

C16
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0125.0A

P.C. DATE: August 28, 2012

SUBDIVISION NAME: Resubdivision of the South 164.05 Feet of Lot 20 of Banister Heights

AREA: 0.4999 acres

LOTS: 3

OWNER/APPLICANT: Banister Morgan, LLC
(Kirk Smith)

AGENT: Simon Studd

ADDRESS OF SUBDIVISION: 1400 Morgan Lane

GRIDS: G-19

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: South Lamar Combined Neighborhood Plan Area (Underway)

SIDEWALKS: Sidewalks are required along Morgan Lane prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the re-subdivision namely, Resubdivision of the South 164.05 Feet of Lot 20 of Banister Heights. The proposed re-subdivision is composed of 3 lots on 0.4999 acres. This plat is re-subdividing a portion of a previously platted lot into 3 residential lots. The other portion of Lot 20 was resubdivided previously with the Oak Run Sec. 1-A, Phase B subdivision.

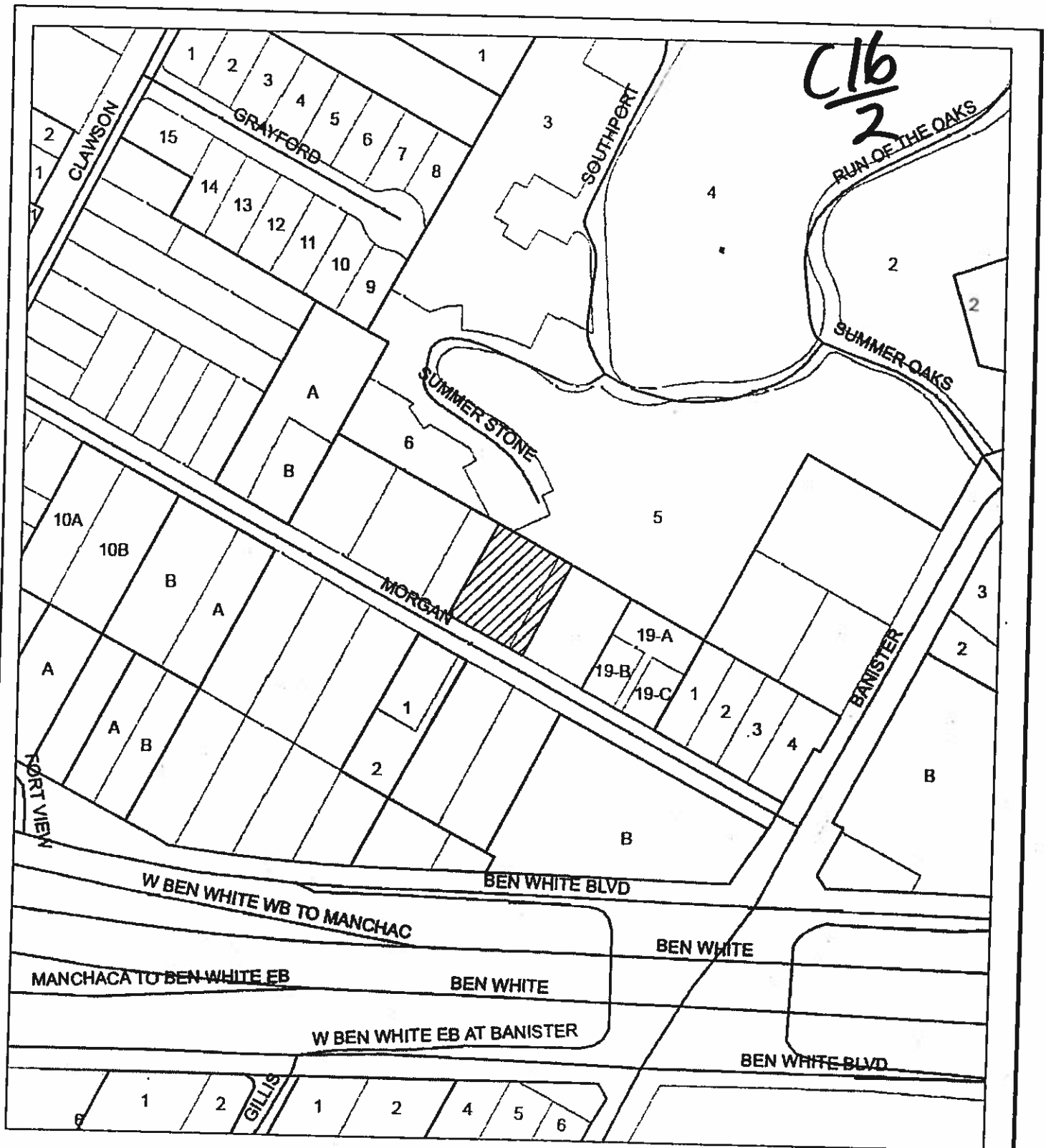
This resubdivision is subject to Land Development Code prior to Ordinance 20120524-139 (Flag Lot) and therefore, grandfathered.

STAFF RECOMMENDATION: Staff recommends approval of this resubdivision. It meets all City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767



Subject Tract



Base Map

CASE#: C8-2011-0125.0A
LOCATION: 1400 Morgan Lane

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

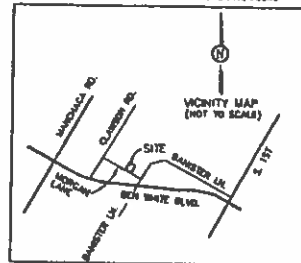
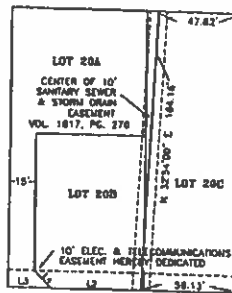
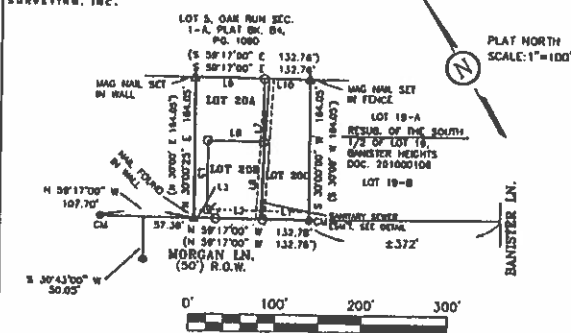


Harris GRANT
SURVEYING, INC.

RESUBDIVISION OF THE SOUTH 184.05 FEET OF LOT 20 OF BANISTER HEIGHTS

C16
3

MAP SYMBOLS
PUBLIC UTILITY EASEMENT
EASEMENT LINE
1/2" REAR POLE
1/2" REAR SET
CAPPED "MANNING-SMITH"
1/2" RDM PIPE FOUND
CROWN DOWNWARD
SECOND DATA FROM
PLAT 84-1, PG. 256
R.O.W. RIGHT-OF-WAY
SIDEWALK REQUIRED
MAG INCL. FOUND



LINE	BEARING	DISTANCE
1	N 82°17'00" W	64.15'
2	N 82°17'00" W	64.15'
3	N 82°17'00" W	64.15'
4	N 82°17'00" W	64.15'
5	N 82°17'00" W	64.15'
6	N 82°17'00" W	64.15'
7	N 82°17'00" W	64.15'
8	N 82°17'00" W	64.15'
9	N 82°17'00" W	64.15'
10	N 82°17'00" W	64.15'

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT BANISTER MORGAN, LLC, OWNER OF THE SOUTH 184.05 FEET OF LOT 20 OF "BANISTER HEIGHTS", A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 256 OF THE TRAVIS COUNTY PLAT RECORDS, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2008150845 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, ACTING HEREBY BY AND THROUGH ITS GENERAL PARTNER, KIRK M. SMITH, DOES HEREBY RESUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS "RESUBDIVISION OF THE SOUTH 184.05 FEET OF LOT 20 OF BANISTER HEIGHTS", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY
OF ____ 20__ A.D.

KIRK M. SMITH, GENERAL PARTNER, BANISTER MORGAN, LLC
805 CARDINAL LANE
AUSTIN, TEXAS 78704

NOTARY CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KIRK M. SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____ 20__ A.D.

NOTARY IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: ____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE CITY LIMITS
JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF ____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND
DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS,
THIS THE ____ DAY OF ____ 20__ A.D.

GREG GUERNSEY, ACP, DIRECTOR, PLANNING
AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE
CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF ____ 20__

DAVE SULLIVAN, CHAIRPERSON

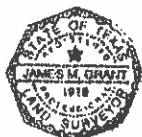
SAUNDRA KIRK, SECRETARY

SURVEYOR'S CERTIFICATION

I, JAMES M. GRANT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS
TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS
PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE OF 1989 AS
AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY
OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

AS SURVEYED BY:
HARRIS-GRANT SURVEYING, INC.
P.O. BOX 807
MANOCHA, TEXAS 78652
(512) 444 - 1781

JAMES M. GRANT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1919



James M. Grant

ENGINEER'S CERTIFICATION

I, BLAYNE E. STANSBERRY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF
TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT
THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH
THE ENGINEERING RELATED PORTIONS OF TITLE 25, AUSTIN CITY CODE AS
AMENDED.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF DESIGNATED FLOOD
HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY
RATE MAP NO. 48453C 0585H, DATED 08-28-2008.

BLAYNE E. STANSBERRY
REGISTERED PROFESSIONAL ENGINEER NO. 88646
STANSBERRY ENGINEERING CO., INC.
P.O. BOX 309, MANOCHA, TEXAS 78652
PH. (512) 292-8000

NOTES

1. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
4. THIS SUBDIVISION IS LOCATED IN THE WEST BOULDER CREEK WATERSHED, CLASSIFIED AS URBAN.
5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LOC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
6. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE AUSTIN LAND DEVELOPMENT CODE.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE UNITS OF CONSTRUCTION FOR THIS PROJECT.
9. RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT OWNER'S EXPENSE.
10. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND TO THE CITY OF AUSTIN WASTEWATER SYSTEM.
11. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER UTILITY FOR REVIEW. THE WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY.
12. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS, EXCEPT AS SHOWN HEREON.
13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT IN THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
14. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
15. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET, FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
16. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
17. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNER OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY CAUSE THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
18. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
19. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LOC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
20. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, BANISTER HEIGHTS, RECORDED IN VOLUME 3, PAGE 256 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
21. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MORGAN LANE. THIS SIDEWALK SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR THE UTILITY COMPANY.
22. THIS SUBDIVISION IS EXEMPT FROM STORMWATER DETENTION REQUIREMENTS PER SECTION 1.2.2.0 OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
23. AN INCREASE IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOTS ____ AS REQUESTED BY THE OWNER, PER EXCEPTION 3 TO SECTION 503.1.1 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT ON ____ THIS ____ DAY OF ____ 20__ A.D. AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF ____ 20__ A.D. AT ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ 20__ A.D. AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF ____ 20__ A.D. AT ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF ____ 20__ A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY