

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0243.0A

P.C. DATE: December 8, 2015

SUBDIVISION NAME: Banitser Acres Lot 12 Block 5; Resubdivision

AREA: 0.50

LOT(S): 2

OWNER/APPLICANT: (Richard Wagner)

AGENT: (Hector Avila)

ADDRESS OF SUBDIVISION: 4416 Banister Lane

GRIDS: MG18

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-3

DISTRICT: 5

NEIGHBORHOOD PLAN: South Manchaca

PROPOSED LAND USE: single-family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Banitser Acres Lot 12 Block 5; Resubdivision. The proposed plat is composed of 2 lots on 0.50 acres. The applicant proposes to resubdivide an existing lot into two lots for residential use. City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements.

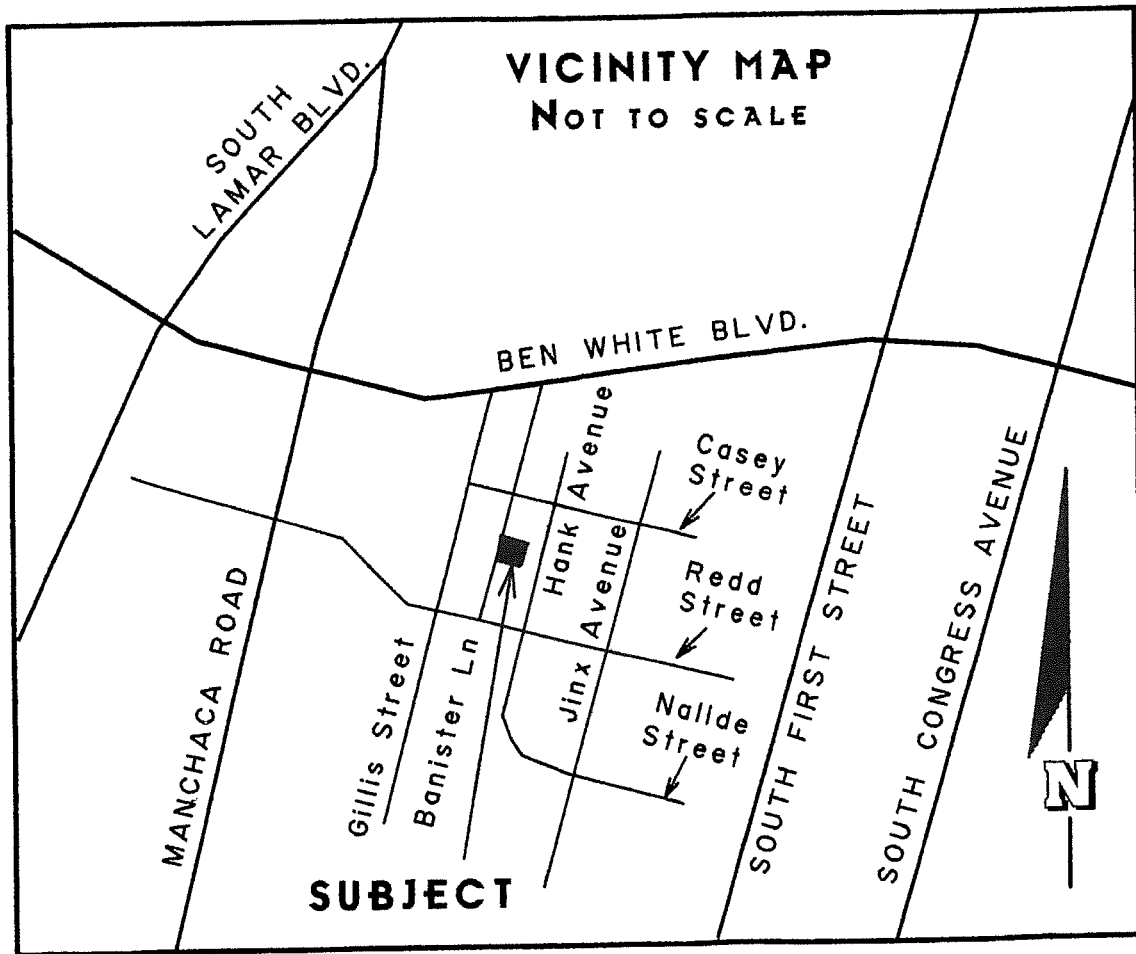
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

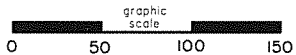
e-mail: don.perryman@austintexas.gov



RESUBDIVISION OF LOT 12 BLOCK 5 BANISTER ACRES

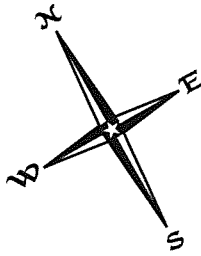
Preparation Date: October 6, 2014
Application Submittal Date:

SCALE: 1" = 50'



Legend

- ⊙ 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found
- ⊠ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ◀ 60D Nail Found (Record Dimension)
- proposed Concrete Sidewalk
- ETE = Electric and Telecommunications Easement



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

That, G R W Real Estate, LLC, acting by and through Gerald R. Wagner II, owner of all of Lot 12, Block 5, Banister Acres, a subdivision in Travis County, 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 Number 2014.119600 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 12 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 12 BLOCK 5 BANISTER ACRES

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

WITNESS MY HAND this the ____ day of _____, A.D. 2014.

Gerald R. Wagner II
G R W Real Estate, LLC
P.O. Box 9742
Austin, Texas 78766

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 2014, did personally appear Gerald R. Wagner II, 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 _____, 2014.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the ____ day of _____, 2014, A.D.

Greg Guernsey, 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 _____, 2014, A.D.

Danette Chimenti Chairperson Jean Stevens Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

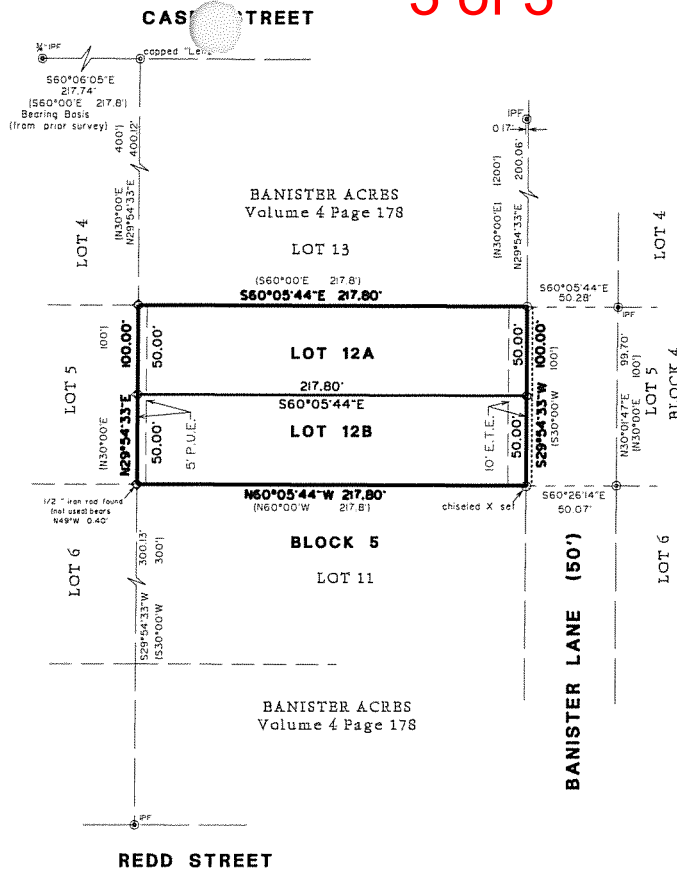
I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 2014, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, A.D., at ____ 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 _____, 2014, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

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



LOT SUMMARY	
Total Number of Lots =	2
Lot 12A =	10,890 Square Feet
Lot 12B =	10,890 Square Feet
Total Area =	21,780 Square Feet = 0.500 Acre

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson
Registered Professional Land Surveyor No 5166
HOLT CARSON, INC
1904 Fortview Road Austin, Texas 78704
(512)-442-0990

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act. I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0585 H, dated September 26, 2008.

Kurt Prossner P.E. No 58191
PROSSNER and ASSOCIATES
13377 Pond Springs Road
Austin, Texas 78729