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**TOTAL VACATION REVIEW SHEET**

**CASE NO.:** C8-07-0006.0A(VAC)

**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:** SF-3

**NEIGHBORHOOD PLAN:** South Lamar

**DEPARTMENT COMMENTS:**

The request is for approval of the total vacation of A Resubdivision of the East One-Half of Lot 13, Banister Heights. The applicant is resubdividing the site (C8-2010-0136.0A) on this agenda into the same number of lots and the same configuration as this plat. The vacation is being done in order to remove a PUE that is not needed, and a several notes that no longer apply.

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

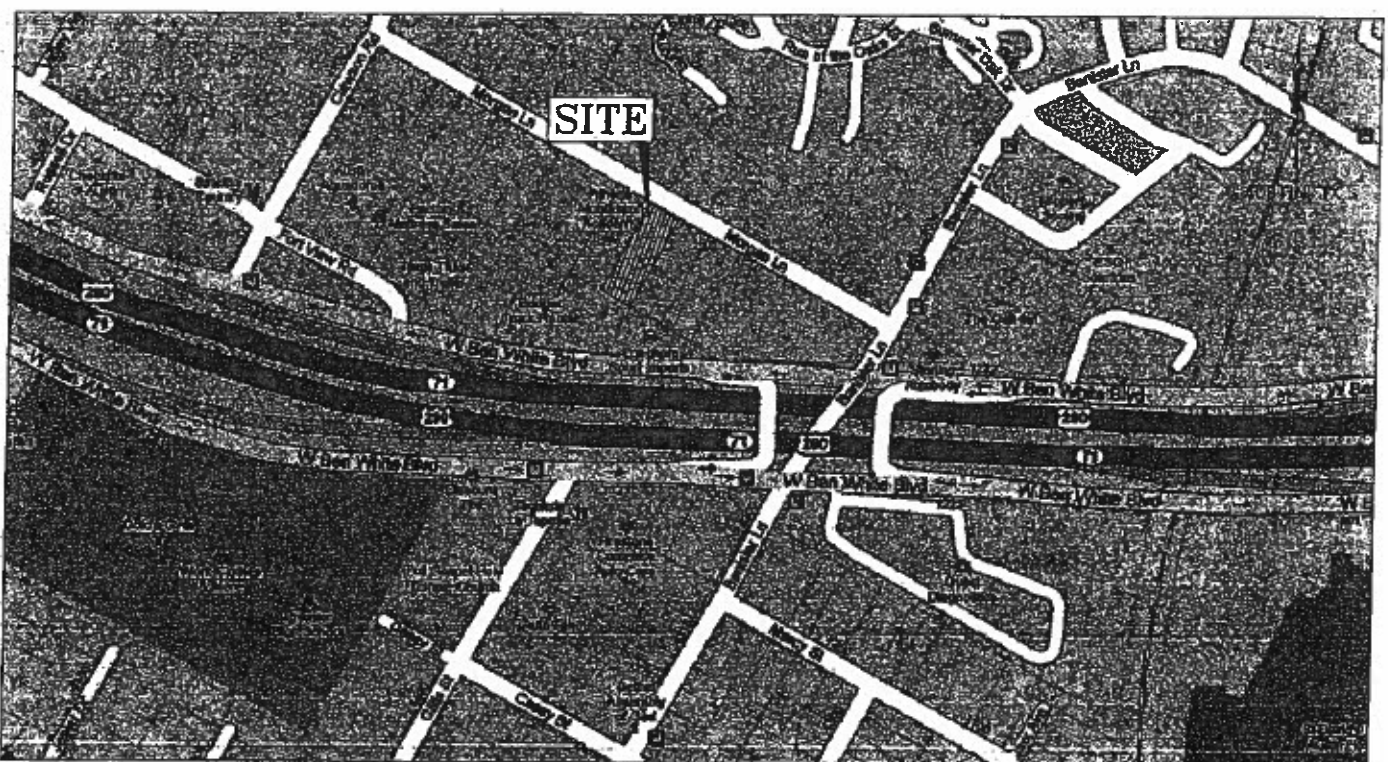
**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** David Wahlgren  
Email address: [david.wahlgren@ci.austin.tx.us](mailto:david.wahlgren@ci.austin.tx.us)

**PHONE:** 974-6455

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# VICINITY MAP

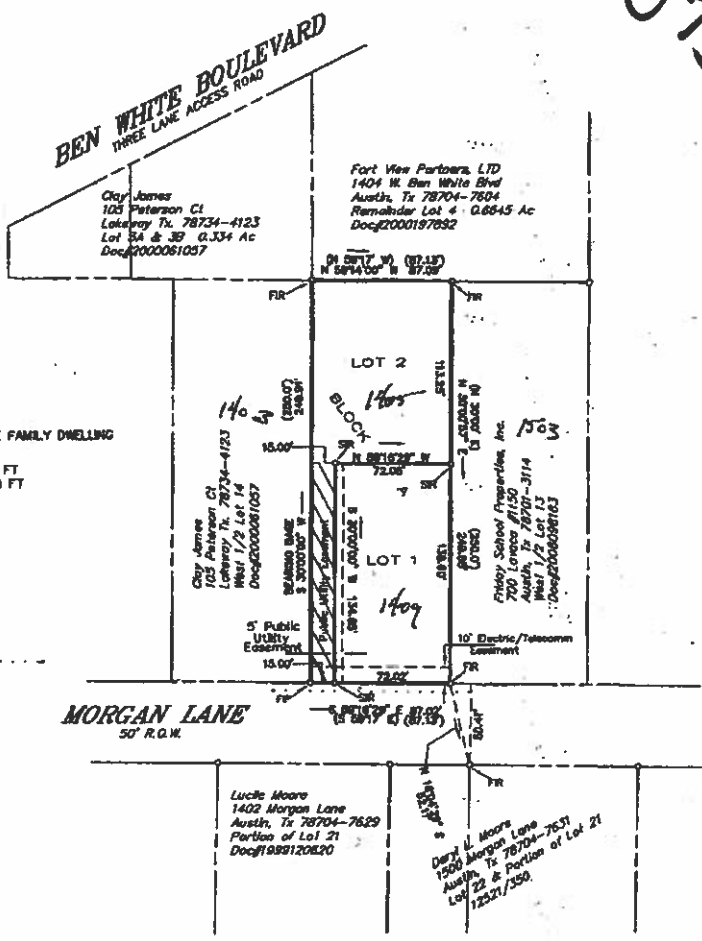
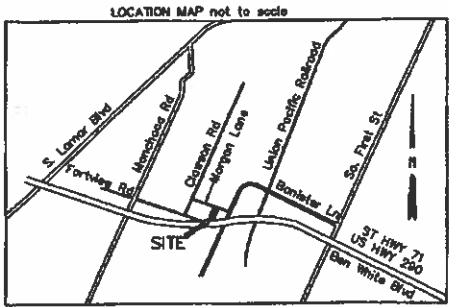


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PHOTOGRAPHIC MALAR

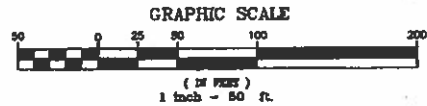
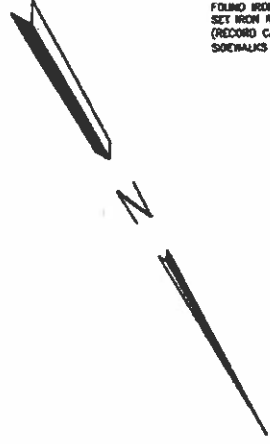
A RESUBDIVISION OF THE EAST ONE-HALF OF LOT 13, BANISTER HEIGHTS



TWO LOTS ONE BLOCK FOR SF-3 ZONED/SINGLE FAMILY DWELLING  
 LOT 1 0.2258 AC 9,639 SQ FT  
 LOT 2 BUILDABLE AREA 0.2284 AC 9,862 SQ FT  
 LOT 2 EASEMENT AREA 0.0470 AC 2,048 SQ FT  
 LOT 2 TOTAL 0.2843 AC 11,910 SQ FT  
 TOTAL TWO LOTS 0.4996 AC 21,750 SQ FT

LEGEND

FOUND IRON ROD	FR
FOUND IRON PIPE	FP
SET IRON ROD	SR
(RECORD CALL)	
SEWALGS MUST BE BUILT	-----



19262

OWNER: KARL D. HAUSSMAN  
 2200 TOWNES LANE  
 AUSTIN, TEXAS 78703-2328

LEGAL DESCRIPTION: BEING 0.4993 ACRE OF LAND OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS, AND BEING THE EAST ONE-HALF OF LOT 13, BANISTER HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 3, PAGE 238, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CONVEYED TO KARL D. HAUSSMAN BY DEED OF TRUST RECORDED IN DOCUMENT NO. 2006070312, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

ACRES: 0.4993 ACRES, MORE OR LESS

2 LOTS FOR SINGLE-FAMILY DWELLINGS; ONE BLOCK

PREPARATION DATE: DECEMBER 5, 2008

ENGINEER: AUSTIN CIVIL ENGINEERING, INC.  
 2708 SO. LAMAR BLVD., SUITE 200A  
 AUSTIN, TEXAS 78704  
 PHONE: 512-306-0018  
 FAX: 512-306-0048

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