



**Project Name:** 1400 W Oltorf St

**Case Number:** SP-2019-0210C

**Update #:** 0

**Case Manager:** Robert Anderson

**Team:**

**Initial Submittal:** May 14, 2019

**Formal Filed:** June 20, 2019

**Date Dist:** June 21, 2019

**Comments Due Date:** July 17, 2019

Discipline	Name
Electric Review	Karen Palacios (3)
ATD Engineering Review	Sangeeta Jain
Drainage Engineering Review	*Laura Kofahl
Environmental Review	Kristy Nguyen
Fire For Site Plan Review	Tom Migl
Flood Plain Review	Karl McArthur
Hydro Geologist Review	Sarah Zappitello (Saj)
Industrial Waste Review	John McCulloch
PARD / Planning & Design Review	Robynne Heymans
Planner 1 Review	Ramon Rezvanipour No Distr.
Site Plan Review	Robert Anderson CM
Site Plan Plumbing	Cory Harmon
R.O.W. Review	Isaiah Lewallen
Traffic Control Review	Traffic Control Review
Transportation Planning	Adam Fiss
AW Utility Development Services	AWU-Utility Development Service
Water Quality Review	*Laura Kofahl
Wetlands Biologist Review	Ana Gonzalez
AW Pipeline Engineering	AWU-Pipeline Engineering
City Arborist Review	Suzannah DesRoches

Notice

20



Report run on: 6/20/19

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # SP-2019-0210C

TYPE/SUBTYPE: Site Plan Administrative/Consolidated

PROJECT: 1400 W Oltorf St

LOCATION: 1400 W OLTORF ST

CASE MANAGER: Robert Anderson

PHONE 512-974-3026

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE

REPORT DATE: Jul 19, 2019 12:00:

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING:

EXISTING USE: Single Family

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

/

Commercial

WATERSHED: West Bouldin Creek, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Urban Watersheds

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0401061303

DEED REFERENCE:

VOL./PAGE 0401061303/

LEGAL DESCRIPTION:

.9752 AC LOT 13 BLK 1 FREDERICKSBURG ROAD ACRES

RELATED CASES (if any):

CONTACTS:



Applicant SCHEIBE CONSULTING, INC. 512-263-0418  
Eric Scheibe  
P.O. Box 161357 Austin TX 78716

Owner 1402 OLTORF LLC --  
2210 S 1ST ST STE L AUSTIN TX 78704 5149

Billed To LITTLE CITY PROPERTIES 512--  
Jerald Kolarik  
2210 S 1ST ST UNIT L AUSTIN TX 78704



# CITY OF AUSTIN

## Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

### Consolidated Site Plan Application Administrative and Land Use Commission (C Plan)

**PURPOSE:** This application is for obtaining a consolidated site plan permit within the City of Austin jurisdiction (full-purpose and limited-purpose city limits). For the following information, please visit <http://www.austintexas.gov/page/land-use-applications#site>: See Consolidated Site Plan Overview and Review Procedures for site plan general information and review procedures; see Consolidated Site Plan Application Instructions for instructions on completing this application and submittal requirements.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete the last section as needed***, and check the Additional Space box at the top or end of this application.

All information is required (if applicable).

#### For Office Use Only

12198200

Development Review Type:	_____
Application Accepted By:	_____
Application Type:	_____
Case Manager:	_____

Additional space was required to complete this application. I have completed the Additional Space section. (This check box is also at end of the application.)

#### Section 1: Project Information

Project Name: 1400 W Oltorf St

Project Street Address (or range):

1400 W Oltorf St.

Zip: 78704

Description of Proposed Development:

Provide either Legal Description or Subdivision Reference:

Legal Description:

.9752 AC LOT 13 BLK 1 FREDERICKSBURG ROAD ACRES

Subdivision Reference

Name:

Block(s): Lot(s): Outlot:

Plat Book: Page Number:

Document Number: Case Number:

Deed Reference of Deed Conveying Property to the Present Owner

Volume: Document Number: 2010107443

Page(s): Sq. Ft.: or Acres: 0.98

Tax Parcel Number(s): 303110

## Section 2: Applicant/Agent Information

Applicant Name: Eric Scheibe

Firm: Scheibe Consulting, LLC

Applicant Mailing Address: PO BOX 161357

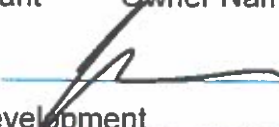
City: Austin State: TX Zip: 78746

Email: escheibe@scheibeconsulting.com Phone 1: (512) 263-0418 Type 1: Work

Phone 2: Type 2: Select Phone 3: Type 3: Select

### Section 3: Owner Information

Same as Applicant      Owner Name: Jerad Kolarik

Owner Signature: 

Firm: Little City Development

Owner Mailing Address: 2210 South 1st St, Unit L

City: Austin      State: TX      Zip: 78704

Email: jerad@littlecitydevelopment.com      Phone 1: (512) 577-6049      Type 1: Work

Phone 2: (512) 656-1909      Type 2: Mobile      Phone 3: \_\_\_\_\_      Type 3: Select

### Section 4: Engineer Information

Not Applicable       Same as Applicant      Name: Eric C. Scheibe, P.E.

Firm: Scheibe Consulting, LLC

Mailing Address: PO BOX 161357

City: Austin      State: TX      Zip: 78746

Email: escheibe@scheibeconsulting.com      Phone 1: (512) 263-0418      Type 1: Work

Phone 2: \_\_\_\_\_      Type 2: Select      Phone 3: \_\_\_\_\_      Type 3: Select

### Section 5: Other Professional/Trade Information

Not Applicable       Same as Applicant      Type: Select an Option

Name: \_\_\_\_\_

Firm: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_

Email: \_\_\_\_\_      Phone 1: \_\_\_\_\_      Type 1: Select

Phone 2: \_\_\_\_\_      Type 2: Select      Phone 3: \_\_\_\_\_      Type 3: Select

### Section 6: Property Attributes

Is this a S.M.A.R.T. Housing Project?     Yes     No      (If Yes, submit a copy of the  
Pre-Certification letter from Neighborhood Housing and Community Development.)

Smart Growth Zone      -OR-       Drinking Water Protection Zone

Watershed: West Bouldin Creek      Watershed Class: Urban Watersheds

In City of Austin Edwards Aquifer Recharge Zone?     Yes     No

Land Development Jurisdiction:     Full-Purpose     Limited-Purpose

Is your project subject to all current watershed protection regulations?  Yes  No

School District: Austin ISD

On a Hill Country Roadway?  Yes  No

Specify Hill Country Roadway: \_\_\_\_\_

Principal Street Type (Full-Purpose):  Core Transit Corridor  Urban Roadway  
 Internal Circulation Route  Suburban Roadway  Hill Country Roadway  Highway

In a Neighborhood Plan?  Yes  No

If Yes, name of Neighborhood Plan: \_\_\_\_\_

In a Transit-Oriented Development (TOD) District, the North Burnet/Gateway (NBG), the East Riverside Corridor (ERC), or Other?  Yes  No

If Yes, name of TOD, NBG, ERC, or Other: \_\_\_\_\_

Is a Vertical Mixed Use building proposed?  Yes  No

(See Consolidated Site Plan Application Instructions for important pre-submittal requirements.)

Electric Utility Provider: Austin Energy

Water Provider: Austin Water Utility

Wastewater Disposal Provider: Austin Water Utility

## Section 7: Application Assessment

Large Retail Use, as defined in Sec. 25-2-813?  Yes  No

Is a Traffic Impact Analysis (TIA) required?  Yes  No (See Section 12: TIA Determination Worksheet.)

Is this use Conditional within the site's zoning district?  Yes  No

Has there been a Development Assessment?  Yes  No File Number: \_\_\_\_\_

Small Project?  Yes  No

If residential, are there other Tax Credits or State/Federal funding?  Yes  No

Will all parking be located on site?  Yes  No (If No, an Off-Site/Shared Parking Application and fees are required.)

Shared parking?  Yes  No (If Yes, an Off-Site/Shared Parking Application and fees are required.)

## Section 8: Site Area Information

Gross Site Area: Acres 0.97 -OR- Sq. Ft. \_\_\_\_\_

Net Site Area: Acres \_\_\_\_\_ -OR- Sq. Ft. \_\_\_\_\_

Is Demolition proposed?  Yes  No If Yes, how many residential units will be demolished? 3

Number of these residential units currently occupied: 3 (If 5 or more, tenant notification may be required and a certified form may be required with your application per LDC 25-1-712.)

Number of Newly Proposed Residential Units (if applicable): 0

<u>EXISTING ZONING</u>	<u>EXISTING USE</u>	<u>TRACT #</u>	<u>ACRES / SQ FT</u>	<u>PROPOSED USE</u>
<u>CS</u>	<u>Residential</u>	<u>1</u>	<u>0.98 / 42,514.56</u>	<u>Commercial</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u> / <u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u> / <u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u> / <u> </u>	<u> </u>

Existing Impervious Cover (%): 19 Proposed Impervious Cover (%): 27

Are any underground storage tanks existing or proposed?  Yes  No

### Section 9: Related Cases

#### FILE NUMBERS

Zoning Case?  Yes  No

Restrictive Covenant?  Yes  No

Subdivision?  Yes  No

Land Status Report?  Yes  No

Existing Site Plan?  Yes  No

Fredericksburg Road Acres

C81-2013-0004

### Section 10: Land Use Site Plan Data - as applicable

Subject to Compatibility Standards?  Yes  No

In Combining District/Overlay Zone? (NCCD, CVC, WO, AO, etc.):  Yes  No

If Yes, please specify: \_\_\_\_\_

Requires a Green Building Program Rating?  Yes  No (If Yes, attach Letter of Intent.)

### Section 11: Waiver / Variance / Etc. - as applicable

Compatibility Standards Waiver - Section(s): \_\_\_\_\_

Driveway Spacing - Section(s): \_\_\_\_\_

Hill Country - Section(s): \_\_\_\_\_

Waterfront Overlay District - Section(s): \_\_\_\_\_

Environmental - Section(s): \_\_\_\_\_

Shared Parking Analysis  Off-Site or Remote Parking

Detention Pond Waiver  Alternative Landscape Compliance



## Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: 1400 W Oltorf St.

Location: 1400 W Oltorf St.

Applicant: Eric Scheibe

Telephone No: (512) 263-0418

Application Status:  Development Assessment  Zoning  Site Plan

**EXISTING:**

**FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	0.98	2,636.00	CS	D			

**PROPOSED:**

**FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	0.98	14,209.00	CS	<del>E</del> retail	820	FCE	1594

**ABUTTING ROADWAYS:**

**FOR OFFICE USE ONLY**

Street Name	Proposed Access?	Pavement Width	Classification

**FOR OFFICE USE ONLY**

- A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.
- The traffic impact analysis has been waived for the following reason:  
 \_\_\_\_\_  
 \_\_\_\_\_
- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: Eric Scheibe

Date: 5-14-2019

Distribution:  File  Cap. Metro  TxDOT  DSD  Travis Co.  ATD Total Copies: \_\_\_\_\_

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.

### Section 13: Submittal Verification

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

      April      24      2019  
Signature                                      Month                                      Day                                      Year


Eric Scheibe  
Name (Typed or Printed)

Scheibe Consulting, LLC  
Firm

### Section 14: Inspection Authorization

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

      April      24      2019  
Signature                                      Month                                      Day                                      Year

Jerad Kolarik  
Name (Typed or Printed)

Little City Development  
Firm

## Section 15: Acknowledgment Form

I, Eric Scheibe have checked for any information that may  
(Printed Name of Applicant)

affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards prohibiting certain uses and/or requiring certain development restrictions (height, access, screening, etc.) on this property, located at:

(Address or Legal Description):

.9752 AC LOT 13 BLK 1 FREDERICKSBURG ROAD ACRES

If a conflict should result with the request I am submitting to the City of Austin due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any and all of the aforementioned information that may apply to this property.



Applicant's Signature

April  
Month

24  
Day

2019  
Year

### For Submittal Requirements and Exhibits

Please see Consolidated Site Plan Application Instructions at  
<http://www.austintexas.gov/page/land-use-applications#site>



**Land Use Review  
Site Plan Completeness Check**



**Development Services  
Department**

**Completeness Check Results Due:**

A completeness check application must be deemed complete before formal application can be submitted.

Completeness Check Results: Complete		45 Day Expiration date: 06/28/2019	
Tracking #: 12198200	Revision #: 00	Watershed: West Bouldin Creek	
Project Name: 1400 W Oltorf St			
Ch.245 Team Review Req'd: No	Orig. Submittal Date: 05/14/2019	Resubmittal Date: 06/11/2019	
Date Sent to Ch.245:	Current Results to Applicant: 06/17/2019		
Date Rec'd.back in LUR:			

**Checked for Completeness by the following reviewers:**

			Complete/Incomplete	Initials
Drainage Engineering	Michael Duval	974-2349	FYI	MD
DRD Transportation	Chris Yanez	974-1253	Complete	CY
Site Plan	Jeremy Siltala	974-2945	FYI	JS
Environmental	Alex Butler	974-2067	Complete	AB
Water Quality	Michael Duval	974-2349	FYI	MD
Env.Res.Mgmt.	Andrew Clamann	974-2694	Complete	AC
Floodplain	Katrina Bohrer	974-3558	Complete	KB
ORES	Andy Halm	974-7185	Complete	AH
City Arborist.	Suzanne Des Roches	974-6597	Complete	SD
AWU	Bradley Barron	972-0078	Complete	BB
ATD ROW/AULCC	Isaiah Lewellen	974-1479	Not Reviewed	IL
ATD Traffic Control	Laura Roy	974-6012	FYI	LR

Mandatory Distribution:		Case Manager:	
<b>Robert Anderson (SP)</b>	Ann DeSanctis (SP)	Ivan Naranjo (TR)	Joydeep Goswami (DRWQ)
Rosemary Avila (SP)	Pamela Abee-Taulli (EV)	Vacant (TR)	<b>Laura Kotah (DRWQ)</b>
Christine Barton-Holmes (SP)	Alex Butler (EV)	Natalia Rodriguez (TR)	David Marquez (DRWQ)
Jonathon Davila (SP)	Jonathon Garner (EV)	Katie Wettick (TR)	Christine Perez (DRWQ)
Clarissa Davis (SP)	Mike McDougal (EV)	Laura Arthur (DRWQ)	Vacant (DRWQ)
Renee Johns (SP)	<b>Kristle Nguyen (EV)</b>	Jay Baker (DRWQ)	
Anaiah Johnson (SP)	Jaron Hogenson (TR)	Ron Czajkowski (DRWQ)	RSMP
Randy Rouda (SP)	<b>Adam Fiss (TR)</b>	Leslie Daniel (DRWQ)	
Jeremy Siltala (SP)	Mark Kere (TR)	Michael Duval (DRWQ)	<b>City Arborist</b>
Partner Department Mandatory Distribution:			
<b>AW UDS</b>	<b>Electric (A)</b>	<b>Fire For Site Plan</b>	<b>Site Plan Plumbing</b>
<b>AW Pipeline Services</b>	<b>ATD ROW</b>	<b>ATD Traffic Control</b>	<b>Floodplain</b>
<b>FARD (Mandatory if Consolidated)</b>			
Optional Distribution: Circle to receive distribution			
Addressing	<b>ATD Transportation Engineering - Austin Jones</b>	AWU Facilities Engineering	Floodplain Modification
<b>Hydrogeologist - Sa Zapata</b>	<b>Industrial Waste</b>	Urban Design	<b>Wetlands Biologist - Ana Gonzalez</b>
ERM Review Comment (Functional Assessment):		UST	

**A formal application must be filed within 45 calendar days of the initial completeness check (by 06/28/2019) or the application will expire and a new completeness check application must be filed.**

Applicants must pick up the completeness check packet at the Intake office within 72 hours of receiving a response. The City is not responsible for lost or stolen packets. **The applicant must schedule an appointment with the Intake office for formal application submittal.** Please call 974-1770 for more information.

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Small Project: Yes/No

Fees: **\$19,802.20 due at formal submittal.**

Total # of Plans 21 / Engineering Reports 5 required at formal

The City of Austin encourages applicants to contact neighborhood organizations prior to formal submittal. For assistance identifying the neighborhood association(s) in the vicinity of your project, visit [www.austintexas.gov/neighbor](http://www.austintexas.gov/neighbor) to contact a Neighborhood advisor.

**This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in Exhibit VII of the Consolidated Site Plan Application Instructions packet. Exhibit VII Worksheet also due at time of formal submittal.**

**Comments: (Please respond to each comment in letter form)**

**WPD – Wetlands Biologist and Hydrogeologist Review will be billed at formal submittal.**

- AW As of March 1, 2019, plans shall include version 1.2 AW General Information and Construction Notes Sheet. Include this sheet and fill in all pertinent info.
- SP FYI: Considering revising line types and legend for clarity – it is different to determine the extent of proposed building. Revise sheet 7 to include zoning and proposed uses in site data table.
- WQ1 FYI: Appendix T must be provided at formal review.
- WQ2 FYI: Fee-in-lieu will be considered under formal review.
- DE FYI: Provide a copy of electronic drainage model with formal update.
- TC Please provide a traffic control strategy plan for review and approval, using applicable standard details or an engineered design for all proposed work within the City of Austin's right of way.
- OR**
- You may choose to by-pass the formal submittal process by placing this following note on the cover sheet along with the City of Austin's temporary traffic control details in place of a traffic control strategy plan.

**Plan Note:**

*This note is being placed on the plan set in the absence of a temporary traffic control strategy with the full understanding that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by the Right of Way Management Division. The owner/representative further recognizes that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.*

*The following must be taken into consideration when developing future traffic control strategies:*

- Pedestrian and bicycle traffic access must be maintained at all times unless otherwise authorized by right of way management.
- No long-term lane closures will be authorized, unless Right Of Way Management determines that adequate accommodations have been made to minimize traffic impact.
- Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities.

- ERM: Pursuant to LDC 25-8-121 (or LDC 30-5-121) an Environmental Resource Inventory\* is required for
- sites.
- Over the recharge zone  In a floodplain
- Over the contributing zone  In a CWQZ
- With a gradient of more than 15%  In a WQTZ
- Please provide an ERI\* that meets all of the criteria described in ECM 1.3.0.

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ERM The ERI needs to be in the proper format as described in ECM 1.3.0 and include all required information and exhibits

AWU See attached checklist:

**\*\*The checklist is attached to your original application package\*\***

Date: 05/13/2019

From: Eric C. Scheibe, PE, CFM (Scheibe Consulting, LLC)

To: Case Manager

Subject: Oltorf Development – 1400 W Oltorf St.

To whom it may concern:

This project is located within the city limits of the city of Austin and will be located at 1400 W Oltorf St., Austin, TX 78704. The property is a 0.98 Acre tract of land that is currently considered a legal lot as per a legal lot status determination made by the City of Austin (please reference the Cover Sheet on the attached construction documents for additional details. The property is described below:

*0.9752 AC, LOT 13, BLK 1, FREDERICKSBURG ROAD ACRES*

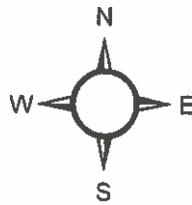
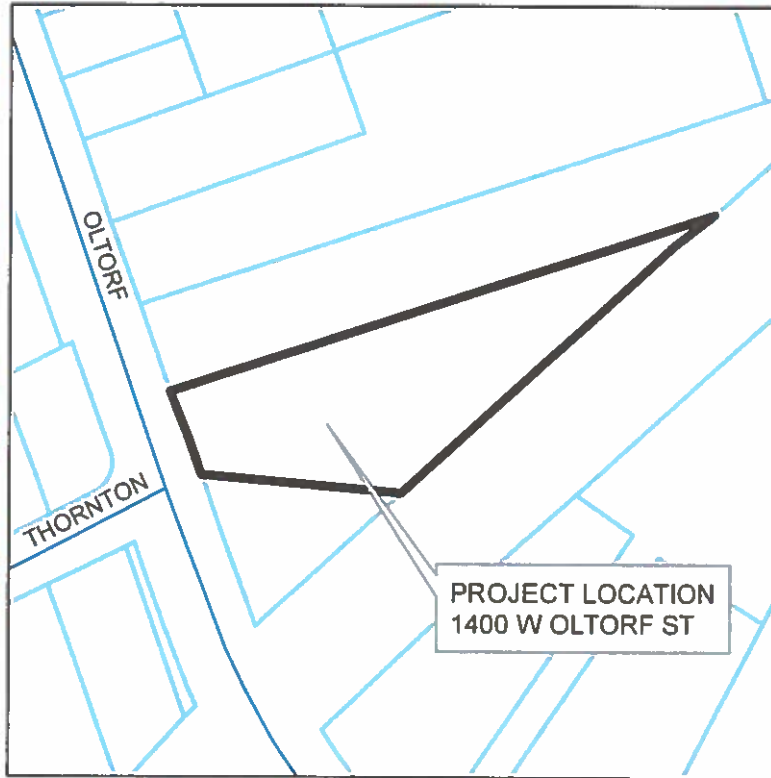
This development is subject to the review and permitting by the City of Austin. This tract currently has residential structures that are to be removed, with the goal of constructing one new commercial building. It is the desire of the owner that this development application be governed under LDC 25-8-25. (Reduction Exception in Urban and Suburban watersheds). This tract is located in the 'Urban Watershed' of W. Bouldin Creek.

The proposed building will be a new 14,209 sf retail facility will face W Oltorf St. The development will comprise of a three-story building, with commercial/retail space on all three floors, with roof access from the third. This entire project is to be constructed in one phase. This tract currently has 18.6% impervious cover, 1.9% impervious cover is located in the Critical Water Quality Zone (CWQZ) of W Bouldin Creek. This project will result in proposed impervious cover of 0.27 Acres, which is roughly 27.3%. Under proposed conditions, there will be 1.4% impervious cover in the CWQZ, which is in compliance with LDC 25-8-25(C)(5) and does "not increase non-compliance" in the CWQZ. Access to this property will be off a drive way cut from the curb along W Oltorf St on the west side of the property. This property is zoned CS (General Commercial Services). This property was found to be a legal lot, as determined by the City of Austin (ref. Legal Lot Determination, included in this application package.) As such, only a site plan is being applied for.

The tract that this project is located on is partially covered by the Ultimate 100-yr floodplain of W. Bouldin Creek. A small portion of proposed pavement is proposed within this same floodplain but is proposed to be placed at-grade and will therefore result in no adverse impacts to the floodplain. No portion of this project is proposed within the ultimate floodway of W. Bouldin Creek.



# LOCATION MAP





# City of Austin

P.O. Box 1088, Austin, Texas 78767

## RECEIPT

**Receipt**  
No.: 6951679

**Payment**  
Date: 06/20/2019

**Invoice**  
No.: 7008726

**Description:** Site Plan

**Sub Description:** Site Plan  
Administrative

**Work Description:** Consolidated

### Payer Information

**Company/Facility Name:**

**Payment Made By:** Tamara Elliot Deering  
1126 FM 20  
CEDAR CREEK TX 78612

**Phone No.:** (512)629-3090

**Payment Method:** Visa

**Payment Received:** \$19,802.20

**Amount Applied:** \$19,802.20

**Cash Returned:** \$0.00

**Comments:** AUTH 02162G-7361

### Additional Information

**Department Name:** Development Services Department

**Receipt Issued By:** Cary Guedea

### Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
5090 5300 9300 4192	Basic Notification	12198200	1400 W OLTORF ST	2019-075347-SP	\$272.00
5100 6300 9700 4177	WPD- Site Plan Hydrogeologist Review	12198200	1400 W OLTORF ST	2019-075347-SP	\$2,139.00
5090 5300 9996 4066	Development Services Surcharge	12198200	1400 W OLTORF ST	2019-075347-SP	\$753.20
5090 5300 9300 4264	Consolidated Site Plan-Dev	12198200	1400 W OLTORF ST	2019-075347-SP	\$14,958.00
5020 2200 9050 4874	UDS Engineering Plan Review	12198200	1400 W OLTORF ST	2019-075347-SP	\$219.00
5100 6300 9700 4177	WPD-Site Plan Wetland Biologist Review	12198200	1400 W OLTORF ST	2019-075347-SP	\$1,461.00
<b>TOTAL :</b>					<b>\$19,802.20</b>

TAX CERTIFICATE  
Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 2271664

ACCOUNT NUMBER: 04-0106-1303-0000

PROPERTY OWNER:

1402 OLTORF LLC  
2210 S 1ST ST STE L  
AUSTIN, TX 78704-5149

PROPERTY DESCRIPTION:

.9752 AC LOT 13 BLK 1 FREDERICKSBU  
RG ROAD ACRES

ACRES .9752 MIN% .000000000000 TYPE

SITUS INFORMATION: 1402 W OLTORF ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2018	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2018 \$11,959.09

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2018 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/19/2019

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 



# CITY OF AUSTIN Development SERVICES DEPARTMENT

One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512.978.4000

## City Arborist Review

### Addendum for Subdivision and Site Plan Submittals

#### For Office Use Only

File Number: <u>12198200</u>	Date Issued: _____
Application Accepted By: _____	Date: _____

#### Section 1: Project Information

Application type:       Single Family Subdivision       Commercial Subdivision/Site Plan

Project Name: 1900 W Oltorf St

Project Street Address: 1900 W Oltorf St

#### Section 2: City Arborist Review

Has there been an onsite consultation with a City Arborist?       Yes       No

*(If yes, please attach copies of all consultation correspondence and documents.)*

Consultation – Tree Permit Number: \_\_\_\_\_

#### For single-family subdivision applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 19 in. or greater located within the LOC: \_\_\_\_\_
- Number of trees with a diameter of 19 in. or greater located immediately adjacent to the LOC: \_\_\_\_\_
- Total number of trees with a diameter of 19 in. or greater: \_\_\_\_\_

#### For commercial subdivision and site-plan applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 8 in. or greater located within the LOC: 7
- Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: 5
- Total number of trees with a diameter of 8 in. or greater: 28



**City of Austin  
Planning and Development Review  
Land Status Determination  
1995 Rule Platting Exception**

**January 04, 2013**

**File Number: C8I-2013-0004**

**Address: 1402 W OLTORF ST**

**Tax Parcel I.D. # 0401061303**

**Tax Map Date: 04/03/2012**

The Watershed Protections & Development Review 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 **.975 Acres Of Land, More Or Less, Out Of Lot 13, Block 1, Fredericksburg Road Acres** in the current deed, recorded on **Dec 02, 2009**, in **Document #2009199429**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Mar 11, 1955**, in **Volume 1554, Page 387**, 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 Mar 17, 1955**. 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:**

  
**Glenn Rhoades, Representative of the Director  
Planning and Development Review**

18-TATCO-RE  
9301-09-1181



TRV 2010107443  
5 PGS

# CORRECTION GENERAL WARRANTY DEED

5  
16

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

DATE: July 26, 2010 to be effective as of December 1, 2009

GRANTOR: Little City Investments, LLC

GRANTOR'S MAILING ADDRESS: 127 E. Riverside #108  
Austin TX 78704

GRANTEE: 1402 Oltorf, LLC

GRANTEE'S MAILING ADDRESS: 127 E. Riverside #108  
Austin TX 78704

**CONSIDERATION:**

Cash and other valuable consideration.

Tract 1: Being 0.360 acres of land out of Lot 13, Block 1, FREDERICKSBURG ROAD ACRES, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 168, of the Plat Records of Travis County, Texas, said 0.360 acres of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Tract 2: Being all that certain 0.0852 acre tract of land, more or less, being out of and part of Lot 13, Block 1, FREDERICKSBURG ROAD ACRES, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 168, of the Plat Records of Travis County, Texas, said 0.0852 acre tract of land being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

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This Correction Deed is made to correct a deed from Grantor to Grantee, dated December 1, 2009 and recorded in Document No. 2009199430, Official Public Records of Travis County, Texas. By mistake that deed omitted Tract 2 from the legal description. This Correction Deed is made by Grantor and accepted by Grantee to correct that mistake, is effective on December 1, 2009, and in all other respects confirms the former deed. This Correction Deed does not supersede or replace the prior deed but is being executed for the sole and only purpose of correcting said mistake. The prior deed and this Correction Deed shall be construed together.

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**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record and subject, further, to taxes for the year 2009 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.


When the context requires, singular nouns and pronouns include the plural.

Little City Investments, LLC

By:   
Kary Aycock, Managing Member

AGREED TO AND ACCEPTED BY GRANTEE:

1402 Oltorf, LLC

By:   
Name: Kary Aycock  
Title: managing member

# EXHIBIT "A"

WALTON  
Loan Number FT 1070

FIELD NOTE DESCRIPTION OF 0.360 ACRES OF LAND OUT OF LOT 13, BLOCK 1, FREDERICKSBURG ROAD ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 168 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (0.976 ACRE) TRACT CONVEYED TO BRENDA J. WALTON BY DEED RECORDED IN DOCUMENT NO. 2000093113 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE I & G N RAILROAD, AND BEING IN THE SOUTHEASTERLY LINE OF LOT 13, BLOCK 1, FREDERICKSBURG ROAD ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 168 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING AT THE MOST NORTHEASTERLY CORNER OF THAT CERTAIN (0.976 ACRE) TRACT CONVEYED TO BRENDA J. WALTON BY DEED RECORDED IN DOCUMENT NO. 2000093113 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE MOST NORTHEASTERLY CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, AND FROM WHICH A 1/2" IRON ROD FOUND BEARS N 50 DEG. 00' 43" E 198.31 FEET;

THENCE CROSSING THE INTERIOR OF SAID LOT 13 AND SAID (0.976 ACRE) TRACT WITH THE FOLLOWING TWO COURSES:

1) S 64 DEG. 54' 52" W 336.82 FT. TO A 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CARSON AND BUSH PROFESSIONAL SURVEYORS";

2) S 77 DEG. 28' 34" W 161.31 FT. TO A 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CARSON AND BUSH PROFESSIONAL SURVEYORS" IN THE EASTERLY RIGHT-OF-WAY LINE OF WEST OLTORF STREET AT THE MOST SOUTHWESTERLY CORNER OF THIS TRACT, AND FROM WHICH A 1/2" INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "CARSON AND BUSH PROFESSIONAL SURVEYORS" AT THE MOST SOUTHWESTERLY CORNER OF SAID WALTON TRACT BEARS S 17 DEG. 54' 08" E 38.86 FT.;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF WEST OLTORF STREET, N 17 DEG. 54' 08" W 39.58 FEET TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CULVER J. DELOACH, JR. BY DEED AS RECORDED IN VOLUME 12608 PAGE 1601 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE MOST NORTHWESTERLY CORNER OF SAID WALTON TRACT, AND BEING THE MOST NORTHWESTERLY CORNER OF THIS TRACT, AND FROM WHICH A 1/2" IRON ROD FOUND BEARS N 18 DEG. 03' 11" W 79.67 FEET;

THENCE WITH THE NORTH LINE OF SAID WALTON TRACT, N 73 DEG. 33' 18" E 494.93 FEET TO THE PLACE OF BEGINNING, IN ALL CONTAINING 0.360 ACRES OF LAND.

GV8609



EXHIBIT B

'Cap' Tract

METES AND BOUNDS DESCRIPTION

Being all that certain 0.0852 acre tract or parcel of land out of and part of Lot 13, Block 1, FREDERICKSBURG ROAD ACRES, a subdivision according to the map or plat thereof recorded in Volume 3, Page 168, Travis County Plat Records; said 0.0852 acre tract being the remainder of that certain 0.976 acre tract as described in Deed to Brenda J. Walton recorded in Document No. 2000093113, Travis County Official Public Records (TCOPR), and being the remainder of that certain 0.36 acre tract and that certain 0.53 acre tract as conveyed to Little City Investments, LLC, recorded in Document Nos. 2009074429 and 2009176244, TCOPR; said 0.0852 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod found marking the common West corner of said 0.36 acre and 0.53 acre tracts, same being located in the East right-of-way line of West Oltorf Street (80 feet in width);

THENCE, North  $82^{\circ}48'20''$  East, with the North line of said 0.53 acre tract, a distance of 162.37 feet to a point for corner hereof;

THENCE, North  $62^{\circ}25'15''$  East, with the said North line of the 0.53 acre tract, a distance of 340.26 feet to a point marking the apex corner of said 0.976 acre tract, same being located in the Northwest right-of-way line of I.&G.N.R.R.;

THENCE, South  $64^{\circ}54'50''$  West, with the South line of said 0.36 acre tract, a distance of 336.81 feet to a point for corner hereof;

THENCE, South  $77^{\circ}27'40''$  West, with the said South line of the 0.36 acre tract, a distance of 161.49 feet to the POINT OF BEGINNING and containing 0.0852 acres of land.

BASIS OF BEARINGS: Document No. 2009078429, TCOPR

Compiled By:

Robert M. Sherrod, R.P.L.S.  
GEO, A Geographical Land Services Co.  
4412 Spicewood Springs Road, #104  
Austin, Texas 78759  
May 28, 2010  
GEO Job No. 1013111

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Jul 27, 2010 02:44 PM 2010107443

BENAVIDESV: \$32.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS