

SUBDIVISION REVIEW SHEET (VARIANCE ONLY)**CASE NO.:** C8-2015-0279.0A**P.C. DATE:** April 11, 2017**SUBDIVISION NAME:** Marcy Hill Resubdivision**AREA:** .851 acre**LOT(S):** 4**OWNER/APPLICANT:** Jaomi Brasher**AGENT:** Michael Friedman**ADDRESS OF SUBDIVISION:** 1104 Marcy Street**GRIDS:** G18**COUNTY:** Travis**WATERSHED:** W Bouldin Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 5**NEIGHBORHOOD PLAN:** South Manchaca**PROPOSED LAND USE:** Single family**ADMINISTRATIVE WAIVERS:** None

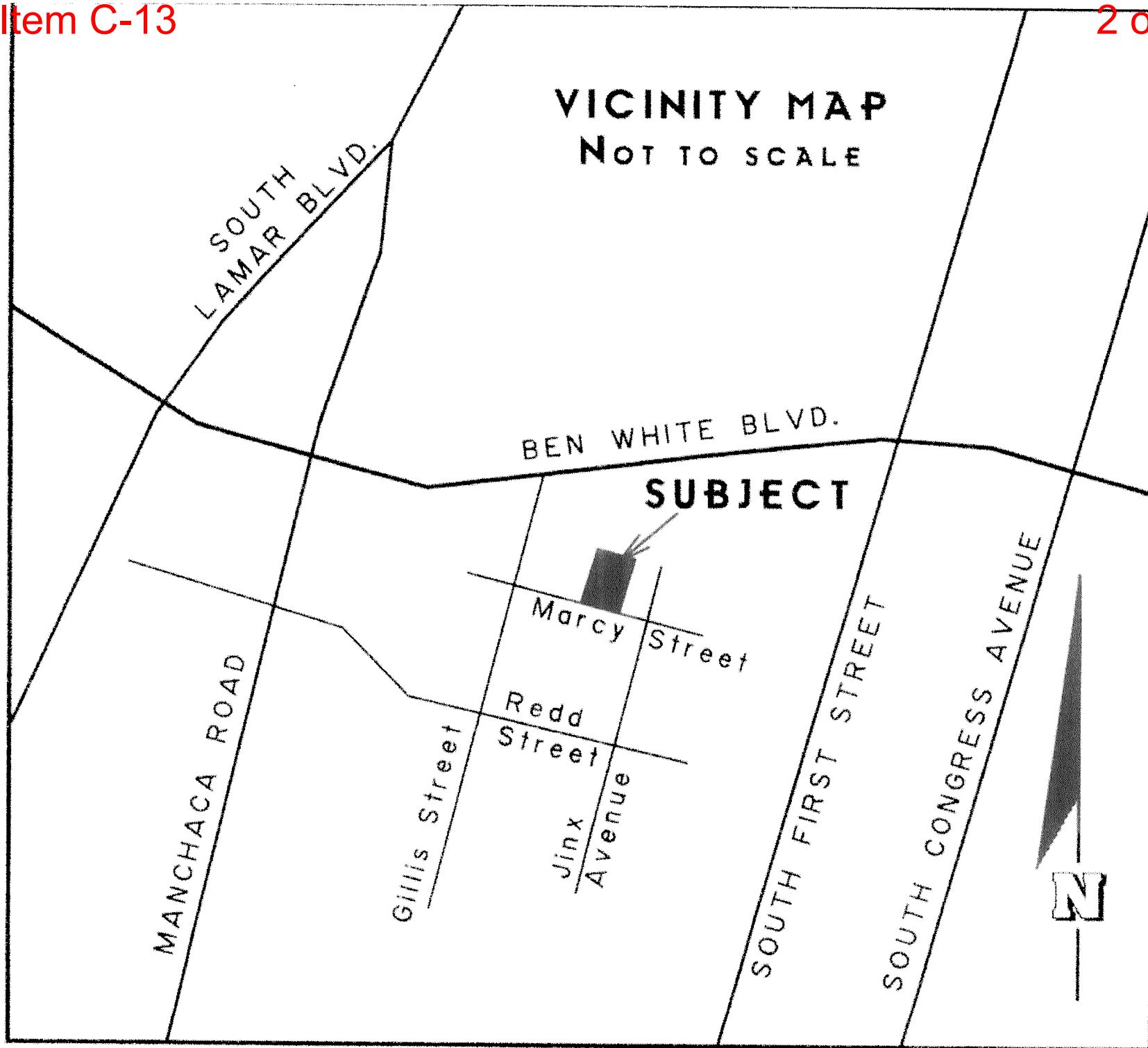
VARIANCES: On November 8, 2016, the Planning Commission granted a requested variance to allow a resubdivision using a flag lot configuration.

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

DEPARTMENT COMMENTS: The request is for approval of the Marcy Hill resubdivision, a resubdivision of Lots 4 and 5, Block A, of the Bannister Acres Subdivision. The proposed plat is composed of 4 lots on .851 acres and is proposed for single-family residential use. The lots will access Marcy Street via a joint use access easement. All 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 above referenced resubdivision plat. The resubdivisions meets all City Land Development Code regulations.

PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** don.perryman@austintexas.gov



RESUBDIVISION OF LOTS 4 AND 5 BLOCK A BANISTER ACRES SECTION 2

Plat Preparation Date: April 10, 2014
Plat Submittal Date:

SCALE: 1" = 50'

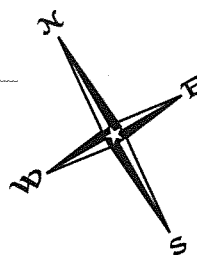
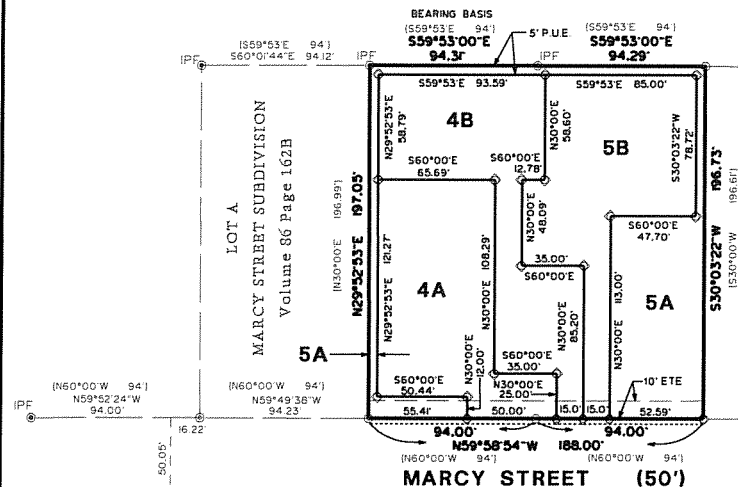


Legend

- ⊗ Iron Rod Found
- IPF ⊗ Iron Pipe Found (unless noted)
- ⊗ Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊗ Bolt Found
- (Record Bearing and Distance)
- Sidewalk
- ETE = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots = 4
 Lot 4A = 9,006 Square Feet
 Lot 4B = 9,595 Square Feet
 Lot 5A = 8,850 Square Feet
 Lot 5B = 9,623 Square Feet
 Total Area = 37,074 Square Feet = 0.851 Acre



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

That, JJJ Homes, LLC, acting by and through its Managing Member, Jaami Brasher, owner of all of Lots 4 and 5, Block A, 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 it by General Warranty Deed recorded in Document No. 2015066782 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 said Lots 4 and 5 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 LOTS 4 AND 5 BLOCK A 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. 2016.

Jaami Brasher Managing Member
JJJ Homes, LLC
2113 Rabb Road Unit A
Austin, Texas 78704

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D. 2016, did personally appear Jaami Brasher, 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 _____, 2016.

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2016, A.D.

Stephen Oliver, Chairperson Jean Stevens, Secretary

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 2016, A.D.

J. Rodney Gonzales, Director, Development Services 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.

