

SUBDIVISION REVIEW SHEET

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CASE NO.: C8S-77-109(VAC)

P.C. DATE: October 9, 2012

SUBDIVISION NAME: Resubdivision of Lots B & C, Riverside Divide Section 3 (Plat Vacation)

AREA: 1.54 acres

LOT(S): 2

APPLICANT: 1620 East Riverside Drive, LLC
(Marcy Phillips)

AGENT: Adam Koransky

ADDRESS OF SUBDIVISION: 1620 E. Riverside Dr.

GRIDS: J20

COUNTY: Travis

WATERSHED: Lady Bird

JURISDICTION: Full Purpose

EXISTING ZONING: GR-NP / GR

EXISTING LAND USE: Multi-use (AMLI South Shore)

NEIGHBORHOOD PLAN: Riverside

ADMINISTRATIVE WAIVERS: None

DEPARTMENT COMMENTS: The request is for approval of the total plat vacation of the Resubdivision of Lots B & C, Riverside Divide Section 3 composed of 2 lots on 1.54 acres. The applicant proposes the total plat vacation to remove a 25 foot building setback line and comply with current zoning requirements.

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

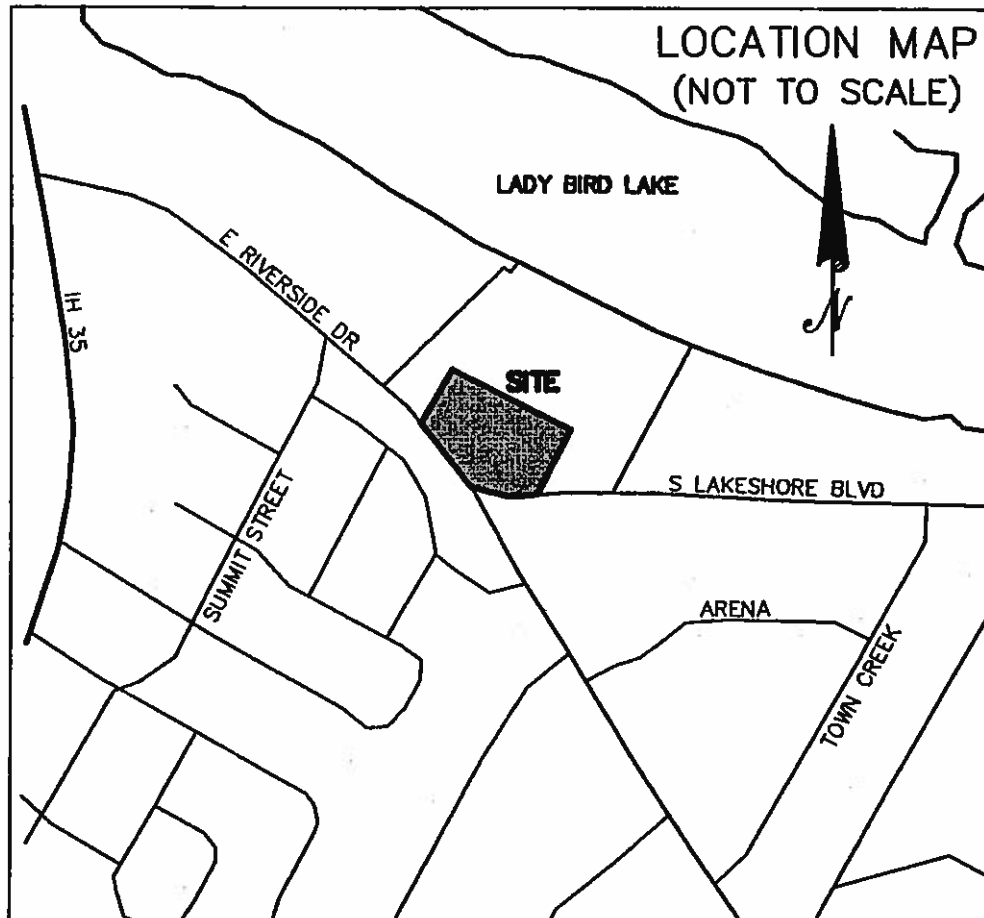
PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 974-3404

E-mail: Cesar.Zavala@austintexas.gov

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Jun 29-77 REC 13 9241 750

1-55-7406

(20/3)

Respect Club Association, Ltd.
also 1/28/77

SCALE: 1"=100'

LEGEND:
• 1"=100'
• 1"=100'

RESUB. OF LOTS B & C,
RIVERSIDE DRIVE SECTION 3

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

That Nixon Properties, Incorporated, a corporation organized and existing under the laws of the State of Delaware and having its principal place of business in San Antonio, Bexar County, Texas, acting herein by and through Vice President Edward J. Gosick, owner of lots B and C of Riverside Drive Section 3, a subdivision, by said corporation, in the City of Austin, Travis County, Texas, of record in book 17 at Page 151, Plat Record of Travis County, Texas, does hereby redivide said tract in accordance with the attached plat, said subdivision to be known as "RESUB. OF LOTS B & C, RIVERSIDE DRIVE SECTION 3" and does hereby dedicate to the public the streets and easements shown hereon.

WITNESS THE SEAL OF SAID CORPORATION AND THE HAND OF ITS VICE PRESIDENT, this the 29 day of June, A.D. 1977.

Edward J. Gosick
Edward J. Gosick, Vice President
Nixon Properties, Incorporated

FILED FOR RECORD, this the 29 day of June, A.D. 1977 at 4:00 o'clock P.M.
Doris Shropshire, clerk County Court, Travis County, Texas.

By Linda Kleemier
Deputy

APPROVED FOR ACCEPTANCE:
Richard R. Rye DATE 6/29/77
Richard R. Rye, Director of Planning
by Don Budzinski

SURVEYED BY E. J. Priest DATE 5-16-77
E. J. Priest, Reg. Public Surveyor

DRIVEWAY NOTES:
(1) There shall be no driveways constructed within 100 feet of the intersection of South Lakeshore Blvd. and East Riverside Drive.
(2) There shall be no more than one driveway per lot in this subdivision.

SIDEWALK NOTES:
SIDEWALKS shall be installed on South Lakeshore Blvd. and East Riverside Drive. Such sidewalks shall be completed prior to acceptance of any Type I and Type II driveway approach and/or certificate of occupancy.

STATE OF TEXAS
COUNTY OF TRAVIS: BEXAR

before me, the undersigned authority, on this day personally appeared Edward J. Gosick, Vice President of Nixon Properties Incorporated, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said Corporation for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29 day of June, A.D. 1977.

Donna L. Linn
Notary Public in and for Travis County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County Court within and for the County and state aforesaid, do hereby certify that the within and foregoing instrument was filed for record in my office on the 29 day of June, A.D. 1977 at 4:00 o'clock P.M. and duly recorded on the 29 day of June, A.D. 1977 at 4:00 o'clock P.M. in the public records of said County in book 17 at Page 151.

WITNESS MY HAND AND SEAL OF THE COURT of said County, the date last written above.
Doris Shropshire, Clerk County Court, Travis County, Texas.

Linda Kleemier
Deputy

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission for the City of Austin, Texas, on the 29 day of June, A.D. 1977

Harold Shropshire John F. Finner
Captains Secretary

NOTE: Prior to construction on lots in this subdivision, drainage plans will be submitted to the Engineering Department of the City of Austin for approval. Rainfall runoff shall be held to the amount existing at undeveloped status by ponding or other approved methods.