

SUBDIVISION REVIEW SHEET

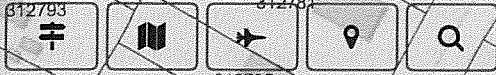
CASE NO.: C8-2017-0210.0A**PC DATE:** April 24, 2017**SUBDIVISION NAME:** Resub of Lot 7, Block 4 Banister Acres**AREA:** 0.5**LOT(S):** 2**OWNER/APPLICANT:** Paula Hobbs**AGENT:** (Hector L. Avila)**ADDRESS OF SUBDIVISION:** 4425 Banister Lane**DISTRICT NUMBER:** 5**GRIDS:** MG18**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3-NP**MUD:** N/A**NEIGHBORHOOD PLAN:** South Manchaca**DISTRICT:** 5**PROPOSED LAND USE:** Single-family**ADMINISTRATIVE WAIVERS:** None.**VARIANCES:** None

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 Resubdivision of Lot 7, Block 4 Banister Acres. The proposed plat is composed of 2 lot(s) on 0.5 acres. The applicant proposes to resubdivide an existing lot into 2 lots for single-family residential use. All City of Austin utilities are available. The applicant 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



BANISTER ACRES

Plat Preparation Date: July 20, 2017
Application Submittal Date:

SCALE: 1" = 50'

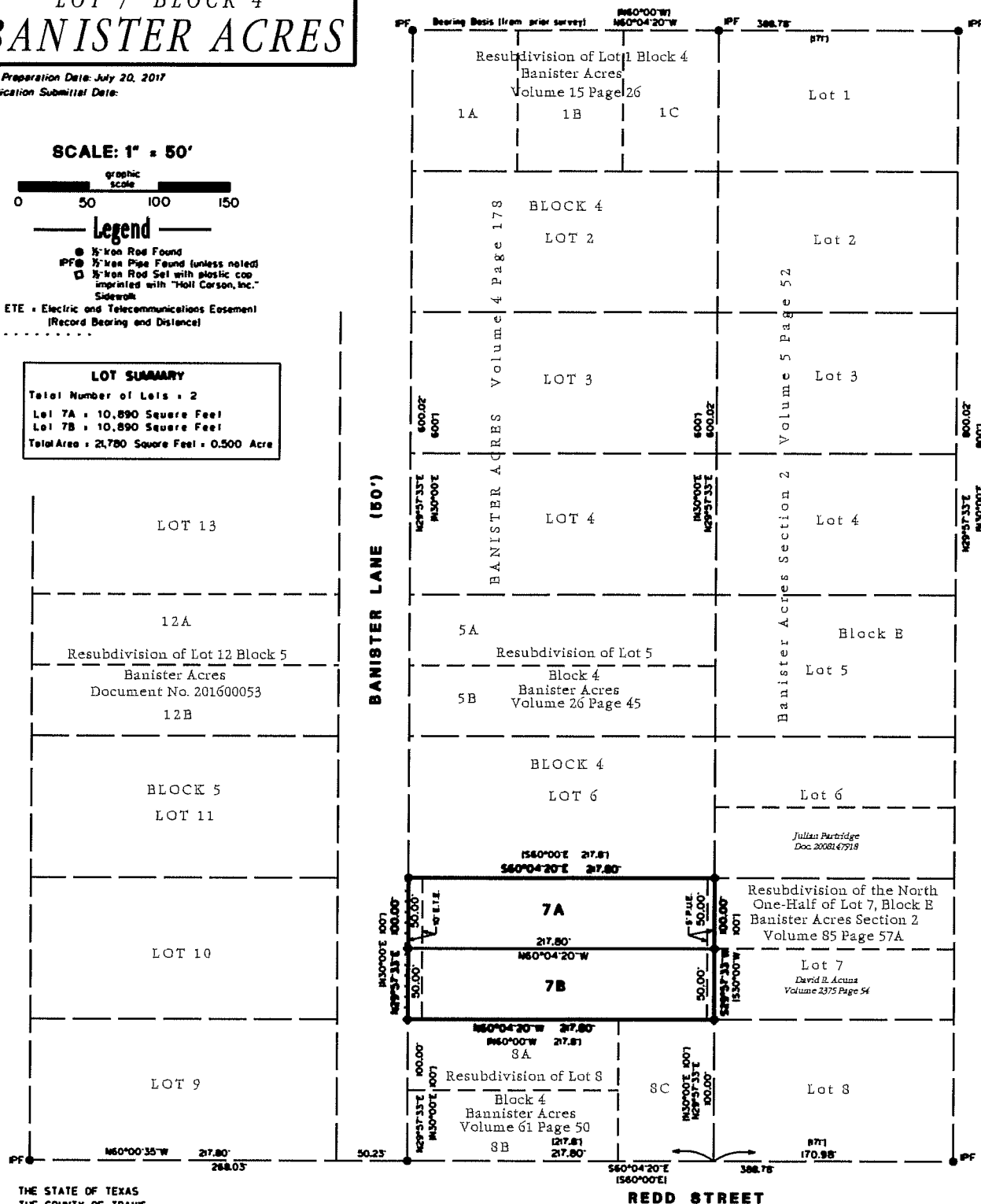


Legend

- 1/2" x 1/2" Rod Found
 IPF 1/2" x 1/2" Pipe Found (unless noted)
 □ 1/2" x 1/2" Rod Set with plastic cap
 imprinted with "Mott Carson, Inc."
 Siderole
 ETE = Electric and Telecommunications Easement
 (Record Bearing and Distance)

LOT SUMMARY

Total Number of Lots = 2
 Lot 7A = 10,890 Square Feet
 Lot 7B = 10,890 Square Feet
 Total Area = 21,780 Square Feet = 0.500 Acre



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

That I, Paula B. Boyer, now known as Paula Hobbs, owner of all of Lot 7, Block 4, 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. 201506872 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 Lot 7 in accordance with the attached map or plat shown herein pursuant to Chapter 212 of the Texas Local Government Code. It is known as

RESUBDIVISION OF LOT 7 BLOCK 4 BANISTER ACRES

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

WITNESS MY HAND this the _____ day of _____ A.D. 20_____

Paula Hobbs
8801 Honeysuckle Trail
Austin, Texas 78759

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 2017, did personally appear Paula Hobbs, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC

Printed Name _____

Commission Expires _____

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2017-0210.0A

Contact: Don Perryman, 512-974-2786 or

Amelia Watts, 512-974-3103

Public Hearing: April 24, 2018, Planning Commission

Kelly Falgout
Your Name (Please print)

4402 Banister Lane
Your address(es) affected by this application

Kelly Falgout
Signature

04/11/18
Date

Daytime Telephone: _____

Comments: _____

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810