

SUBDIVISION REVIEW SHEET

C21
1

CASE NO.: C8S-76-172(VAC)

P.C. DATE: October 9, 2012

SUBDIVISION NAME: Riverside Divide Section 3 (Plat Vacation)

AREA: 2.39 acres

LOT(S): 4

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 Riverside Divide Section 3 composed of 4 lots on 2.39 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.

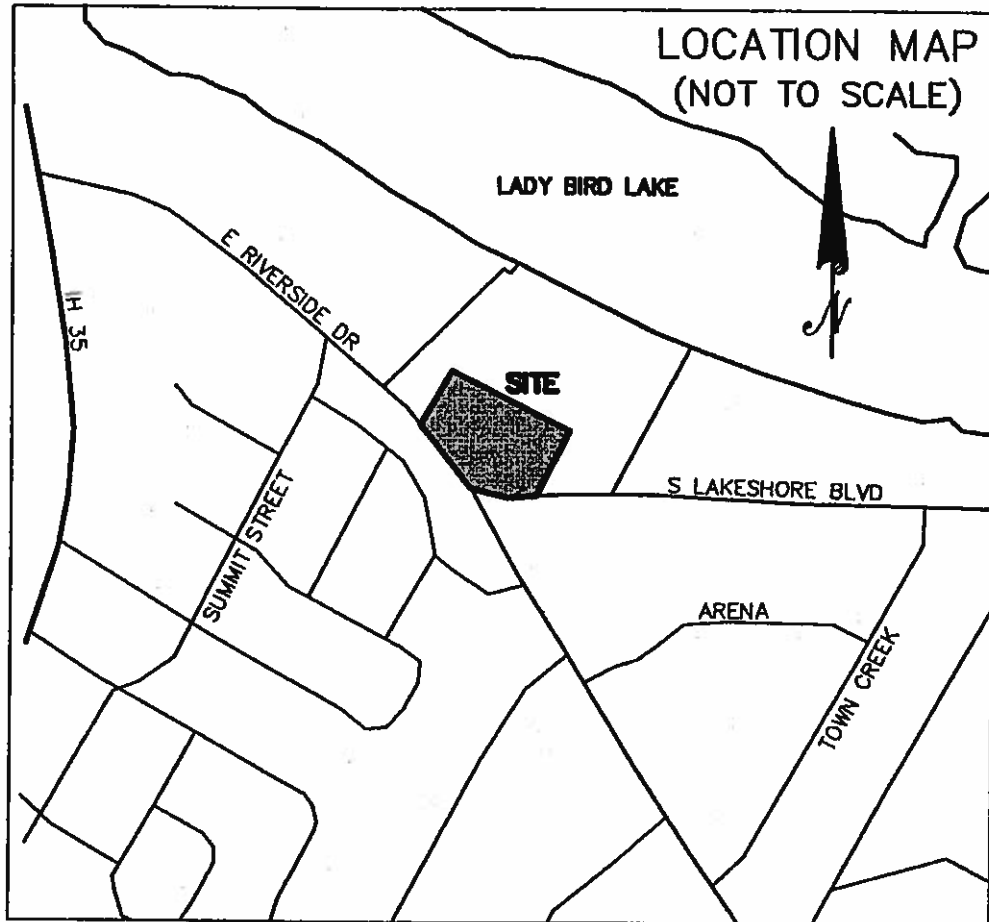
PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 974-3404

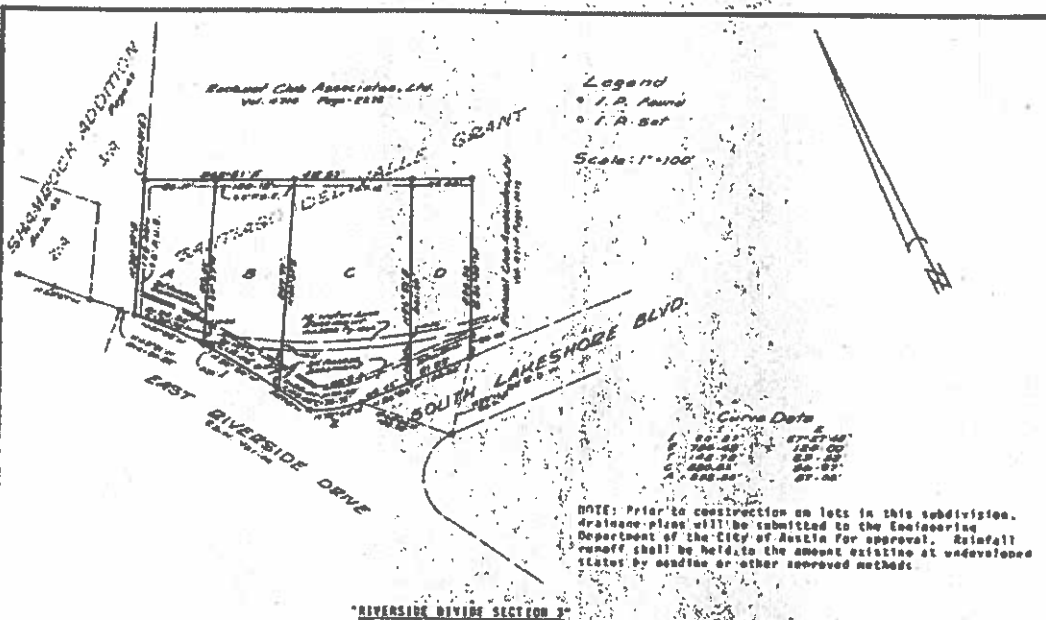
E-mail: Cesar.Zavala@austintexas.gov

(21/2



21/3

Jan 12. 77 RECHB 3016A 7.50



STATE OF TEXAS
COUNTY OF TRAVIS: 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. Gestel, owner of that certain 3.39 acres of land out of the Santiago Del Valle Grant in the City of Austin, Travis County, Texas, conveyed to it by deed of record in Volume 5357 at Page 891 of the Wood Records of Travis County, Texas, does hereby subdivide said tract in accordance with the attached plat, said subdivision to be known as "RIVERSIDE DIVIDE 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 26 day of October, A.D. 1976.

STATE OF TEXAS
COUNTY OF TRAVIS
Before me, the undersigned authority, on this day personally appeared Edward J. Gestel, 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 26 day of October, A.D. 1976.

E. J. Gestel
Notary Public in and for Travis County, Texas

Edward J. Gestel
Edward J. Gestel, Vice President
Nixon Properties Incorporated
FILED FOR RECORD this the 12 day of Jan, A.D. 1977 at 10:58 o'clock A.M.
Doris Shropshire, Clerk County Court, Travis County, Texas.
By Lorrie Smith
County

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 of writing with its certificate of authentication was filed for record in my office on the 12 day of Jan, A.D. 1977 at 10:58 o'clock A.M. and distributed on the 12 day of Jan, A.D. 1977 at 10:58 o'clock A.M. in the Plat Records of said County in Book 75 at Page 153.
WITNESS MY HAND AND SEAL OF THE COURT of said County, the date last written above.
Doris Shropshire, Clerk County Court, Travis County, Texas.

APPROVED FOR ACCEPTANCE:
Richard Little
Richard A. Little, Director of Planning
DATE 1 11 77

Lorrie Smith
COUNTY
ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, on the 11 day of January, A.D. 1977.

SURVEYED BY B. J. Priest DATE 10-9-76
B. J. Priest, Reg. Public Surveyor

Michael A. Gorman Barbara Gorman
Clerk of Court Secretary

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 NOTE:
SIDEWALKS shall be installed on South Lakeshore Blvd. and East Riverside Drive. Such sidewalks shall be completed prior to acceptance of any Type 1 and Type 2 driveway approach under certificate of occupancy. Sidewalks which have not been installed within two years from the date of recording of this plat, may upon approval of the City Council, be constructed by the City of Austin and assessment shall be made against the affected properties, for all engineering, administration, and construction costs.



C8-76-172