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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0136.0A

P.C. DATE: April 12, 2011

SUBDIVISION NAME: Resubdivision of the East One-Half of Lot 13, Banister Heights

AREA: .499 acres

LOTS: 2

OWNER/APPLICANT: Friday & Buchanan LLC

AGENT: Austin Civil Engineering
(Brent Hammond)

ADDRESS OF SUBDIVISION: 1405 Morgan Ln.

GRIDS: G19

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: GR-CO

NEIGHBORHOOD PLAN: South Lamar

PROPOSED LAND USE: School

VARIANCES: None

SIDEWALKS: Sidewalks are required.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of the East One-Half of Lot 13, Banister Heights. The proposed resubdivision is composed of 2 lots on .499 acres. Please note that the applicant is vacating the identical plat C8-07-0006.0A(VAC) (on this agenda) to remove a PUE that is not needed and a several notes that no longer apply. The new plat will have the same number of lots and be in the same configuration as the plat being vacated.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

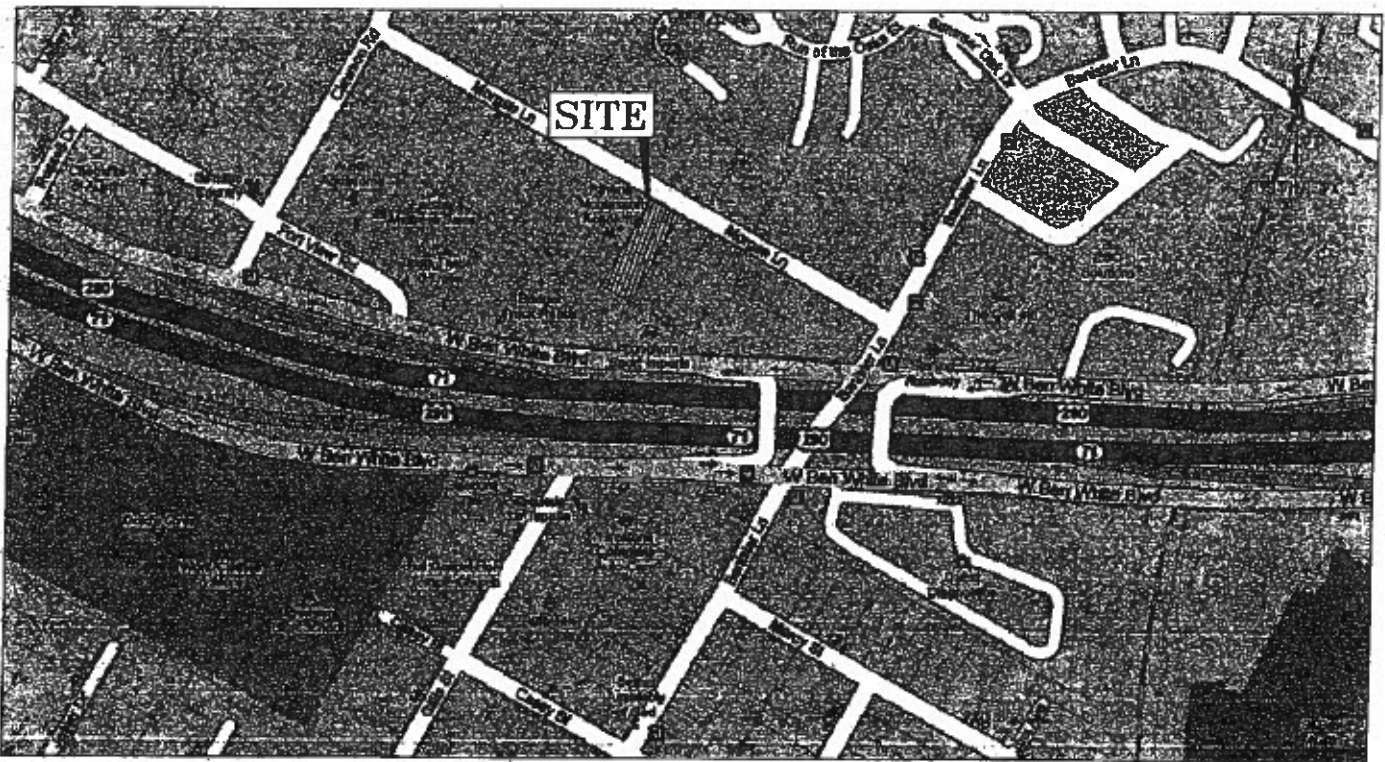
PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

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VICINITY MAP

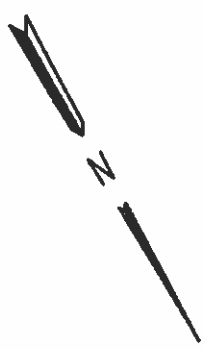
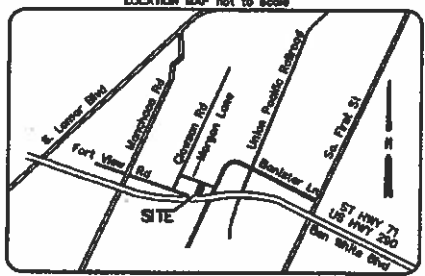


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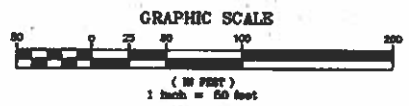
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A RESUBDIVISION OF THE EAST ONE-HALF OF LOT 13, BANISTER HEIGHTS

LOCATION MAP not to scale

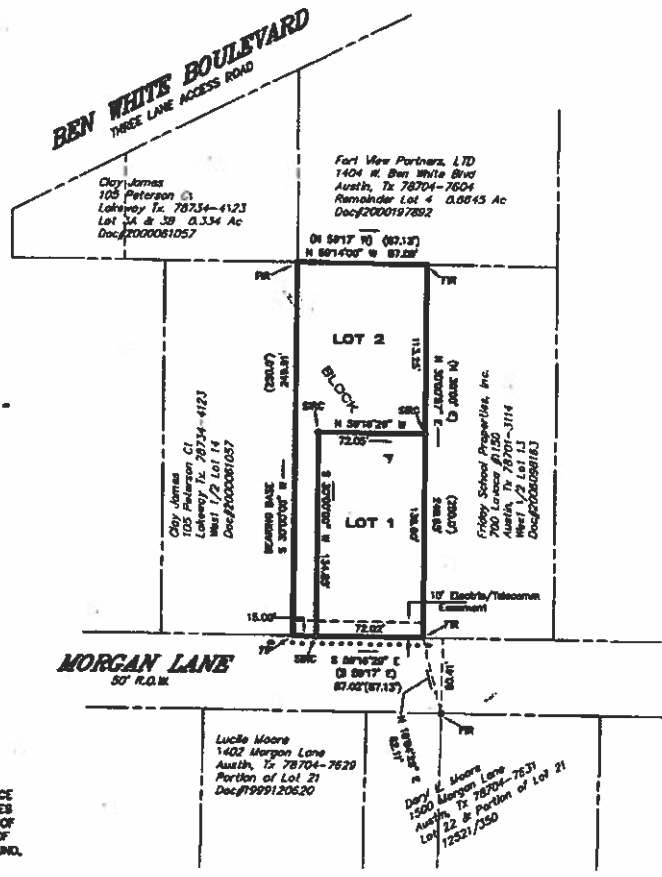


- LEGEND**
- FOUND IRON ROD FIP
 - FOUND IRON PIPE FIP
 - SET 1/2" IRON ROD W/CAP FIP
 - LABELED "WATERLOO S.P.L.S. 4324" S.P.C.
 - (RECORD CALL)
 - SPECIALS MUST BE SHOWN



SURVEYOR'S CERTIFICATION
 I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1989, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, NOVEMBER 4, 2010.

THOMAS P. DIXON S.P.L.S. #4324 DATE _____
 WATERLOO SURVEYORS, INC.
 P.O. BOX 160176
 AUSTIN, TEXAS 78716
 PH-512-481-9602
 FAX-512-330-1621
 thomas@waterloosurveyors.com



LOT AREAS

LOT 1	0.2258 AC	9,830 SQ FT
LOT 2	0.2843 AC	11,910 SQ FT
TOTAL TWO LOTS	0.4883 AC	21,780 SQ FT

OWNER: FRIDAY AND BUCHANAN, L.L.C.
700 LAVACA STREET, STE 225
AUSTIN, TEXAS 78704

LEGAL DESCRIPTION: LOTS 1 AND 2, BLOCK A, A RESUBDIVISION OF THE EAST ONE-HALF OF LOT 13, BANISTER HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

ACRES: 0.4883 ACRES, MORE OR LESS

2 LOTS—ONE BLOCK

PREPARATION DATE: NOVEMBER 9, 2010

SUBMITTAL DATE: JANUARY 18, 2011

ENGINEER: AUSTIN CIVIL ENGINEERING, INC.
2708 SO. LAMAR BLVD., SUITE 200A
AUSTIN, TEXAS 78704
PHONE: 512-308-0018
FAX: 512-308-0048



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