

**SUBDIVISION REVIEW SHEET**

C20/1

**CASE NO.:** C8-2013-0163.0A

**P.C. DATE:** August 26, 2014

**SUBDIVISION NAME:** First Resubdivision of a Portion of Lot 1 Block 6

**AREA:** .169

**LOT(S):** 1

**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 two boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the First Resubdivision of a Portion of Lot 1 Block 6 Bannister Acres. The proposed plat is composed of 1 lot on .169 acres (7,373 square feet). The applicant proposes to resubdivide a portion of an existing lot in order to create a single lot for residential use. The tract is currently developed with a single-family structure and some outbuildings all of which are to be removed. City of Austin utilities are available to the site. The developer will be responsible for all costs associated with any required improvements.

**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:**

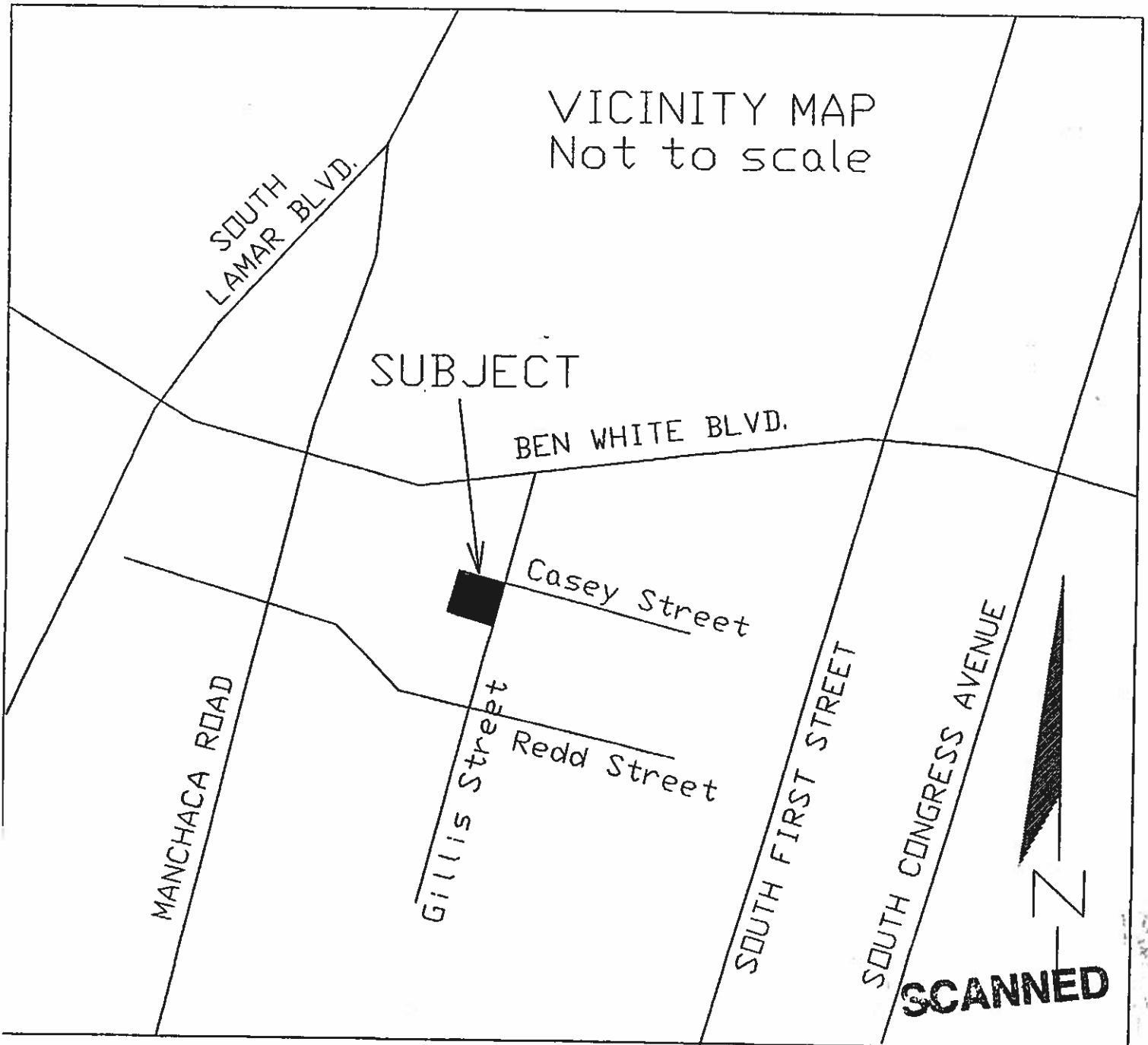
**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@autintexas.gov

**PHONE:** 512-974-2786

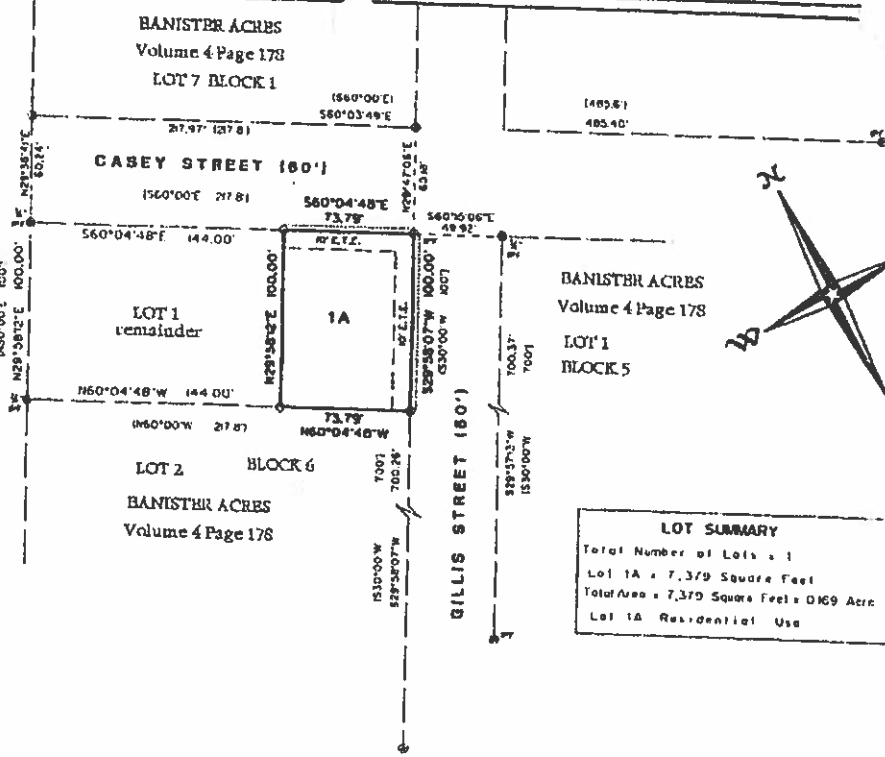
C20  
1/2

VICINITY MAP  
Not to scale

SUBJECT



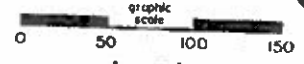
Bouluk Interest, Ltd. (1.3323 Acres) Special Warranty Deed Vol. 13088 Pg. 1523



# FIRST RESUBDIVISION OF A PORTION OF LOT 1 BLOCK 6 BANISTER ACRES

Plat Preparation Date: December 22, 2012  
Plat Submittal Date: February 12, 2013

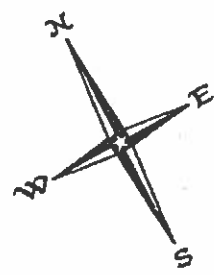
SCALE: 1" = 50'



### Legend

- ⊙ Iron Rod Found
- ⊕ Iron Pipe Found (unless noted)
- ⊠ Iron Rod Set with plastic cap imprinted with "Wolf Corson, Inc."
- ⊙ 60D Nail Found (Record Dimension)

— proposed Concrete Sidewalk  
ETE = Electric and Telecommunications Easement



BANISTER ACRES  
Volume 4 Page 178  
LOT 1  
BLOCK 5

**LOT SUMMARY**

Total Number of Lots = 1  
 Lot 1A = 7,379 Square Feet  
 Total Area = 7,379 Square Feet = 0.169 Acre  
 Lot 1A 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 2012172322 at 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 pursuant to Chapter 212 of the Texas Local Government Code, to be known as

## FIRST RESUBDIVISION OF A PORTION OF LOT 1 BLOCK 6 BANISTER ACRES

subject to any easements and/or restrictions herebefore granted, and not released.

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_ A.D. 2013.

\_\_\_\_\_  
 Dan Day President  
 Dan Day Homes, LLC  
 1509-A West 5th 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