
City of Austin
Development Services Department
Land Status Determination
1995 Rule Platting Exception
February 27, 2020


File Number: **C81-2020-0050**
 Address: **1508 S LAMAR BLVD**
 Tax Parcel I.D.# **0100050702** Tax Map Date: **02/27/2020**

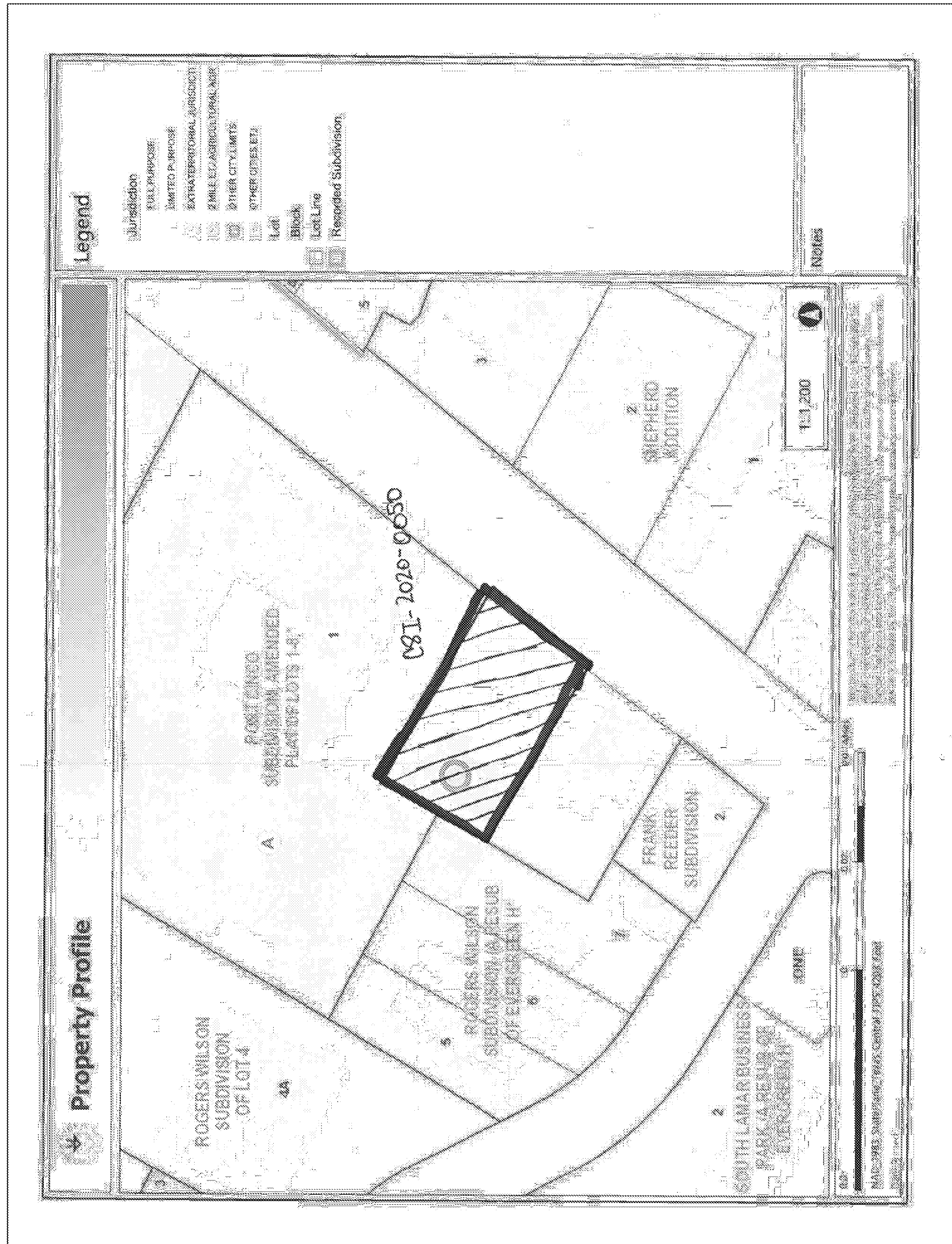
The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being a **0.5071 acre tract of land, more or less, out of a portion of Lot 11 EVERGREEN HEIGHTS, according to the map or plat thereof, recorded in Volume Z, Page 614, Deed Records, Travis County, Texas, in the current deed, recorded on Dec 10, 2019, in Document #2019193801, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on Nov 12, 1993, in Volume 12062, Page 3677, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by water service on Jan 17, 1950. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.**

Additional Notes/Conditions:
NONE

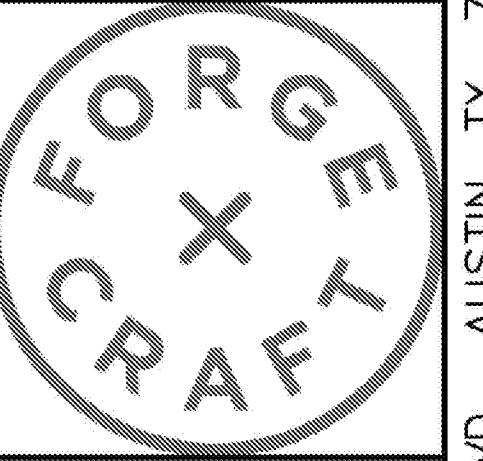
This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: 
Viktor Auzenne, Representative of the Director
Development Services Department



ASAKURA ROBINSON

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Foundation
 Communities
 1508 S LAMAR BLVD.
 Austin, Texas 78704

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ZILKER STUDIOS
 1508 SOUTH LAMAR BOULEVARD, AUSTIN, TX 78704
PLAT


CIVILITUDE
 ENGINEERS & PLANNERS
 5110 LANCASTER COURT AUSTIN, TX 78723 FIRM REG # F12469
 PHONE 512 761 6151 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: NOT TO SCALE
 JOB NO: A446-001
 DGN BY: EAK
 DWN BY: PB
 RVW BY: NMH



SITE PLAN APPROVAL SHEET **2** OF **23**
 FILE NUMBER: **SP-2020-0246C.SH** APPLICATION DATE: **JUNE 12, 2020**
 APPROVED BY COMMISSION ON _____ UNDER SECTION **112** ON
 CHAPTER **25-5** OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER **CLARISSA DAVIS**
 PROJECT EXPIRATION DATE (ORD #070905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: **CS-V, GR-V**
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Formulas and/or a notice of construction of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO.
2
OF 23

ZILKER STUDIOS - 1508 S LAMAR BLVD. AUSTIN, TX 78704
SP-2020-0246C.SH

