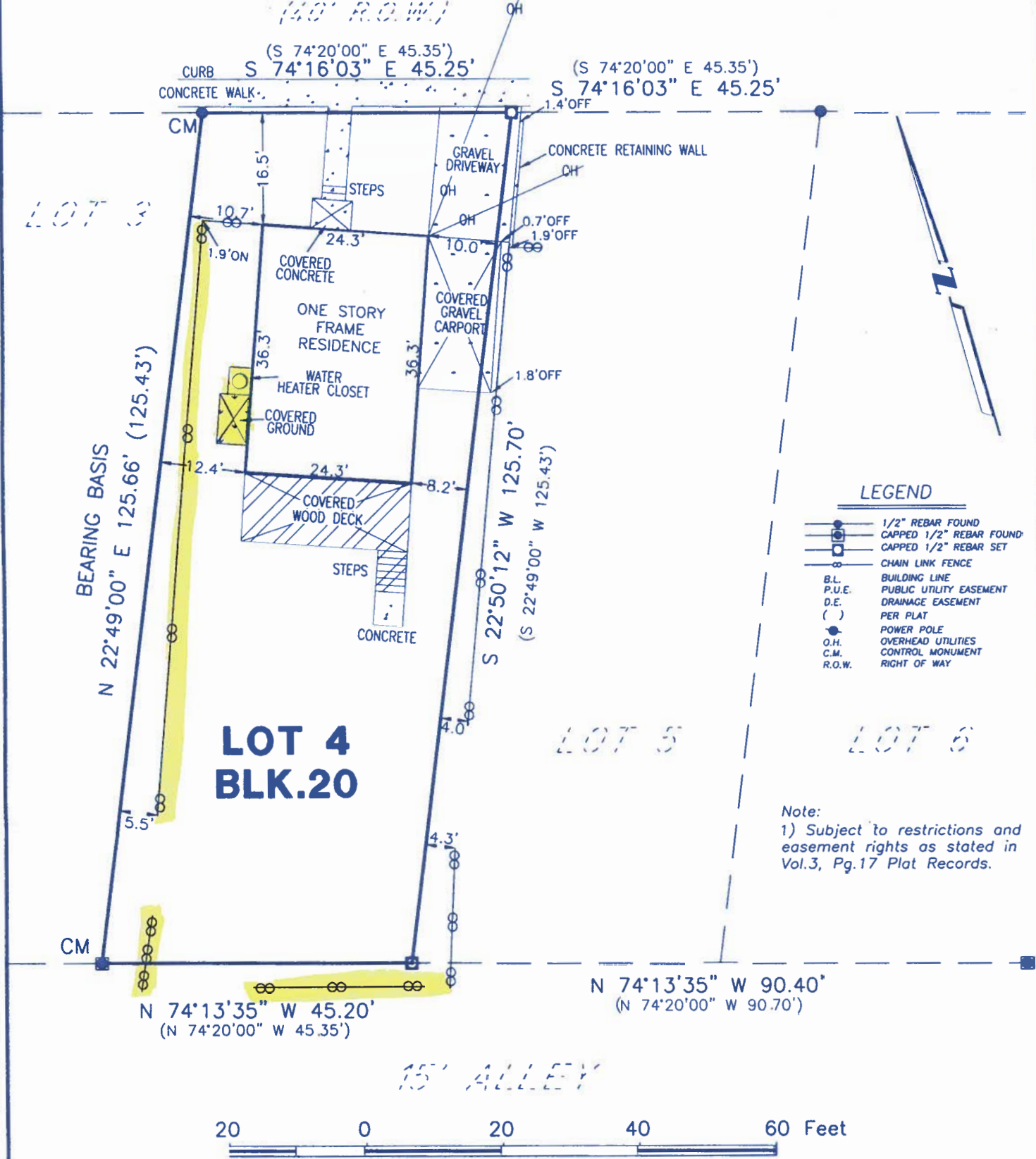



EAST 9TH STREET




Note:  
1) Subject to restrictions and easement rights as stated in Vol.3, Pg.17 Plat Records.

SUBDIVISION GRANDVIEW PLACE  
LOT: 4 BLOCK: 20 VOLUME 3 PAGE 17 PLAT RECORDS  
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 1907 EAST 9TH STREET  
CITY: AUSTIN REFERENCE NAME DUSTIN KRATZ



**B&G Surveying, Inc.**  
**Dewey H. Burris & Associates**  
Surveyed by: Dewey H. Burris & Associates



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP **0465H** DATED **9-26-08**. IT IS REPRESENTED AS IN ZONE **X**. HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

DATE	12-28-10	TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO	FIELD WORK	WILLIAM	12-28-10
TITLE CO	GRACY	GRACY TITLE A STEWART COMPANY	CALCULATIONS	JUAN	12-28-10
G.F. #	1013072	STEWART TITLE GUARANTY COMPANY	DRAFTING	AW3	12-28-10
SCALE	1"= 20'	I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.	CORRECTIONS	AW3	12-28-10
			UP DATE		

# E-2/2-PRESENTATION

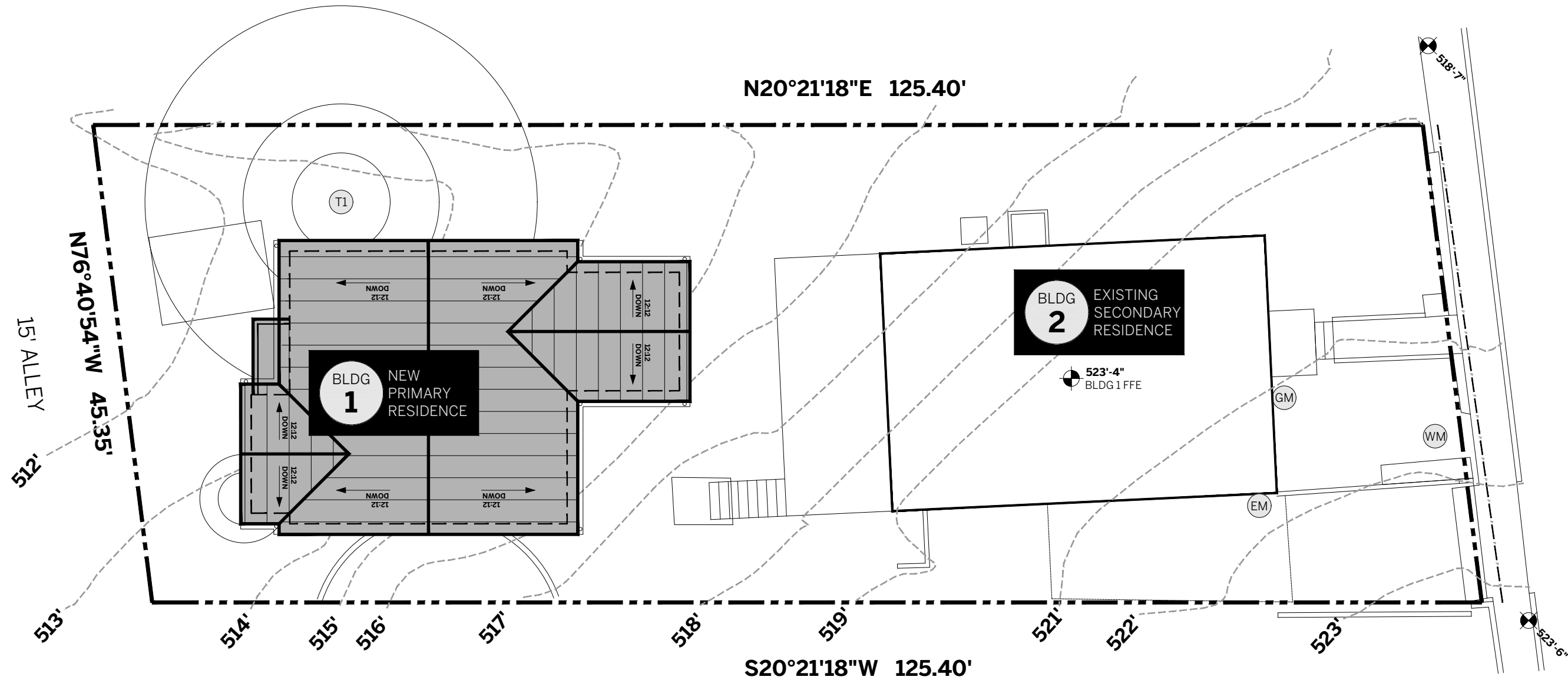




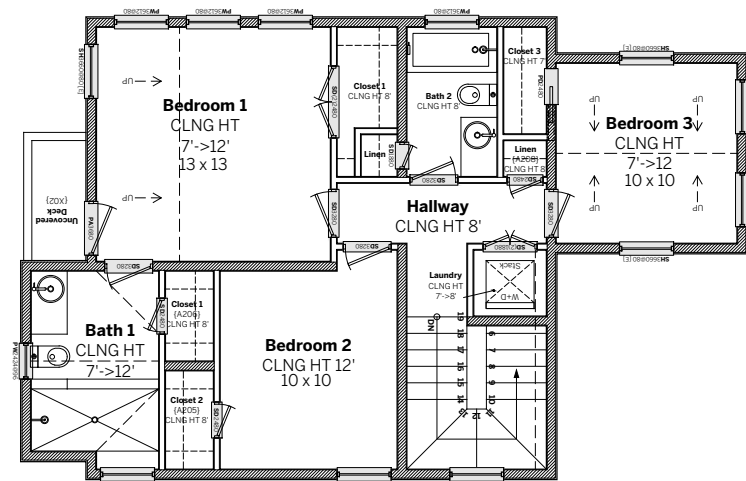
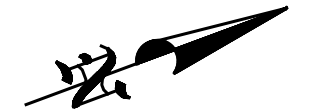
E-2/3-PRESENTATION



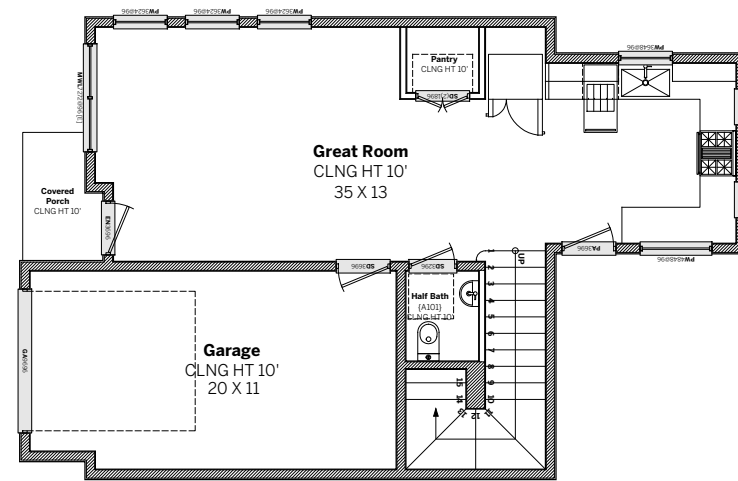




S76°40'54"E 45.35'  
1907 E. 9TH ST.



BLDG 1 Level 2



BLDG 1 Level 1



BLDG 1 Rear Elevation

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 <b>WILLIAM HODGE AIA ARCHITECT</b> 4801 S CONGRESS AVE #N3 AUSTIN, TX 78745 512.786.9298 HODGEARCHITECT.COM	
NEW PROJECT AT 1907 E 9TH ST AUSTIN, TX 78702	
ISSUE DATE	04 JUNE 2021
SHEET TYPE	Schematic Design.
SD	1

Neighborhood Conservation Strategies. This conceptual category includes actions that emphasize existing housing maintenance and preservation, rehabilitation of substandard units, demolition of any hazardous structures, and modest increases of the existing housing stock and resident population through infill construction on scattered sites. Small-scale street and open space improvements and other environmental enhancements will be important, as well as code enforcement and remediation of poorly maintained/tax delinquent properties in absentee ownerships. Rehabilitated and new housing construction must be accompanied by creative public/private financing mechanisms, such as deferred payment loans, to assure affordability of improvements for existing elderly homeowners and other low and moderate-income residents, many of them in poorly maintained rental units. Financing should serve to stabilize/increase ownership ratios in each neighborhood, as well as supporting rental and rent-to-own products under good local management.

Scattered-Site Land Use Modernization Strategies. There is a significant need for scattered site land use adjustments and mitigation of traffic, parking, and environmental impacts on existing neighborhoods. Important locations for revitalization of obsolescent general business and light industrial sites and buildings are found along such major traffic streets as East 7<sup>th</sup> Street, East 15<sup>th</sup> Street (M. L. King, Jr. Blvd.), Chicon Street, and Rosewood Avenue. Opportunities for renovation and adaptive re-use of existing buildings and small-scale infill development within re-classified commercial or mixed-use designations have been identified in these strip developments. In many cases, revitalization of strip developments will require improved off-street access, loading, and parking, as well as landscape buffering for adjacent residential uses and improved landscaping on the major street. The need for these improvements may warrant small-scale capital budget commitments to support parking, drainage, and pedestrian amenities as well as non-residential rehab mortgage and small business development financing from leveraged public-private sources. Community-Based Development Organizations (CBDO's) should assume proactive responsibilities for assisting owners to obtain relevant types of public and private support for these neighborhood enhancement projects.

East 11<sup>th</sup> and 12<sup>th</sup> Streets CRP Reinvestment Strategies. The East 11<sup>th</sup> and 12<sup>th</sup> Streets Community Redevelopment Plan (CRP), which is described in detail in Part 4.0, specifically identifies a series of moderate-scale residential, commercial, and mixed-use redevelopment projects and major public improvements to be implemented in phases over a 15-year build-out period. Substantial public funding has already been secured for these critical areas in the form of a \$9 million commitment from the U.S. Department of Housing and Urban Development's Section 108 Guaranteed Loan Program, and approximately \$1.2 million to be provided by Capital Metro under the Livable Communities Initiative grant to support a major pedestrian streetscape improvement along East 11<sup>th</sup> Street. Other needed actions will include base zoning district changes coupled with the enhanced C.U.R.E. ordinance development incentives for community parking, site development flexibility, fee waivers, and streamlined permitting; multi-family residential tax abatement incentives; small business development and financing assistance from private and public sources; public mortgage revenue bond financing for the multi-family housing components; and a miscellaneous range of tax incentives, grants, and loans for adaptive re-use of historic structures and other economic development purposes.

## E-2/6-PRESENTATION

We, the undersigned occupants of the addresses below, DO NOT OPPOSE the granting of a variance to permit the property at 1907 E 9<sup>th</sup> St to be converted to two-family residential use such that a second (primary) residence may be constructed to the rear of the existing residence, which shall be designated a secondary residence (ADU).

Name: <u>Jared Nickerson</u>	Address: <u>1904 E 9<sup>th</sup></u>	Date: <u>7/31/21</u>
Name: <u>Michael Regino</u>	Address: <u>1908 E 9<sup>th</sup></u>	Date: <u>8/11/21</u>
Name: <u>Noelle Letten</u>	Address: <u>1911 E 9<sup>th</sup></u>	Date: <u>8/16/21</u>
Name: <u>Eunice Tsang</u>	Address: <u>1910 E 9<sup>th</sup></u>	Date: <u>8/16/21</u>
Name: <u>JEAN NELSON</u>	Address: <u>901 Chicon</u>	Date: <u>8.16.21</u>
Name: <u>Steven Nelson</u>	Address: <u>901 Chicon</u>	Date: <u>8.16.21</u>
Name: <u>John Potter</u>	Address: <u>1903 E 9<sup>th</sup> St.</u>	Date: <u>8/20/21</u>
Name: <u>Kaitlin Nowell</u>	Address: <u>1900 E 8<sup>th</sup> St</u>	Date: <u>8/23/21</u>
Name: <u>Daniel Burns</u>	Address: <u>1916 E 8<sup>th</sup> St</u>	Date: <u>8/23/21</u>
Name: <u>Kellyn Platak</u>	Address: <u>808 Lincoln St</u>	Date: <u>8/23/21</u>
Name: <u>Sarah Glen</u>	Address: <u>808 Lincoln St</u>	Date: <u>8/23/21</u>
Name: <u>Julia Miller</u>	Address: <u>805 Lincoln St</u>	Date: <u>8/23/21</u>
Name: _____	Address: _____	Date: _____

# E-2/7-PRESENTATION

	Visit 1	Notes	Visit 2	Notes
901 Chicon	8/11	Knocked @ gate, no ans.	8/16	met Jean + Steve, signed
1902 E 9th		House is vacant (recent sale)		
1904 E 9th	7/31	spoke w/ Jarod, signed		
1906 E 9th	7/31	no answer	8/16	no answer
1908 E 9th	8/11	met Michael, signed		
1910 E 9th	8/16	met Eunice, signed		
1912 E 9th		AIRBNB??		
1914 E 9th				

807 Chicon				
815 Chicon	8/23	AirBNB, per tenant who answered		
1903 E 9th	8/20	John signed		
1905 E 9th	7/31	no answer @ door	8/26	no answer (afternoon)
1907 E 9th				
1909 E 9th	7/31	Knocked, no answer	8/16	no answer
1911 E 9th	8/16	met Noelle, signed		
1917 E 9th	8/16	no answer	8/23	no answer
1919 E 9th	8/16	no answer	8/23	no answer
810 Lincoln				
808 Lincoln	8/23	met K+S, signed		
806 Lincoln	8/23	gate locked		
805 Lincoln	8/23	met Julia, signed		

1900 E 8th	8/23	signed		
1902 E 8th	8/23	no answer		
1904 E 8th	8/23	no answer		
1908 E 8th	8/23	no answer		
1910 E 8th	8/23	no answer		
1912 E 8th	8/23	no answer		
1914 E 8th	8/23	no ans. arrived 5:00 and lock box		
1916 E 8th	8/23	met Daniel, signed		

neighbors say they was in @ other house