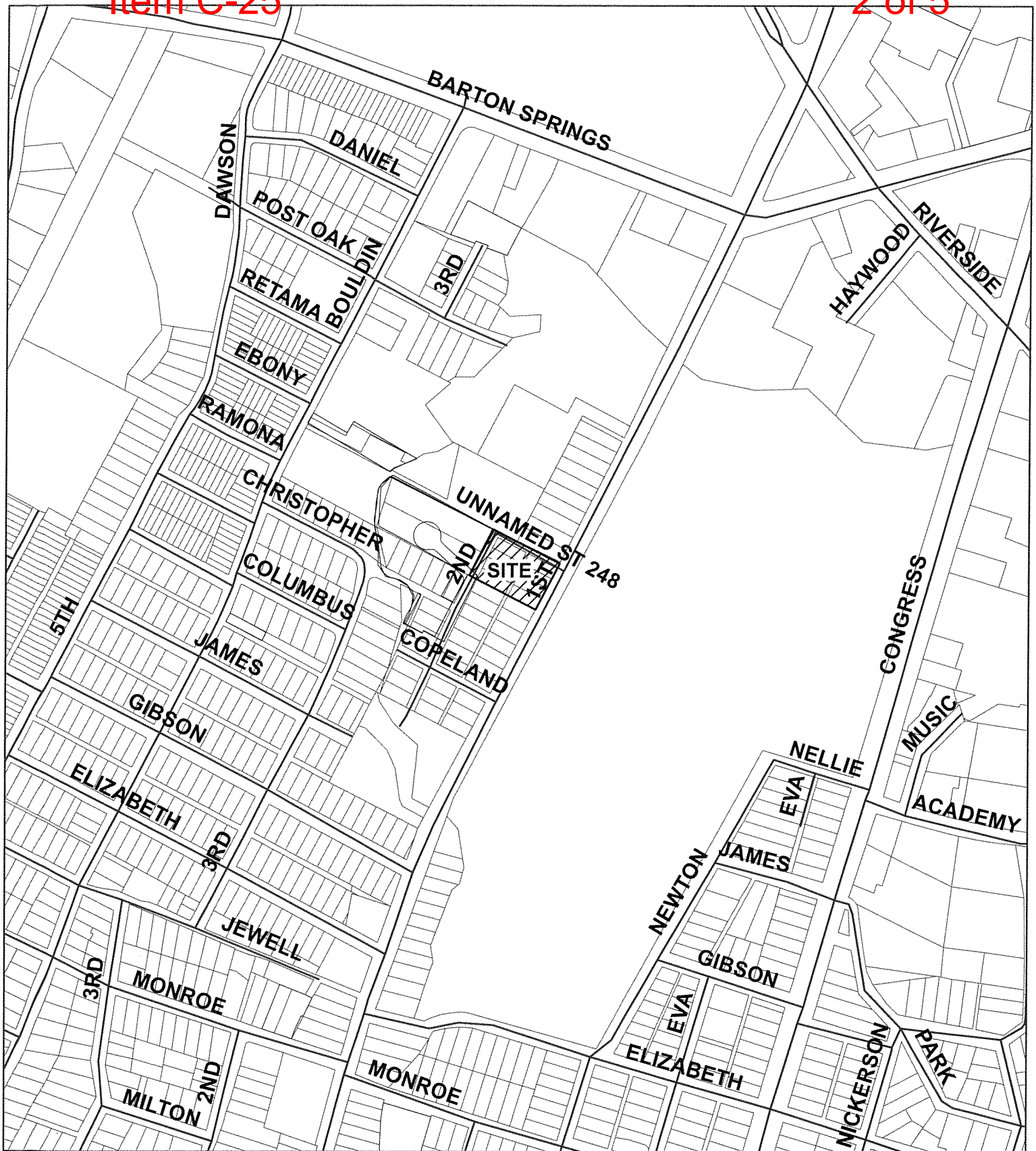


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0177.0A**P.C. DATE:** December 8, 2015**SUBDIVISION NAME:** 900 South 1st Plat**AREA:** 1.323 acres**LOT:** 1**APPLICANT:** 1st Street Highlands LP
(Ryan Diepenbrock)**AGENT:** PSW Homes LLC
(Jarred Corbell)**ADDRESS OF SUBDIVISION:** 900 S. 1st Street**GRIDS:** H21**COUNTY:** Travis**WATERSHED:** East Bouldin Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** GR-MU-V-CO-NP**LAND USE:** Residential / Office**NEIGHBORHOOD PLAN:** Bouldin Creek

DEPARTMENT COMMENTS: The request is for the approval of the 900 South 1st Plat composed of 1 lot on 1.323 acres. The applicant proposes to resubdivide existing lots and vacated right-of-way into a one lot subdivision for residential and office uses. The proposed lot follows zoning requirements for use, lot width and lot size.

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

PLANNING COMMISSION ACTION:**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



CASE#: C8-2015-0177.0A
ADDRESS: 900 S. 1ST STREET
PROJECT: 900 SOUTH 1ST PLAT
CASE MANAGER: CESAR ZAVALA

SCALE: Not To Scale

LEGEND

LINE	BEARING	DISTANCE
L1	N61°52'11"W	30.00'
(L1)	~	(30')
L2	N62°00'00"W	9.95'
(L2)	~	(10')
L3	N48°21'59"W	15.00'
(L3)	~	(15.00')
L4	S68°22'18"W	15.00'
L5	S61°32'17"E	30.12'
(L5)	~	(30')
L6	N62°02'04"W	11.95'
(L6)	N62°24'13"W	(12.00')

LEGEND	
●	5" (Ø) IRON ROD FOUND (CAPPED) "MOLT CARBON, INC." UNLESS NOTED
○	5" (Ø) IRON ROD SET "ATS ENGINEER" GOD NAIL FOUND (UNLESS NOTED)
○	5" (Ø) IRON PIPE FOUND (UNLESS NOTED)
○	CONCRETE SPINDLE OR MAG NAIL FOUND
▲	CALCULATED
▲	OR PLUMBLINE FOUND IN CONCRETE
PL	PLAT RECORDS TRAVIS COUNTY TEXAS
GR	GRAD RECORDS TRAVIS COUNTY TEXAS
RE	RECORDS INFORMATION
R/W	RIGHT OF WAY
E.E.	EASEMENT EASEMENT
.....	SEVERAL - PROPOSED OR EXISTING
SM	SEE DESCRIPTION: COTTON SHOOT SET IN PERMANENT ASBESTOS LASHING PLATE 15.5' FROM NORTHEAST CORNER OF LOT 1A 40-00-20 AND TOP-CORNER GRID COORDINATE N=1045070.77, E=3111150.17

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS: _____
COUNTY OF TRAVIS: _____
I, DANA DEBEAUVRIER, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK
____ M., JULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY AND STATE
IN DOCUMENT NUMBER _____ OFFICIAL RECORDS OF TRAVIS COUNTY, _____
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVIOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

NOTES

1. ALL RESTRICTIONS AND NOTICES FROM THE PREVIOUS EXISTING SUBDIVISION, ABE WILLIAMS SUBDIVISION OF JENNIE A. WILLIAMS TRACT, AS RECORDED IN VOL. 328, PAGES 231-233, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND OAK CLIFF ADDITION, AS RECORDED IN VOL. 3, PG. 81, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS AMENDED PLAT.
2. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
3. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
4. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THEE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
5. AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
6. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
8. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
9. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
10. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
12. ALL DRAINAGE FACILITIES: HEADWALLS, OPEN CHANNELS, STORM SEWERS, AREA INLETS, DETENTION/RETENTION PONDS, WATER QUALITY CONTROLS, ETC. WILL BE LOCATED WITHIN DRAINAGE EASEMENTS AND COMPLY WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, UNLESS OTHERWISE NOTED.
13. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
14. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
16. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20070621-027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
17. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DEDICATED LINE ON THE FACE OF THE PLAT. S. 1ST ST. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____, AD.

STEPHEN OLIVER, CHAIR

JEAN STEVENS, SECRETARY

OWNER'S CERTIFICATION

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

THAT 1ST STREET HIGHLANDS, ACTING BY AND THROUGH ITS MANAGER, J. RYAN DIEPENBROCK, BEING THE OWNER OF 1.323 ACRES OF LAND, BEING LOTS 2, 3, 4, 5, 6, 7, 8 AND 9, ARE WILLIAMS SUBDIVISION OF JENNIE A. WILLIAMS TRACT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN VOL. 328, PAGES 21-233, DEED RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO JENNIE A. WILLIAMS TRACT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN VOL. 328, PAGES 21-233, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND VACATED RIGHT-OF-WAY IN DOC. NO. 201577722, OFFICIAL PUBLIC RECORD, TRAVIS COUNTY, TEXAS, AND THE SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DOES HEREBY SUBDIVIDE SAID THE SAID 1.323 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAN ATTACHED HERETO, TO BE KNOWN AS 900 SOUTH 18TH PLAT, AND DOES HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF EASE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO THE EASEMENTS AND OTHER RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 20____

BY: 1ST STREET HIGHLANDS, LP

J. RYAN DIEPENBROCK, MANAGER
2003 S. 1ST STREET
AUSTIN, TX 78704

STATE OF TEXAS

COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. RYAN DIEPENBROCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME:

DATE NOTARY COMMISSION EXPIRES:

WITNESS MY HAND THIS _____ DAY OF _____, 20____

ENGINEER'S CERTIFICATION

I, JARRED CORBELL, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING UNDER THE LAWS OF THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A DESIGNATED SPECIAL FLOOD HAZARD AREA OR THE 100 YEAR FLOODPLAIN (TRACT LIES IN ZONE "X") ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0445H FOR TRAVIS COUNTY, TEXAS, DATED 09-26-2008.

JARRED CORBELL, P.E.
P.E. NO. 109795

DATE _____

SURVEYOR'S CERTIFICATION

I, PAUL UTTERBACK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25, 1999 OF THE AUSTIN LAND DEVELOPMENT CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; AND WAS PREPARED FROM AN ACTUAL SURVEY, MADE UNDER MY SUPERVISION PERFORMED ON THE GROUND, OF THE PROPERTY.

PAUL UTTERBACK
R.P.L.S. NO. 5738

DAT

SURVEYED BY:
ATS ENGINEERS, INSPECTORS & SURVEYORS
4910 WEST HIGHWAY 290
AUSTIN, TX 78735
(512) 328-6995

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20__.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____ AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

PLAT PREPARATION DATE	PLAT SUBMITTAL DATE
8/13/2015	8/14/2015
REV: 10/13/2015, & 11/3/2015	

 **eileen merriitt's**
ATS
Engineers
Inspectors
& Surveyors
www.ats-engineers.com
TBP&S FIRM REG. #10125000
4010 West Hwy 290
AUSTIN, TEXAS 78736
(512) 328-6905
FAX: (512) 328-6906
Projects: DUL/K11st155302 - Bougainvillean/Proctor Design (PE&A), M
ATS Job # 2008-004-001-001

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: C8-2015-0177.0A

Contact: Cesar Zavala, 512-974-3404 or
Cindy Castilla, 512-974-3437

Public Hearing: Planning Commission, December 8, 2015

Your Name (please print)

Sarah Sullivan / Daniel Maldonado

☐ I am in favor
☒ I object

Your address(es) affected by this application

614 S 1st ST #218
Austin, TX 78704

Date

Nov 25 2015

Daytime Telephone:

(30) 344-1202
(512) 317-8286

Comments:

The population density in our neighborhood is already too dense.

Thank you,

Signatures

Sarah Sullivan

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

City of Austin - Planning & Development Review Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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- 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.

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Case Number: C8-2015-0177.0A
Contact: Cesar Zavala, 512-974-3404 or
Cindy Casillas, 512-974-3437
Public Hearing: Planning Commission, December 8, 2015

Theresa Espinoza
Your Name (please print) ☐ I am in favor
☒ I object

606 Capeland Austin, 78704
Your address(es) affected by this application

Theresa Espinoza
Signature *11/24/15*
Date

Daytime Telephone: *512-441-0062*

Comments: *I object.*

Allow the entire checker of the hood is destroyed

If you use this form to comment, it may be returned to:
City of Austin - Planning & Development Review Department / 4th Fl
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810