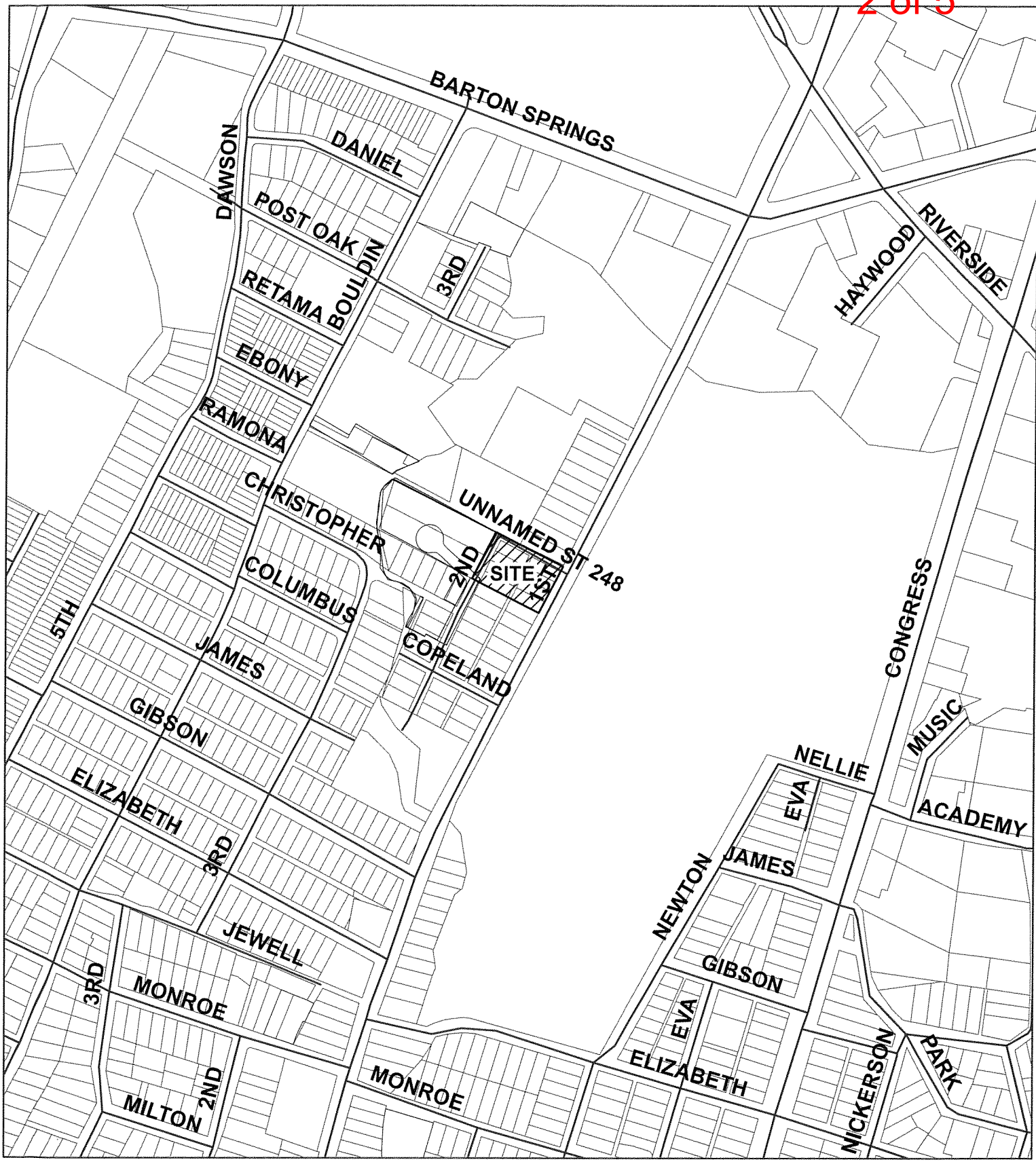


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0177.0A**P.C. DATE:** December 8, 2015**SUBDIVISION NAME:** 900 South 1st Plat**AREA:** 1.323 acres**LOT:** 1**APPLICANT:** 1st Street Highlands LP
(Ryan Diepenbrock)**AGENT:** PSW Homes LLC
(Jarred Corbell)**ADDRESS OF SUBDIVISION:** 900 S. 1st Street**GRIDS:** 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
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404

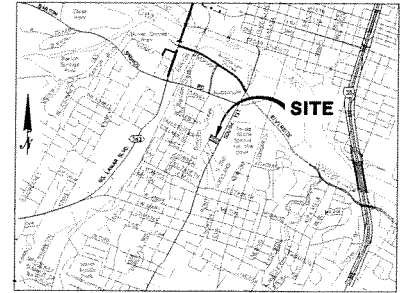


CASE#: C8-2015-0177.0A
 ADDRESS: 900 S. 1ST STREET
 PROJECT: 900 SOUTH 1ST PLAT
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

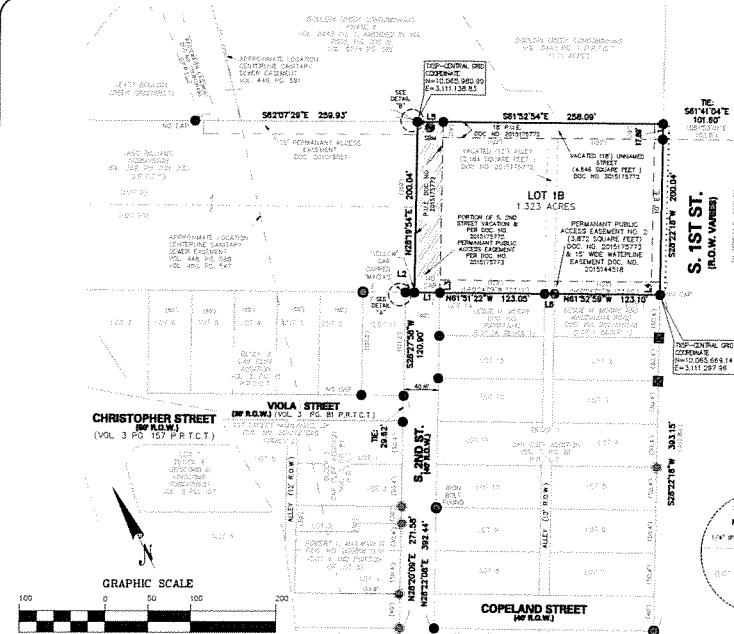
900 SOUTH 1ST PLAT

BEING A REPLAT OF
LOTS 1 THROUGH 8, ABE WILLIAMS
SUBDIVISION AND VACATED
RIGHT-OF-WAY



VICINITY MAP

SCALE: Not To Scale



Surveyor's Note:
Bearings shown hereon are based Texas
State Plane Coordinate System, (NAD83),
Central Zone (GRID)

OWNER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

THAT 1ST STREET HIGHLANDS, LP, ACTING BY AND THROUGH ITS MANAGER, J. RYAN DIEPENBROCK, BEING THE OWNER OF 1.323
ACRES OF LAND, BEING LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, ABE WILLIAMS SUBDIVISION OF JENNIE A. WILLIAMS TRACT, A SUBDIVISION IN
TRAVIS COUNTY, TEXAS, AS RECORDED IN VOL. 328, PAGES 231-233, DEED RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO
IT BY SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2012127029, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
AND VACATED RIGHT-OF-WAY IN DOC. NO. 2015175772, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND SAID
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 PLAT ATTACHED HERETO, TO BE KNOWN AS, 900 SOUTH 1ST PLAT, AND DOES HEREBY DEDICATE TO
THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS
HEREFORE 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 LINES IN ZONE "X") ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
INSURANCE RATE MAP (FIRM) #48453C0446H FOR TRAVIS COUNTY, TEXAS, DATED 09-26-2008.

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

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 DATE
R.P.L.S. NO. 5738

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

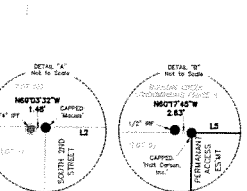
THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ___ DAY OF ___, 20__

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

Table with 2 columns: PLAT PREPARATION DATE, PLAT SUBMITTAL DATE. Values: 8/13/2015, 8/14/2015.

ATS Engineers, Inspectors & Surveyors logo and contact information including website, address, and phone numbers.



LINE DATA TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L6 with their respective bearings and distances.

LEGEND table defining symbols for iron rods, iron pipe sets, iron pipe found, cotton spindles, calculated points, and other survey markers.

COUNTY CLERK'S CERTIFICATION:

STATE OF TEXAS:
COUNTY OF TRAVIS:
I, DANA DEBEAUVIOR, 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., DULY 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:

- List of 17 notes detailing restrictions, building setbacks, infrastructure requirements, and easements for the subdivision.

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

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 Castillas, 512-974-3437
 Public Hearing: Planning Commission, December 8, 2015

Sarah Sullivan / Daniel Maldonado
 Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application

614 S 1st ST #218 Austin, TX 78704
 Signature Date: Nov 25 2015

Daytime Telephone: (310) 344-1202 (512) 317-8286

Comments: The population density in our neighborhood is already too dense.

Frank Poon,
 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

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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

Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application

Thomas Esperanza, Jr.
5006 Copeland, Austin, 78702
1/24/15

Signature

Date

Daytime Telephone:

512-241-0062

Comments:

I object.

Allow the entire
churner of the hood
to be 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