PROFESSIONAL
LAND SURVEYOR

C798002

C8-2007-0149.0A