

C21/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0164.0A

P.C. DATE: August 26, 2014

SUBDIVISION NAME: Second Resubdivision of a Portion of Lot 1 Block 6 Banister Acres

AREA: .331

LOT(S): 2

OWNER/APPLICANT: Dan Day Homes
(Dan Day)

AGENT: Real Estate
(Michael McHone)

ADDRESS OF SUBDIVISION: 4400 Gillis St

GRIDS: MG18

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

NEIGHBORHOOD PLAN: South Manchaca

PROPOSED LAND USE: single family (duplex)

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on the boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Second Resubdivision of a Portion of Lot 1 Block 6 Banister Acres. The proposed plat is composed of 2 lots on .331 acres, (14,400 square feet). The applicant proposes to resubdivide the remaining portion of Lot 1 into two lots for residential, (duplex) use. Currently there is an existing garage on the tract that will be removed. City of Austin utilities are available. The applicant will be responsible for the cost of all improvements to the site.

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

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@autintexas.gov

PHONE: 512-974-2786

CD 1/2

VICINITY MAP
Not to scale

SUBJECT

SOUTH LAMAR BLVD.

BEN WHITE BLVD.

Casey Street

Redd Street

Gillis Street

SOUTH FIRST STREET

SOUTH CONGRESS AVENUE

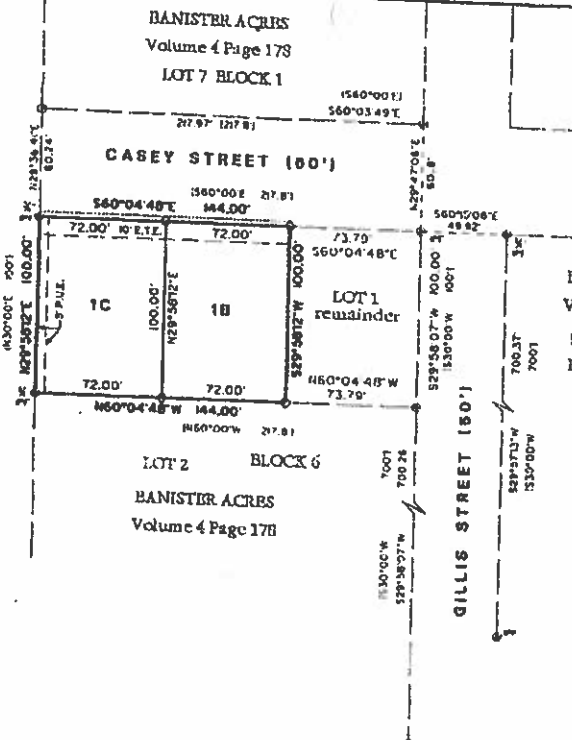
MANCHACA ROAD



SCANNED



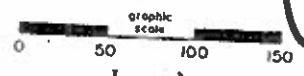
Bontuk Interests, Ltd. (13328 Acres) Special Warranty Deed Vol. 13088 Pg. 1523



SECOND RESUBDIVISION OF A PORTION OF LOT 1 BLOCK 6 BANISTER ACRES

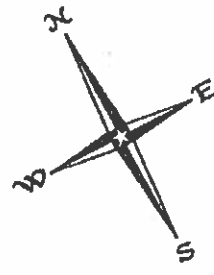
Plot Preparation Date: December 22, 2012
Plot Submitted Date: February 19, 2013

SCALE: 1" = 50'



Legend

- ⊙ 1/2" Iron Rod Found
- ⊕ 1/2" Iron Pipe Found (unless noted)
- ⊖ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Corson, Inc."
- 4 600 Nod Found (Record Dimension)
- proposed Concrete Sidewalk
- E/T/E = Electric and Telecommunications Easement



BANISTER ACRES
Volume 4 Page 178
LOT 1
BLOCK 5

LOT SUMMARY	
Total Number of Lots	2
Lot 1B	7,200 Square Feet
Lot 1C	7,200 Square Feet
Total Area	14,400 Square Feet = 0.331 Acre
Lot 1B	Residential Use
Lot 1C	Residential Use

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

That, Dan Day Homes, LLC, acting by and through its President, Dan Day, owner of all of Lot 1, Block 6, Banister Acres, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 178 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document No. 2012172252 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 212.015, of the Local Government Code, do hereby resubdivide a portion of said Lot 1 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

SECOND RESUBDIVISION OF A PORTION OF LOT 1 BLOCK 6 BANISTER ACRES

subject to any assessments and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the _____ day of _____, A.D. 2013.

Dan Day President
Dan Day Homes, LLC
1509-A West 8th Street
Austin, Texas 78704

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 2013, did personally appear Dan Day, 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 _____

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 2013.

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 _____, 2013, 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 _____, 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2013, A.D.

Dave Anderson, Chairperson
Jean Stevens, Secretary

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 2013, A.D.

Greg Guernsey, Director, Planning and Development Review Department

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, NO 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.

PARKLAND DEDICATION NOTE
A fee-in-lieu of parkland dedication has been paid for _____ dwelling units.

SCANNED