

**SUBDIVISION REVIEW SHEET**

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**CASE NO.:** C8-2014-0107.0A

**P.C. DATE:** 3/10/2015

**SUBDIVISION NAME:** Waller Park Place

**AREA:** 3.23 Acres

**LOT(S):** 1

**OWNER/APPLICANT:** (Perry Lorenz)

**AGENT:** KBGE  
(Chad Kimbell)

**ADDRESS OF SUBDIVISION:** 92 Red River Street

**GRIDS:** MJ21

**COUNTY:** Travis

**WATERSHED:** Waller Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** CBD-CURE

**MUD:** N/A

**NEIGHBORHOOD PLAN:** Downtown

**PROPOSED LAND USE:** Mixed Use

**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 Waller Park Place resubdivision. The applicant proposes to resubdivide Lots 1-3 of the J. Lucas Resubdivision, portions of Block 189 of the Original City of Austin Subdivision and Lots 1-5 of the Driskill and Rainey Subdivision into 1 lot on 3.23 acres. The proposed resubdivision application is a part of a redevelopment proposal that plans for 3 mixed use high-rise towers with a 150 room hotel, 300,000 square feet of office, 374 multi-family units, a 200 unit condominium, 60,500 square feet of retail and an associated parking garage. Primary access will be from Red River Street on the eastern property line. All City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements.

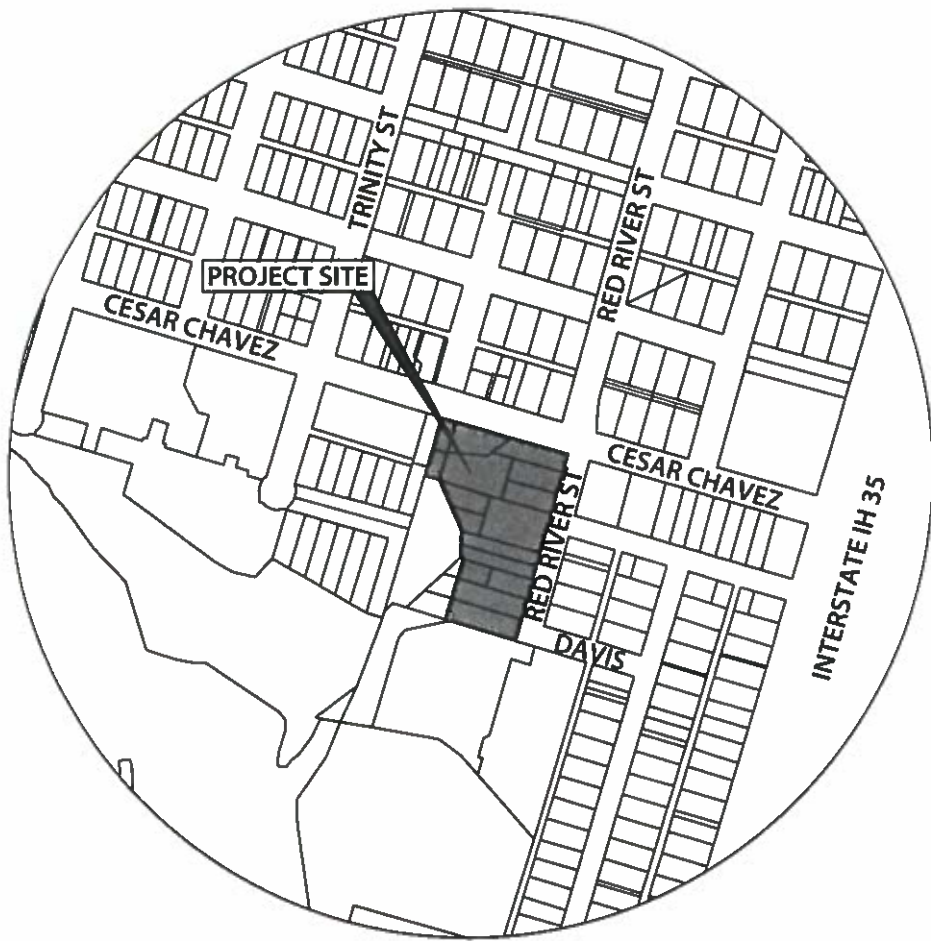
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.


**PLANNING COMMISSION / ZONING AND PLATTING ACTION:**

**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

**PHONE:** 512-974-2786

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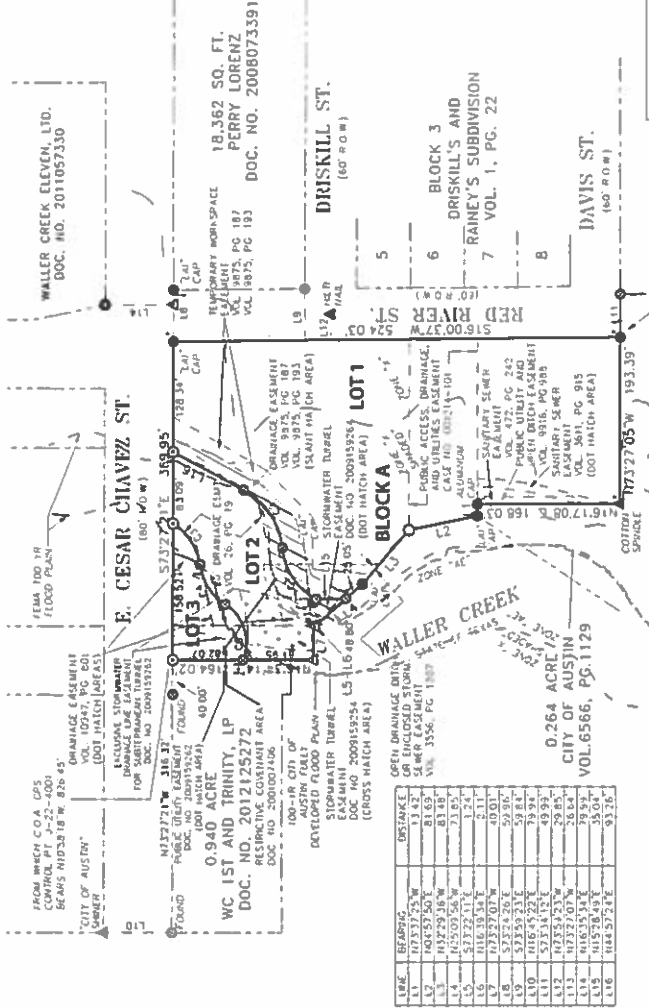
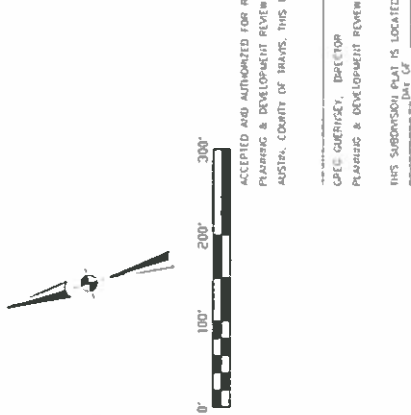


CHECKED BY: <b>CHAD KIMBELL, PE</b>	<b>WALLER PARK PLACE                  SITE DEVELOPMENT PERMIT</b>  CITY OF AUSTIN, TRAVIS COUNTY, TX	  KIMBELL   BRUEHL   GARCIA   ESTES	CLIENT INFORMATION  
JOB NUMBER: <b>126-005</b>			ISSUE DATE: <b>11/22/13</b>
SHEET: <b>EXHIBIT</b>	<b>LOCATION MAP</b>		

# WALLER PARK PLACE SUBDIVISION

3.257 ACRES OUT OF THE DRISKILL'S AND RAINEY'S SUBDIVISION  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

- LEGEND**
- 1/2-INCH BOND ROD FENCED
  - 1/2-INCH IRON PIPE FLOOD
  - 1/2-INCH IRON PIPE FLOOD
  - CUT "4" SET IN CONCRETE
  - CALCULATED POINT
  - 2" BRASS BDC SET IN CONCRETE
  - 1/2-INCH BOND ROD WITH "BDC" CAP SET
  - REPLACE EXISTING INVADEMENT WITH 2" BRASS BDC IN CONCRETE
  - 100-IR CITY OF AUSTIN FULLY DEVELOPED FLOOD PLAN
  - FEMA 100 IR FLOOD PLAN



**ACCREAGE TABLE**

LOT	ACRES
LOT 1	2.2568 ACRES
LOT 2	0.5031 ACRES
LOT 3	0.4868 ACRES

**COUNTY CLERK RECORDATION CERTIFICATION**

BOOK	PAGE	FILE NO.	DATE	CLERK
47	1441	171337	05/13	CHAMPION
48	2079	193247	05/13	CHAMPION
49	1863	201227	05/13	CHAMPION
50	1216	201227	05/13	CHAMPION
51	1216	201227	05/13	CHAMPION
52	1216	201227	05/13	CHAMPION

**BEARING BASIS:** THE LOTS OF BEARINGS SHOWN HEREIN ARE THE TEXAS CLIMATE SYSTEM, AND BEING CONVEYED BY DEEDS OF RECORD, BY DOCUMENT 1812012A), CENTRAL ZONE, UTILIZING LEICA SMARTREX (MICRO) THEODOLITE, AND SUBDIVISION MAPS, BEEN APPROVED FOR RECORDATION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015 OF THE LOCAL GOVERNMENT CODE, DOES HEREBY RESUBDIVIDE 3.257 ACRES OF LAND IN ACCORDANCE WITH THE PLAN FOR WALLER PARK PLACE PLAT, AND DOES HEREBY OBTAIN TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, ROADS, AND CHANNELS SHOWN HEREIN, SUBJECT TO ANY EASEMENTS OR RESERVATIONS HERETOFORE GRANTED AND NOT RELEASED, BY INSTRUMENT DATED 07/30/2000, TO THE CITY OF AUSTIN, TEXAS, COUNTY, TEXAS.

**FLOODPLAIN NOTE:** THE LOTS OF BEARINGS SHOWN HEREIN ARE BASED UPON DATA FROM THE CITY OF AUSTIN GIS DATASET DATED 07/30/2000.

STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, the undersigned authority, on this 11th day of 2014, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF \_\_\_\_\_, 2014, A.D. COUNTY, TEXAS.

NOTARY SIGNATURE AND DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, the undersigned authority, on this 11th day of 2014, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF \_\_\_\_\_, 2014, A.D. COUNTY, TEXAS.

NOTARY SIGNATURE AND DATE: \_\_\_\_\_

**FROM WHICH C.O.A. GPS CONTROL PT J-22-4001**  
BEARINGS AND DISTANCES  
"CITY OF AUSTIN"  
WALLER

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