

SUBDIVISION REVIEW SHEET

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CASE NO: C8-2011-0029.0A

PC DATE: September 13, 2011

SUBDIVISION NAME: RESUBDIVISION OF LOT 16, BLOCK D, FORD PLACE NUMBER ONE

AREA: .315 Acres

LOTS: (2)

APPLICANT: Richard Wagner

AGENT: Michael McHone

ADDRESS OF SUBDIVISION: 4414 Russell Drive

GRIDS: MG19

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

NEIGHBORHOOD PLAN: S. Manchaca

PROPOSED LAND USE: Single Family/Duplex

ADMINISTRATIVE WAIVERS: None

VARIANCES: 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 approval of the above referenced resubdivision plat. The applicant proposes to resubdivide an existing lot into (2) lots for residential use. The lot is currently developed with one-single-family residence on proposed Lot 16-A. Both lots will take access to Redd Street. The City of Austin will provide water and wastewater service as well as electric service. The developer will be responsible for all costs associated with any required improvements to the site.

STAFF RECOMMENDATION:

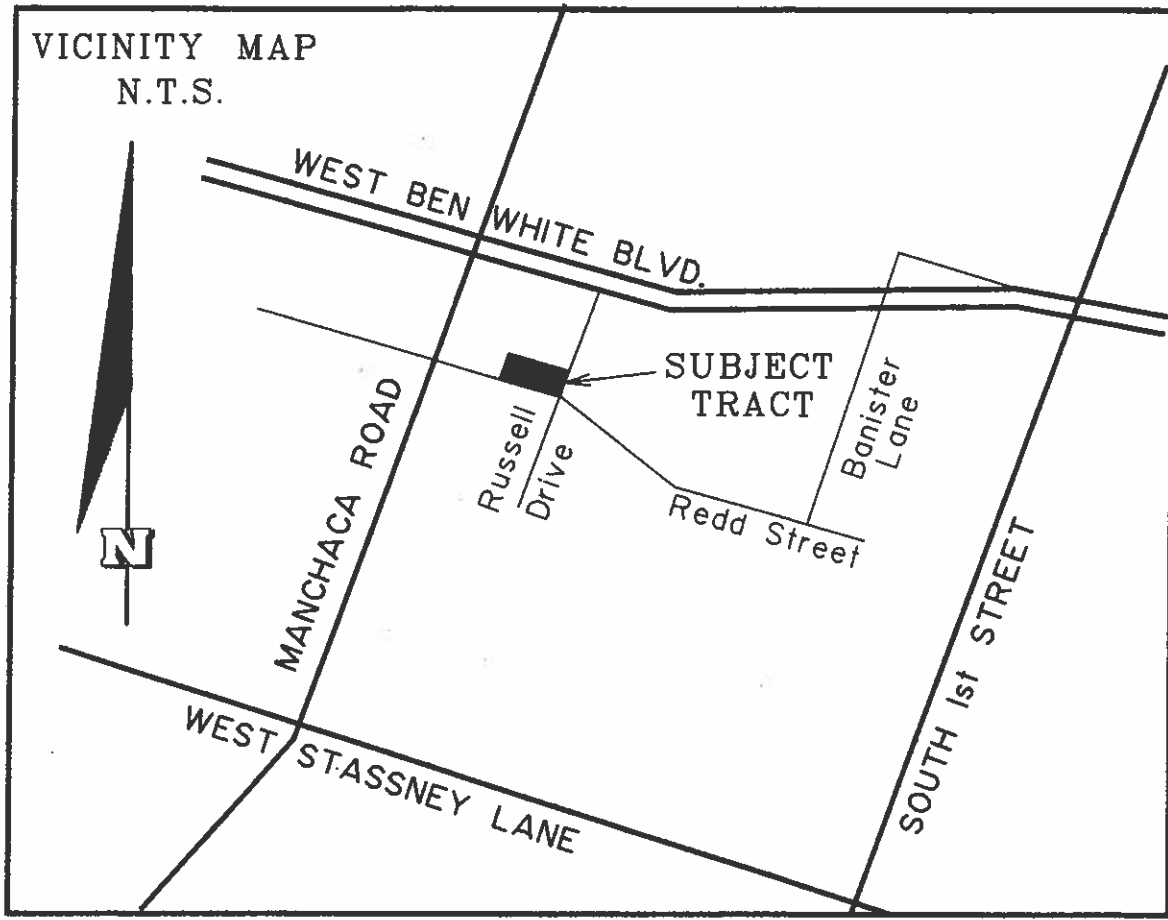
The staff recommends approval of the resubdivision plat. The plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

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ACCEPTED and AUTHORIZED by the Planning Commission of the City of Austin, Texas,
the _____ day of _____, 2011.



Sullivan, Chairperson

Jay Reddy, Secretary

RESUBDIVISION OF LOT 16 BLOCK D FORD PLACE NUMBER ONE

Legend

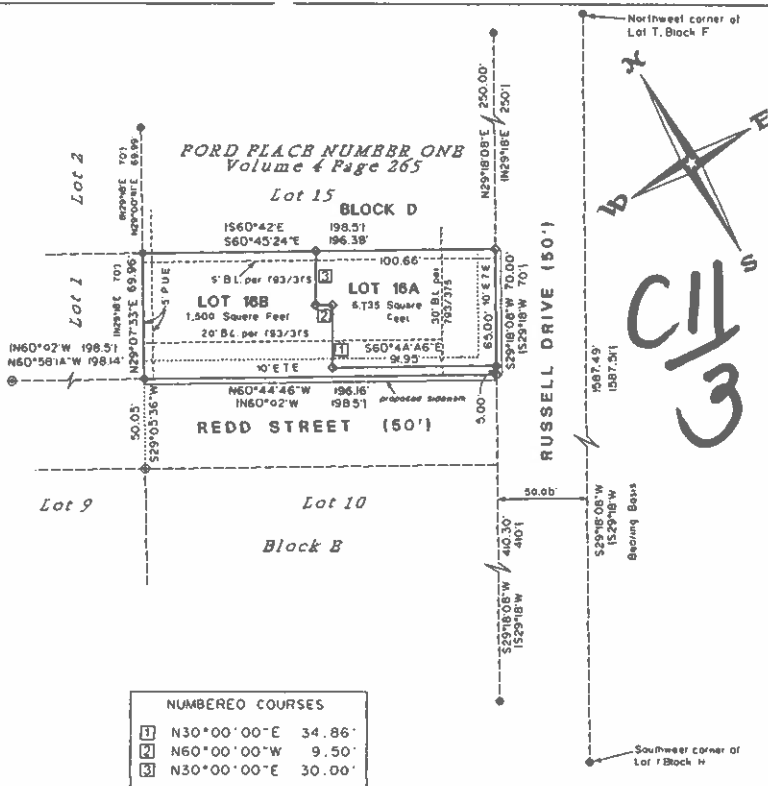
- 1/2" Iron Pipe Found
- 1/2" Iron Rod Found
- Chiseled "X" Mark in Concrete Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Hill Corcon, Inc."
- PK. Nail Found
- Proposed Concrete Sidewalk
- E.T.E. - Electric and Telecommunications Easement (Record Bearing and Distance)

SCALE: 1" = 50'



LOT SUMMARY

Total Number of Lots = 2
 Lot 16A = 6,235 Square Feet
 Lot 16B = 7,500 Square Feet
 Total Area = 13,735 Square Feet = 0.315 Acre
 Lot 16A Residential Use
 Lot 16B Residential Use



THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS

That I, Gerald R Wagner II, owner of all at Lot 16, Block D, Ford Place Number One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 265 at the Plat Records of Travis County, Texas, as conveyed to me by General Warranty Deed recorded in Document No 2011016563 at the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision at Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 16 in accordance with the attached map or plat shown herein pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 16 BLOCK D FORD PLACE NUMBER ONE

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

WITNESS MY HAND this the ____ day of _____, A.D. 20____

Gerald R Wagner II
 P.O. Box 9742
 Austin, Texas 78766

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 20____, did personally appear Gerald R Wagner II, 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 _____
 Commission Expires _____

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 2011, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 2011, A.D.

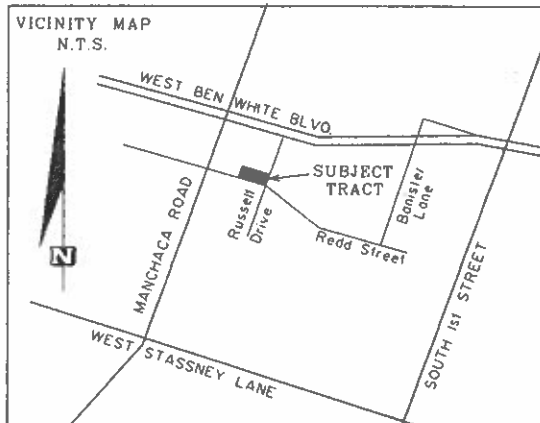
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY _____
 Deputy

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin
 this the ____ day of _____, 2011

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the ____ day of _____, 2011, A.D.

Greg Guernsey, Director, Planning and Development Review Department



ACCEPTED AND AUTHORIZED by the Planning Commission of the City of Austin, Texas, this the ____ day of _____, 2011.

Dave Sullivan, Chairperson

Joy Reddy, Secretary

NOTE:
 THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES MO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN

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