

SUBDIVISION REVIEW SHEET

C10
/

CASE NO.: C8-2014-0090.0A

P.C. DATE: February 10, 2015

SUBDIVISION NAME: Resubdivision of Lot 8, Block F, Banister Acres Section 2

AREA: 0.393 acres

LOTS: 2

APPLICANT: Julian Partridge

AGENT: Scheibe Consulting
(Eric Scheibe)

ADDRESS OF SUBDIVISION: 4431 Hank Ave.

GRIDS: G18

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

LAND USE: Residential

NEIGHBORHOOD PLAN: South Manchaca

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 8, Block F, Banister Acres Section 2 composed of 2 lots on 0.393 acres. The applicant proposes to resubdivide an existing lot into a two lot subdivision for residential use. The proposed lots follow zoning requirements for use, lot width and lot size.

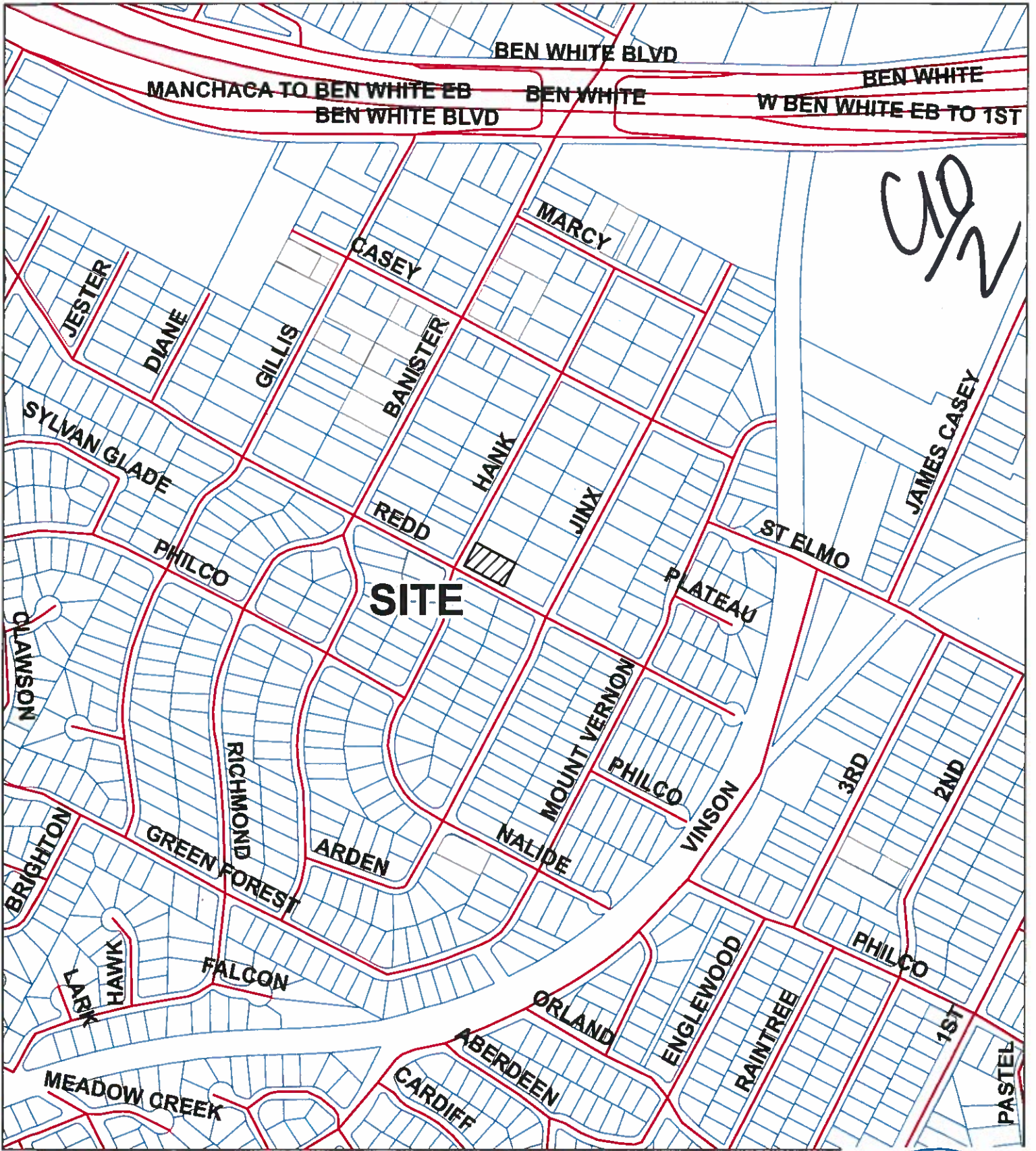
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision, the resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov



CASE#: C8-2014-0090.0A
 ADDRESS: 4431 HANK AVE.
 PROJECT: BANISTER ACRES SECTION 2, RESUB.
 GRID: G18
 CASE MANAGER: CESAR ZAVALA



This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 8 BLOCK F BANISTER ACRES SECTION 2

Plat Preparation Date: April 10, 2014
Application Submittal Date: May 23, 2014

SCALE: 1" = 50'



Legend

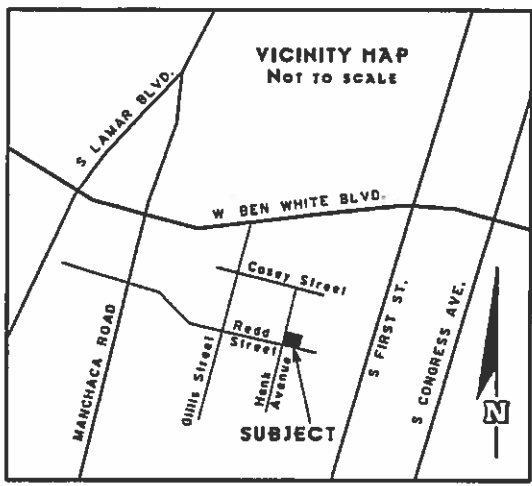
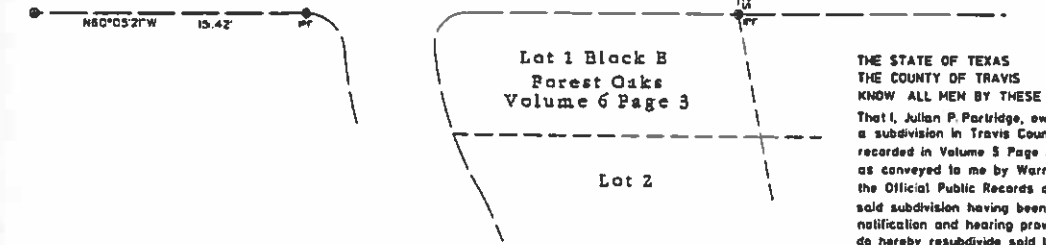
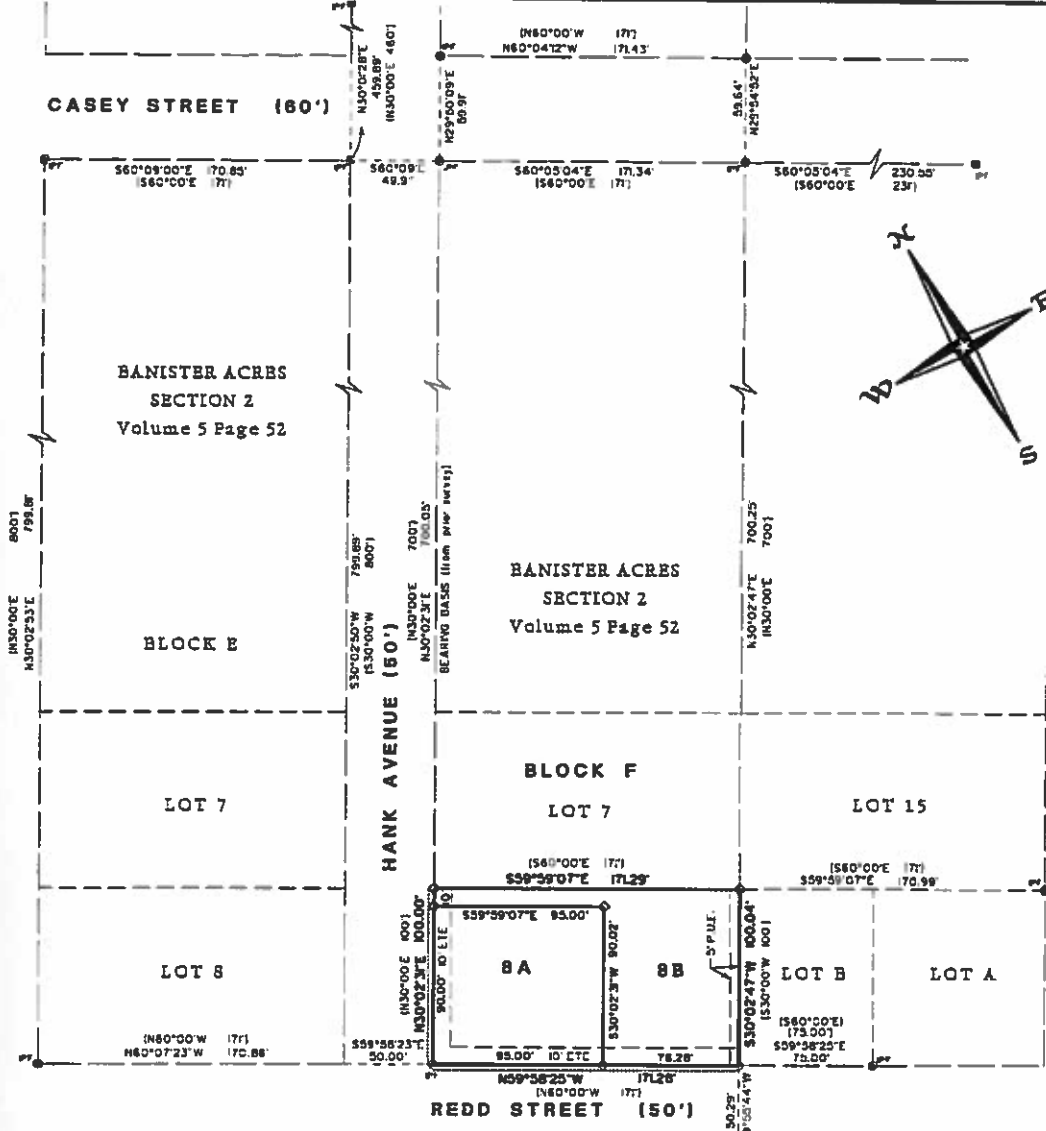
- 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found (unless noted)
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ◄ 600 Nail Found (Record Dimension)

— proposed Concrete Sidewalk
ETE = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots = 2
Lot BA = 8,551 Square Feet
Lot BB = 8,580 Square Feet
Total Area = 17,131 Square Feet = 0.393 Acre

Handwritten signature: C/D/B



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
That I, Julian P. Partridge, owner of all of Lot 8, Block F, Banister Acres Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5 Page 52 of the Plat Records of Travis County, Texas, as conveyed to me by Warranty Deed recorded in Document No. 2010186322 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, do hereby resubdivide said Lot 8 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 8 BLOCK F BANISTER ACRES SECTION 2

subject to any easements and/or restrictions heretofore granted, and not released.
WITNESS MY HAND this the _____ day of _____, A.D. 2014.

Julian P. Partridge
9812 Vista View Drive
Austin, Texas 78750

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the _____ day of _____, A.D., 2014, did personally appear Julian P. Partridge, 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 _____

818084.dgn