C75

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0191.0A

P.C. DATE: December 10, 2013

SUBDIVISION NAME: Banister Acres Subdivision; Resubdivision of Lot 16, Block 5

AREA: 0.5

LOT(S): 3

OWNER/APPLICANT: (Leighton & Michael Moore)

AGENT: Genesis 1 Engineering Co.

(George Gonzalez)

ADDRESS OF SUBDIVISION: 4402 Banister Lane

GRIDS: MG18

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-3

MUD: N/A

NEIGHBORHOOD PLAN: South Manchaca

PROPOSED LAND USE: SF-3

ADMINISTRATIVE WAIVERS:

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

<u>DEPARTMENT COMMENTS</u>: The request is for approval of the Banister Acres Subdivision; Resubdivision of Lot 16, Block 5. The proposed resubdivision is composed of 3 lots on 0.5 acres proposed for residential use. Based upon the new configuration, the lots will take access to Casey Street. The City of Austin will provide water, wastewater and electric service. The developer will be responsible for all costs associated with any required improvements.

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

PLANNING COMMISSION ACTION:

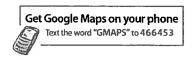
CITY STAFF: Don Perryman

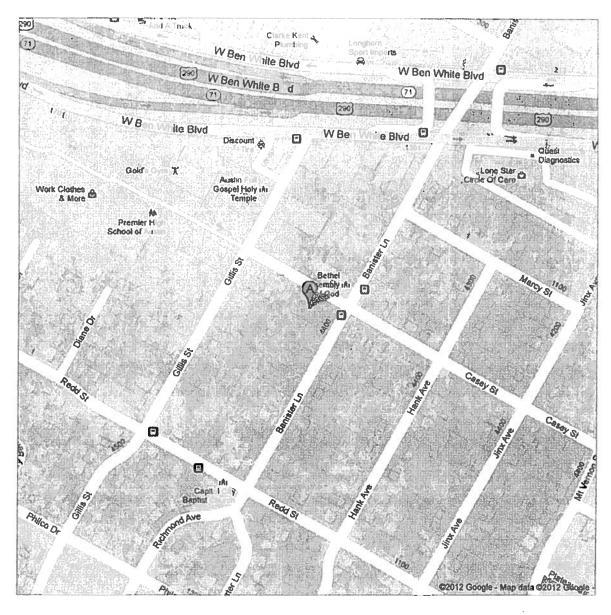
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

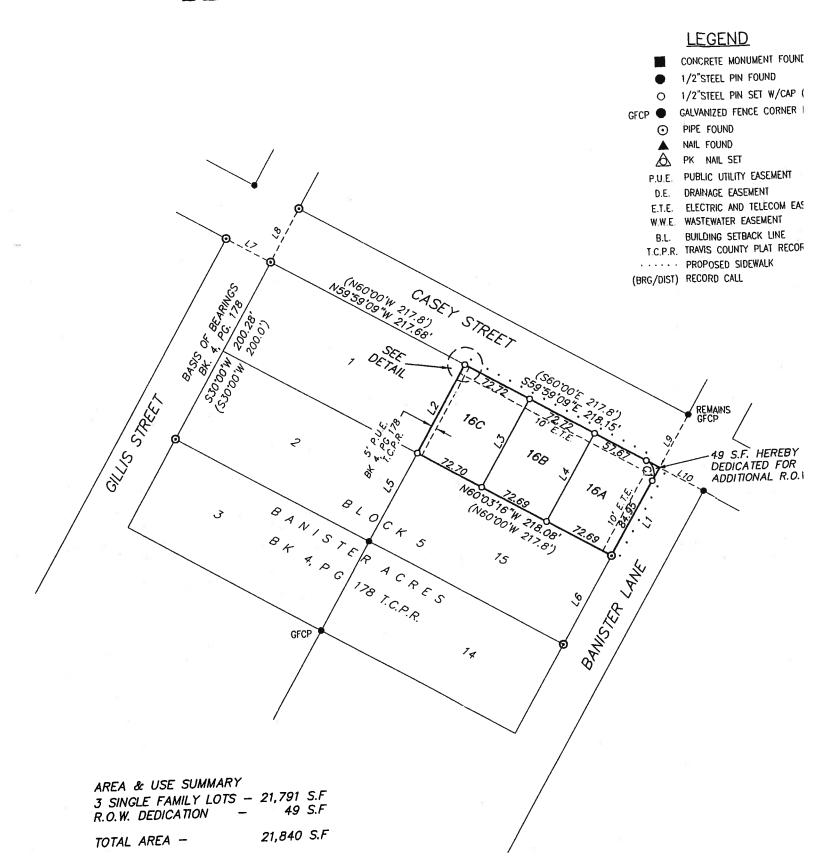
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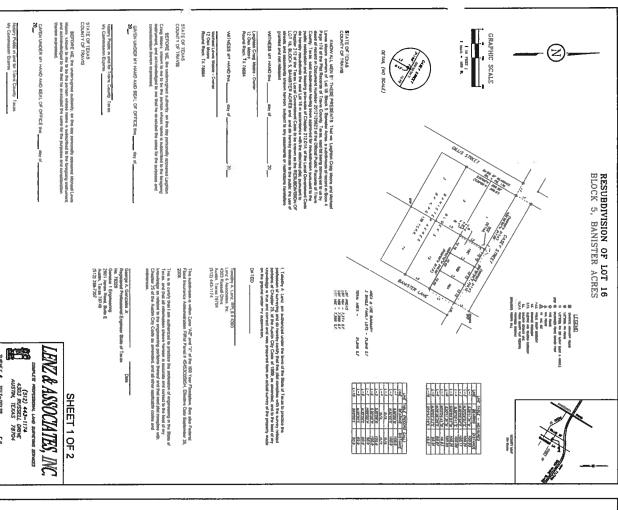
Address 4400 Banister Ln Austin, TX 78745





RESUBDIVISION OF LOT 16 BLOCK 5, BANISTER ACRES





RESUBDIVISION OF LOT 16 BLOCK 5, BANISTER ACRES

1. "HE OWNEDS OF THE BUILDWINDOW, AND HIS OF HE'S BUCCESSORS AND ASSISTAN, ASSISTAND A

EPOSICHWEEDMÖNTATION CONTROLS ANE REQUIRED FOR ALL CONSTRUCTION ON INGMOUNT, LOTS, INCLUDING DETACHED BINGLE FAMEY AND DUPLD CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF JUSTIMY BAYINCHARDITAL CRETERIA MANUAL AND LOC BECTROMS 254-181 THROUGH 254-184.

A TEMPORARY PROGRAM AND REDMEDITATION COMPROLE ARE REQUIRED DATED THE MAINTAINED TOWN TRUCTION OF ANY IMPROVEDENTS ON ANY LOT, SUPPORT CONTROLS ARE REQUIRED DATED THE MAINTAINED THAT IN THE PROMANDAT REPREDENTED OR STABLIZATION OF ALL DISTURBED AREAS IS STRAILENED. 4. (WHERSHED STATUS THE SUBERVISION IS LOCATED IN THE WILLIAMSON WHERSHED, A SUBERIAN WHERSHED, ALD SHALL BE DEVELOPED, CONSTRUCTED AND MARTANED IN CONFORMALICE WITH THE TERMS AND CONSTRONS OF CHAPTER 20 OF THE CITY OF AUSTRALIAND DEVELOPMENT COCKS.

LNO FILL ON ANY LOT BHALL EXCEED A MAXIMAM OF FOUR FEET OF DEPTH EXCEPT FOR TRUCTURAL EXCAVATION, NO CUT ON ANY LOT BHALL BE OREATER THAN FOUR FEET.

, NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR UNIDSCAPING SHALL BE LLOWED IN A DRABAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTRU

, ALL DRARANGE EASEMBITS ON PRIVATE PROPERTY BHALL BE MANTARIED BY THE PROPERTY WAVER OR ASSIONS.

BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZOWING CHORNANCE REQUIREMENTS AS APPLICABLE. 8. THE PROPERTY DWHER SHALL PROVIDE FOR ACCESS TO DRAIMAGE EASEMENT 8 AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORD

, WAITER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER EXCESS OF 20% OF THE NET BITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-4-215.

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CHARED/CTION POR IN THE PROJECT.

15, ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE

17, PROR TO CONSTRUCTION, EXCEPT DETACHED SWIGLE FAMILY ON ANY LOT IN THIS SUBDIVISION A BITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTRA.

18. THIS SUBDIVISION BHALL NOT BE CICCUPED UNTIL CONNECTION IB MADE TO THE CITY OF AUSTRIS VANTER AND VASTEMATER SYSTEMS.

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APPROVAL FOR ACCEPTANCE

This subdivision is boothed within the full purpose limits of the City of Austri, Toron, this the City of Austri, Toron, this the City of Austri, Toron, this the City of Austri, Toron, the the

Accepted and suffranced for record by the Director, Planning and Directors
Department. Cay of Austin, Travis County, Tissas, this the ______day of _______AD.

Quarrany, Director ang and Development Raview Dep

of the City of Austin, Texas

Dave Bulleran, Champerson

STATE OF TEXAS

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WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, BW., 20_ A.D.

DANA DEBEAUYOR COUNTY CLERK TRAYIS COUNTY TEXAS

SHEET 2 OF 2

LENZ & ASSOCIATES, INC. (512) 443-1174 4303 RUSSELL DRINE AUSTRY, TEXAS 78704

C8-2011-0161.OA