

ZONING CHANGE REVIEW SHEET

CASE NUMBER: PR-2024-026690; GF-2024-043975

HLC DATES: May 1, 2024; June 5, 2024; July 3, 2024; August 7, 2024; September 4, 2024; October 2, 2024

PC DATE: November 12, 2024

CC DATE: January 30, 2025

APPLICANT: Historic Landmark Commission (owner-opposed)

HISTORIC NAME: Romo-Johnson House

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 900 Spence Street

ZONING CHANGE: SF-3-NP to SF-3-H-NP, East Cesar Chavez NP

COUNCIL DISTRICT: 3

STAFF RECOMMENDATION: Grant historic zoning per the recommendation of the 2016 East Austin Historic Resource Survey.

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture and historical associations

HISTORIC LANDMARK COMMISSION ACTION: June 5, 2024 – postpone the public hearing. July 3, 2024 – initiate historic zoning (9-0). September 4, 2024 – postpone the public hearing. October 2, 2024 – recommend historic zoning (10-0).

PLANNING COMMISSION ACTION: November 12, 2024 - Motion to approve SF-3-H-NP failed with no further action taken (5-4-2; Commissioners Anderson, Haney, Howard, and Johnson voting nay, Commissioners Haynes and Maxwell abstaining, Commissioners Skidmore and Cox off dais/absent).

CITY COUNCIL ACTION:

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, East Cesar Chavez Neighborhood Association, East Cesar Chavez Neighborhood Plan Contact Team, East Town Lake Citizens Neighborhood Association, El Concilio MexicanAmerican Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town, Waterloo Greenway, Willow Spence Historic District Neighborhood Assn.

DEPARTMENT COMMENTS: The 2016 East Austin Historic Resource Survey recommends the building as eligible for designation as a local landmark under the criteria for architecture and historical associations, contributing to a potential local historic district, and individually eligible for listing in the National Register of Historic Places. The survey notes that it is significant as an exemplar of Austin's residential development at the start of the twentieth century, though the property does not appear to be associated with particular individuals, and that the house's cumulative occupancy history is a good example of the overall settlement patterns of the district.

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(i) *Architecture.* The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction;

displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.

The 2016 East Austin Historic Resource Survey identifies the property as a good example of the National Folk style. The 1985 Willow-Spence National Register Historic District nomination describes the property as a one- and one-half story wood-frame house with a hipped roof.¹ An inset porch supported by Classical wooden columns stretches across the eastern three-fifths of the front façade, surrounded by squared wooden balusters. The Historic Resources of East Austin National Register nomination describes the building as an exemplar of the pyramidal cottage style.²

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance that contributed significantly to the history of the city, state, or nation or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

The building is a good example of the overarching demographic themes of twentieth-century Willow-Spence.³ The house, originally addressed as 810 Spence Street, was built in 1915 by Alfred and Caroline Johnson. Alfred Johnson worked as an engineer at the Southland Ice Company. The Johnsons lived in the home for twenty years before it became a rental property. Martha Ann “Mattie” Speir purchased the house after the death of her husband, Nace Emory, in 1943. She took in renters for extra income and lived in the home until her death in 1957.

Bastrop natives Bernardino Casarez Romo and Santos Selvera Romo purchased the house in 1957. Married in 1945, the Romo family had 8 children; Bernardino Romo served on the Palm School PTA board. Romo worked as an upholsterer when the family moved into 900 Spence Street around 1959, a career he maintained throughout the 1950s and ‘60s. The Romos retained ownership together until Bernardino Romo’s death at age 97 in 2017, and Santos Romo kept the house until her death in 2021.

The East Austin Historic Resource Survey identifies the building’s occupancy history as a significant look into the development and demographic changes that formed the predominant residential development patterns of the Willow-Spence neighborhood during the twentieth century. The first occupants, the Johnsons, were a middle-class Anglo family who owned and built the home. Its next occupant, Martha Speir, was able to purchase the house after her husband’s death with the assistance of a boarder’s rent. As more Mexican American families moved into the area at midcentury, the Romos made 900 Spence Street a home in which to raise their children. According to the East Austin Historic Resource Survey, “The community south of East 7th Street became increasingly Hispanic...likely due to the decrease in residential property values associated with the fear of industrial development nearby—although the abandonment of Zavala School, the Pan American Recreation Center, and the Metz School never came to pass.”⁴ Notably, the Romos went from renting their home to owning it outright.

Though the property does not appear to be associated with particular significant individuals, the house’s cumulative occupancy history is a good example of the overall settlement patterns of the district. The East Austin Historic Resource survey notes that it is significant as an exemplar of Austin’s residential development at the start of the twentieth century.⁵

¹ <https://atlas.thc.state.tx.us/NR/pdfs/85002264/85002264.pdf>

² <https://npgallery.nps.gov/GetAsset/ae795ed3-9ae7-41a5-bedd-9474ae3bcf75>

³ HHM, Inc. 2016 East Austin Historic Resource Survey, Volume IV: <http://www.austintexas.gov/edims/document.cfm?id=269305>

⁴ HHM, Inc. 2016 East Austin Historic Resource Survey, Volume I: <https://services.austintexas.gov/edims/document.cfm?id=269307>

⁵ HHM, Inc. 2016 East Austin Historic Resource Survey, Volume IV: <http://www.austintexas.gov/edims/document.cfm?id=269305>

PARCEL NO.: 0203040415

LEGAL DESCRIPTION: LOT 15 BLK 4 OLT 31-32 DIV O M K & T

ESTIMATED ANNUAL TAX EXEMPTION (non-homestead, not capped):

AISSD	COA	TC	TC Health	Total
\$794.62	\$824.30	\$563.32	\$186.18	\$2,368.43

APPRAISED VALUE: Land: \$450,000; Improvement: \$144,808; Total: \$594,808

PRESENT USE: Vacant

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1915/1915-1974

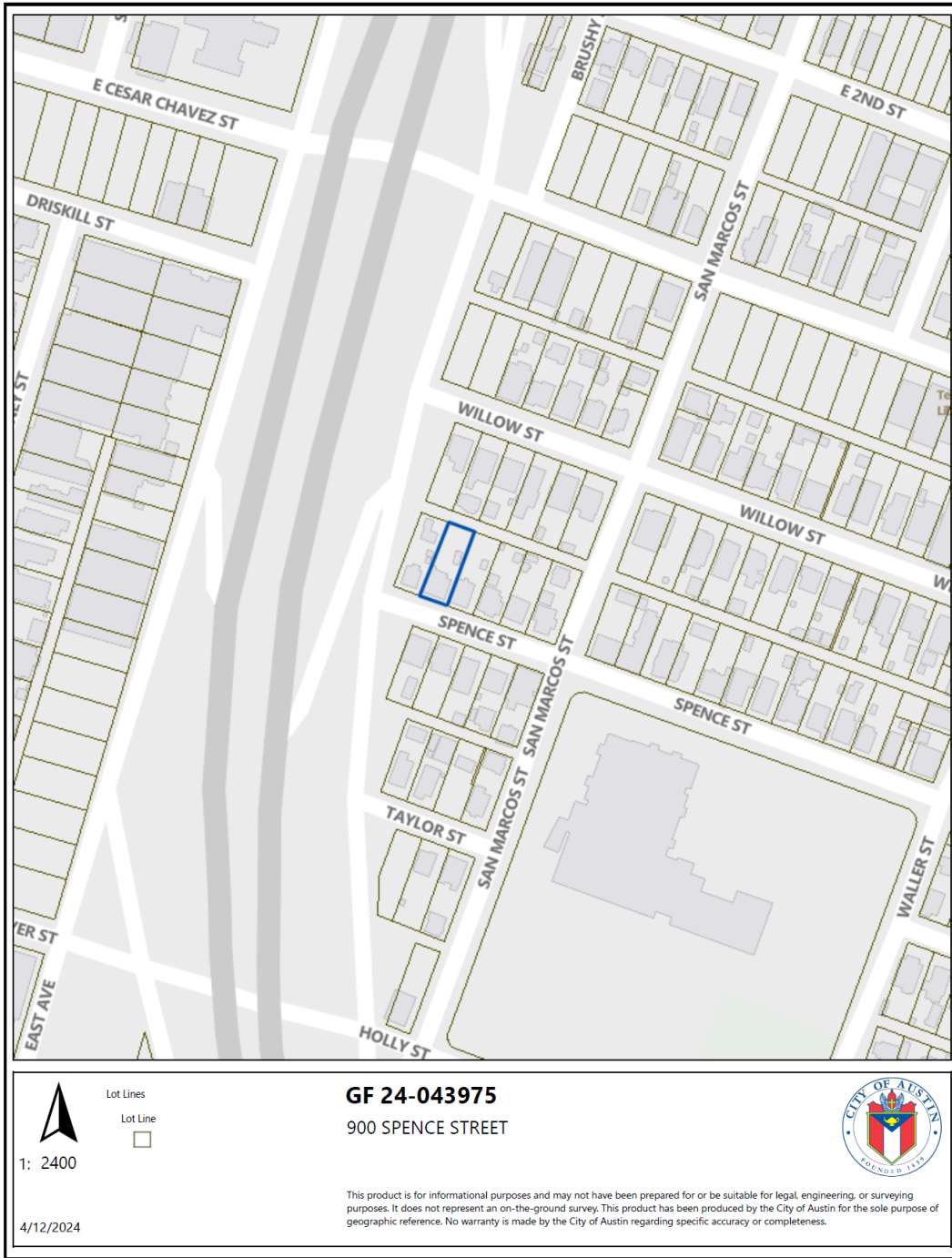
INTEGRITY/ALTERATIONS: The building retains high integrity. Screens have been replaced.

PRESENT OWNERS: DMP Austin LLC, 10739 W. Little York Rd Ste 100, HOUSTON, TX 77041-4074

ORIGINAL OWNER(S): Alfred and Caroline Johnson

OTHER HISTORICAL DESIGNATIONS: The building currently contributes to the Willow-Spence National Register Historic District.

LOCATION MAP



PROPERTY INFORMATION

Photos





Demolition permit application, 2024



Willow-Spence National Register Historic District Nomination, 1985.
<https://atlas.thc.state.tx.us/NR/pdfs/85002264/85002264.pdf>

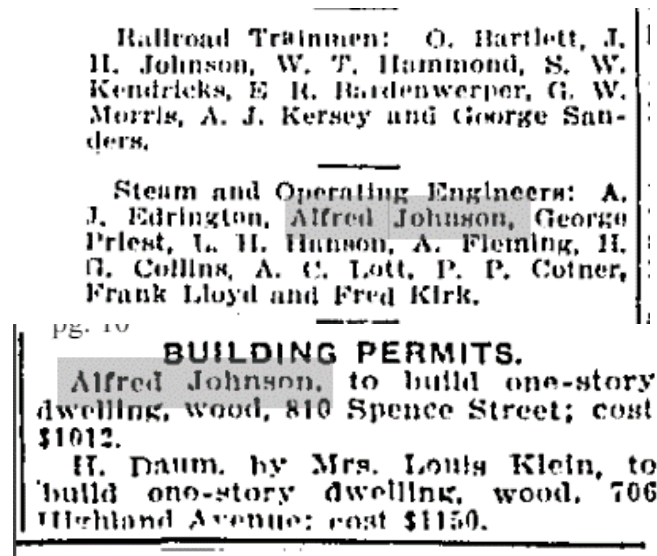
Occupancy History

City Directory Research, April 2024

- | | |
|------|--|
| 1969 | Bernadino and Santos S. Romo, owners – upholsterer, Tru-Fit Boat Seats
Bernardino Romo, Jr. – busboy at Terrace Motor Hotel |
| 1962 | Bernardino and Santos Romo, owners – upholsterer, Wesley H. Pearson |
| 1959 | Bernardino and Santos Romo, owners – upholsterer, Wesley H. Pearson |
| 1958 | Bernardino and Santos Romo, renters – upholsterer, Wesley H. Pearson seat covers |
| 1955 | Mrs. Mattie A. Speir, owner |

- 1952 Mrs. Mattie A. Speir, owner
Ralph A. Staples, renter
- 1949 Mrs. Mattie A. Speir, owner (widow of Emory)
- 1944 Mrs. Mattie A. Speir, owner (widow of Nace Emory Speir)
John Powell, renter
- 1941 John H. Thompson, renter
- 1939 Jack and Fay Condit, renters – carpenter
Thomas and Ena Davis, renters
- 1935 *Address listed as 810 Spence St. on 1935 Sanborn map*
Alfred and Caroline Johnson, owners
- 1930-31 Alfred and Caroline Johnson, owners – station engineer
David J. and Marie J. Carlson, renters – mechanic, Capitol Chevrolet
- 1929 *Address listed as 810 Spence St.*
Alfred and Caroline Johnson, owners – engineer, Southland Ice Co.
- 1924 Alfred and Caroline Johnson, owners – engineer, Lone Star Ice Company
- 1922 Alfred and Caroline Johnson, owners – engineer, Lone Star Ice Company
- 1920 Alfred and Caroline Johnson, owners – engineer, Lone Star Ice Company
- 1918 Alfred and Caroline Johnson, owners – engineer, Lone Star Ice Company
- 1916 Address not listed

Historical Information



*The Austin Statesman and Tribune (1915-1916); Austin, Tex.. 06 Sep 1915: 1.
The Austin Statesman and Tribune (1915-1916); Austin, Tex.. 15 Dec 1915: 10.*

SERIAL NUMBER 3393	1. NAME (Print) HI Navasota, Austin, Texas BERNARDINO (NONE) ROMO	ORDER NUMBER 2186
2. ADDRESS (Print) 404 SOUTH 1ST ST WACO McLELLAN TEXAS		
3. TELEPHONE NONE	4. AGE IN YEARS 21	5. PLACE OF BIRTH BASTROP TEXAS
DATE OF BIRTH MAY 20 1919		6. COUNTRY OF CITIZENSHIP USA
7. NAME OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS GERARDO (NONE) ROMO		8. RELATIONSHIP OF THAT PERSON
9. ADDRESS OF THAT PERSON 404 SOUTH 1ST ST WACO McLELLAN TEXAS		
10. EMPLOYER'S NAME JOHN PEPPINS		
11. PLACE OF EMPLOYMENT OR BUSINESS WACO McLELLAN TEXAS		

Draft card for Bernardino C. Romo, 1940. <https://www.ancestrylibrary.com/discoveryui-content/view/21415416:2238?tid=&pid=&queryId=778d7e2b-f915-461a-8530-e7268b7efe9e&phsrc=Dbw4&phstart=successSource>

THE STATE OF TEXAS
Marriage License
COUNTY OF TRAVIS

No. **1639**

To any Regularly Licensed or Ordained Minister of the Gospel, Jewish Rabbi, Judge of the District or County Court, or any Justice of the Peace in the State of Texas

GREETING:
YOU ARE HEREBY AUTHORIZED TO SOLEMNIZE THE

Rites of Matrimony

Between Mr. **Bernardino Romo**
and Miss **Santos Selvera**
and make due return to the Clerk of the County Court of said County within sixty days thereafter, certifying your action under this License.

WITNESS my official signature and seal of office at office in Austin,
Texas, this the **19th** day of **Sept**,
A. D. 19**45**.

Emilie Limberg
Clerk, County Court.

By _____
Deputy.

I, **Mace B. Thurman Jr.**, hereby certify that on the
day of **Sept**, A. D. 19**45**, I united in Marriage Mr. **Bernardino Romo**
and Miss **Santos Selvera**, the parties above named.

WITNESS my hand this **22nd** day of **Sept**, A. D. 19**45**.

Mace B. Thurman Jr. Justice
of the Peace, Navasota County Texas.

Returned and left for record the **25th** day of **Sept**, 19**45**, and recorded the **25th** day of **Sept**, 19**45**.

Emilie Limberg
County Clerk.

Marriage license for Bernardino Casarez Romo and Santos Selvera, 1945.
<https://www.ancestrylibrary.com/discoveryui-content/view/40648940:9168>

SPEIR—Funeral services for N. E. Speir were held at the Hytlin Funeral home Friday at 10 a. m. with the Rev. Chester Puckett officiating, assisted by the Rev. Deen Rhodes. Burial was in the Speir cemetery near Elgin. Pallbearers were his nephews.

MARRIAGE LICENSES ISSUED
(Miss Emilie Limberg, county clerk)
Jacob J. Tullius, Jr. and Ophelia Vahrenkamp.
Paul Harkleroad and Elva Ruth Sullivan.
Leonard W. Sloan and Elva Reynolds.
William A. Jaacks and Olga Clara Kruse.
J. L. Hubby and Violet Fae Dotson.
Bernardino Romo and Santos Selvera.
John F. Humphreys and Alice Scallion.

The Austin Statesman (1921-1973); Austin, Tex.. 10 Sep 1943: 17.
The Austin Statesman (1921-1973); Austin, Tex.. 20 Sep 1945: 6.

D. C. Moore to Bernardino C. Romo, Lot 11, Blk. 1, D. C. Moore Addn. 55 cents rev. stamps.

D. C. Moore to Leonides Selbera, Lot 25, Blk. 1, D. C. Moore Addn. 55 cents rev. stamps.

MR. and MRS. BERNARDINO ROMO, 1112 Omega, a girl, Sunday at Brackenridge.

The Austin Statesman (1921-1973); Austin, Tex.. 02 June 1953: 3.

The Austin Statesman (1921-1973); Austin, Tex.. 15 Feb 1955: 8.

MRS. MARTHA ANN SPEIR

Funeral services for Mrs. Martha Ann Speir, 81, of 900 Spence, were held at the Hyllin-Manor Funeral Home Monday at 4 p. m. with Minister Luther Archer officiating.

Mrs. Speir was a member of the San Marcos St. Church of Christ and had been a resident of Austin for the past 48 years.

Survivors include two step daughters, Mrs. Ruby North, of San Angelo, Mrs. Annis Young, of Austin; a nephew, Norman B. Clark, of Houston.

Pallbearers were W. H. Hill, Guy Hobbs, Cecil McDonald, Arthur Cocke, Dayton Hibler, and C. R. Puckett.

Burial was in the Old Speir Cemetery.

Palm School P-TA Elects Officers

Recently elected Palm School P-TA officers for 1965-66 are: Mrs. A. B. Perez, president; Mrs. Adelfa Guerra, vice president; Mrs. Augustin Trevino, secretary; Mr. Louis Martinez, treasurer; Mrs. Victor Ruiz, parliamentarian, and Mrs. Miguel Garcia, historian. Elected as chairmen were: Mr. and Mrs. Philip Acosta, Mrs. Lee Hernandez, Mrs. Morris Riojas, Mr Bernardino Romo, Mrs. N. J. Saucedo, Mrs. Juan Conde and Mrs. Danny Melton.

The Austin Statesman (1921-1973); Austin, Tex.. 22 Apr 1957: 18.
The Austin Statesman (1921-1973); Austin, Tex.. 31 Mar 1965: A11.



ON PARADE—Three young members of the Marching Palms twirling corps, a group of 59 first to sixth graders at Palm School who began studying twirling in January, prepare for their first public appearance. The youngsters will present a revue called "On Parade" at the Palm School P-TA meeting in the

school cafeteria at 7:30 p. m. Tuesday. They are students of Mrs. Lalo Campos. From left, Dorothy Ledesma, 10, daughter of Mr. and Mrs. John Ledesma; Margot Perez, 9, daughter of Mr. and Mrs. John Perez; and Mary Helen Romo, 13, daughter of Mr. and Mrs. Ben Romo.

The Austin Statesman (1921-1973); Austin, Tex.. 27 Mar 1962: 10.

dignitymemorial.com/obituaries/austin-tx/santos-romo-10289621

October 28, 1926 – July 31, 2021



Santos Selvera Romo was born on October 28, 1926 in Bastrop, Texas, she passed away peacefully July 31, 2021.

She is preceded in death by her husband, Bernardino C. Romo, daughter Erlinda Martinez, parents Flavio Selvera and Marcelina Selvera, brother Leonides Selvera, sisters Nancy Gonzales, and Janie Ozuna. She is survived by her brother Frank Selvera; sisters Louisa Alvarado and Esperanza Chavarria; 7 children and their spouses, Harry Romo (Juanita), Mary Helen Sanchez (Gilbert Joe), Richard Romo (Martha), Santos Sifuentes (Jesse), Bernardino Romo Jr (deceased Rosita), Lucy Tovar (Genaro), Anjelita Marnell, Manuel Martinez son in law; as well as 21 grandchildren, 35 great-grandchildren and 2 great great-grandchildren. She was a seamstress and loved to quilt and crochet.

A visitation for Santos will be held Sunday, August 8, 2021 from 3:00 PM to 5:00 PM with a Rosary Service at 5:00 PM at Cook-Walden North Lamar Funeral Home, 6100 North Lamar Boulevard, Austin, Texas 78752. Funeral Mass will be held Monday, August 9, 2021 at 10:30 AM at Our Lady of Guadalupe Catholic Church, 1206 E. 9th Street, Austin, Texas 78702. A graveside service to immediately follow at Cook-Walden/ Memorial Hill Cemetery, 13700 North IH-35, Pflugerville, Texas 78660.

Serving as pallbearers are Jesse Sifuentes, Jr., Chris Romo, Michael Sanchez, Genaro Tovar, Jr., Gabriel Romo, John Robert Marnell, Jacob Sanchez, and Ruben Sifuentes.

dignitymemorial.com/obituaries/austin-tx/bernardino-romo-7373400

May 18, 1919 – April 16, 2017



Bernardino Casarez Romo was born on May 18, 1919 in Elgin, Texas, he passed away peacefully April 16, 2017. He is preceded in death by his parents, Gerardo and Louisa Romo, brothers Christino C. Romo and Jesus Romo. He is survived by his wife of 71 years, Santos Selvera Romo, and his 8 children and their spouses, Harry Romo (Juanita), Mary Helen Sanchez (Gilbert Joe), Richard Romo (Martha), Santos Sifuentes (Jesse), Bernardino Romo Jr. (deceased Rosita), Lucy Tovar (Genaro), Angie Marnell and Linda Martinez (Manuel), as well as his 21 grandchildren and 27 great-grandchildren.

Friends are cordially invited to a visitation with the family from 5:00-8:00 p.m. in the evening, on Friday, the 21st of April 2017, at Cook-Walden Funeral Home, 6100 North Lamar Boulevard, Austin, Texas. A Rosary will be recited at seven o'clock that evening. A Funeral Mass will be celebrated at 11:00 a.m. on Saturday, the 22nd of April 2017, at Our Lady of Guadalupe Catholic Church, 1206 E 9th Street, Austin, Texas 78702. Interment to follow in Cook-Walden Memorial Hill Cemetery, Pflugerville, Texas.



<https://www.dignitymemorial.com/obituaries/austin-tx/bernardino-romo-7373400>

Permits










	Bernardino Romo		900 Spence St.
21	15		4
	Sub. of OL 31 and 32		
	Remodel interior of residence and level		
	85482	10-1-62	800.00
	Milton Hall		1

General remodeling to interior of residence and level residence

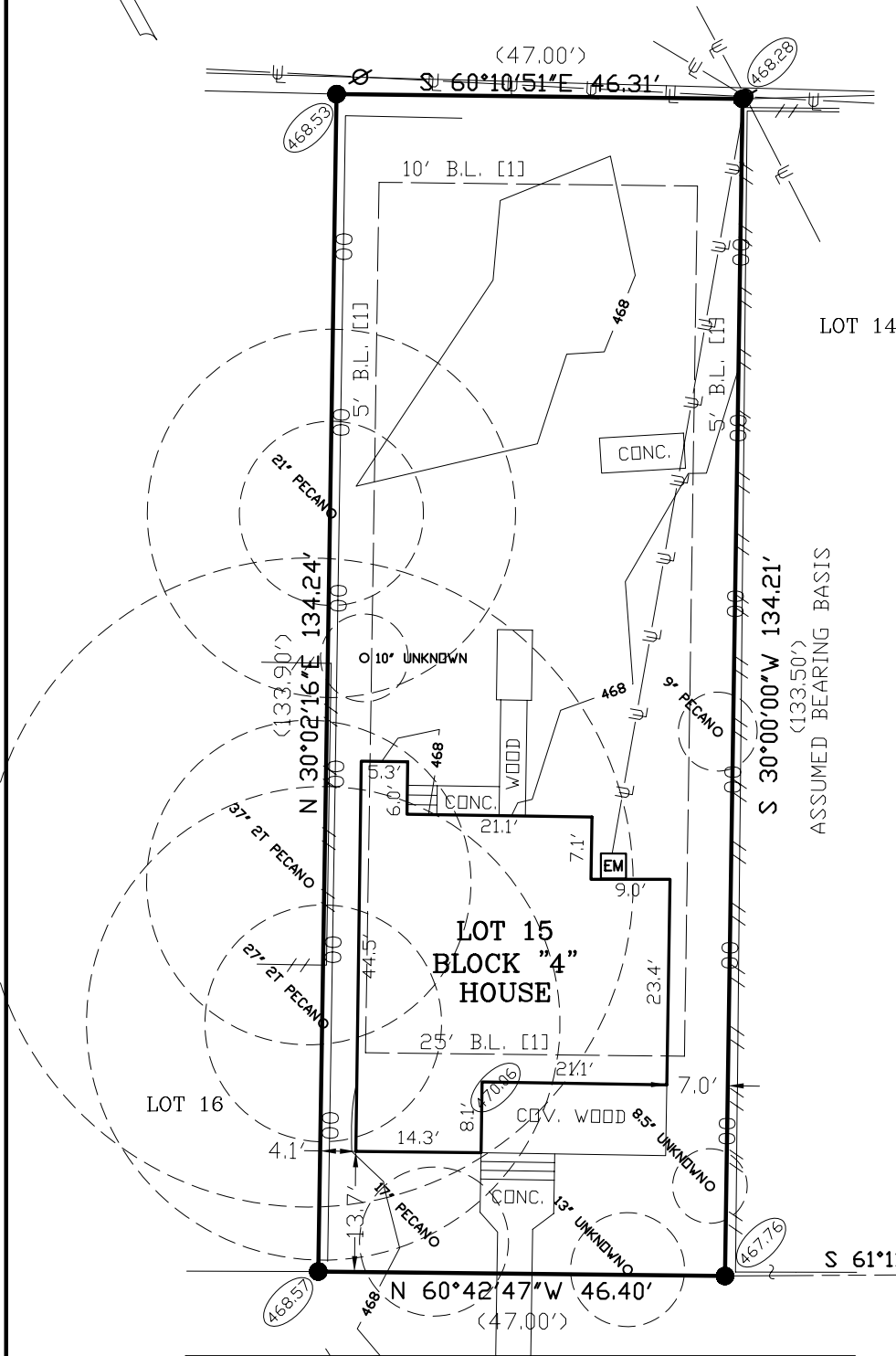
Interior remodel permit, 1962

SCALE: 1"=20'

LEGEND

-  WOOD FENCE
-  CHAIN LINK FENCE
-  UTILITY LINE
-  ELEC. METER
-  IRON ROD FND.
-  UTILITY POLE
-  B.L. BUILDING LINE
-  D.E. DRAINAGE ESMT.
-  P.U.E. PUBLIC UTILITY ESMT.

20' ALLEY



SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
[1] PER CITY OF AUSTIN

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY FIRST AMERICAN TITLE COMPANY PER COMMITMENT G.F. #2590079-AU20, EFFECTIVE 01-08-2021; SCHEDULE B, PARAGRAPH 10.

LOT 15 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN:

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT AREA SUMMARY

TOTAL LOT AREA.....6,222 SQ.FT.

900 SPENCE STREET

(35' R.O.W.)

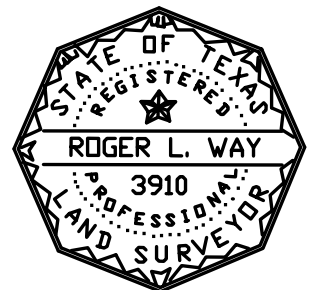
LEGAL DESCRIPTION:

LOT 15, BLOCK "4", OUTLOTS NOS. 31 AND 32, DIVISION "O", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOL. 2, PG. 165, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

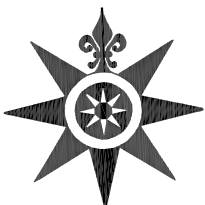
REFERENCE: DOMINIQUE LEVESQUE

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR FIRST AMERICAN TITLE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



Roger L Way

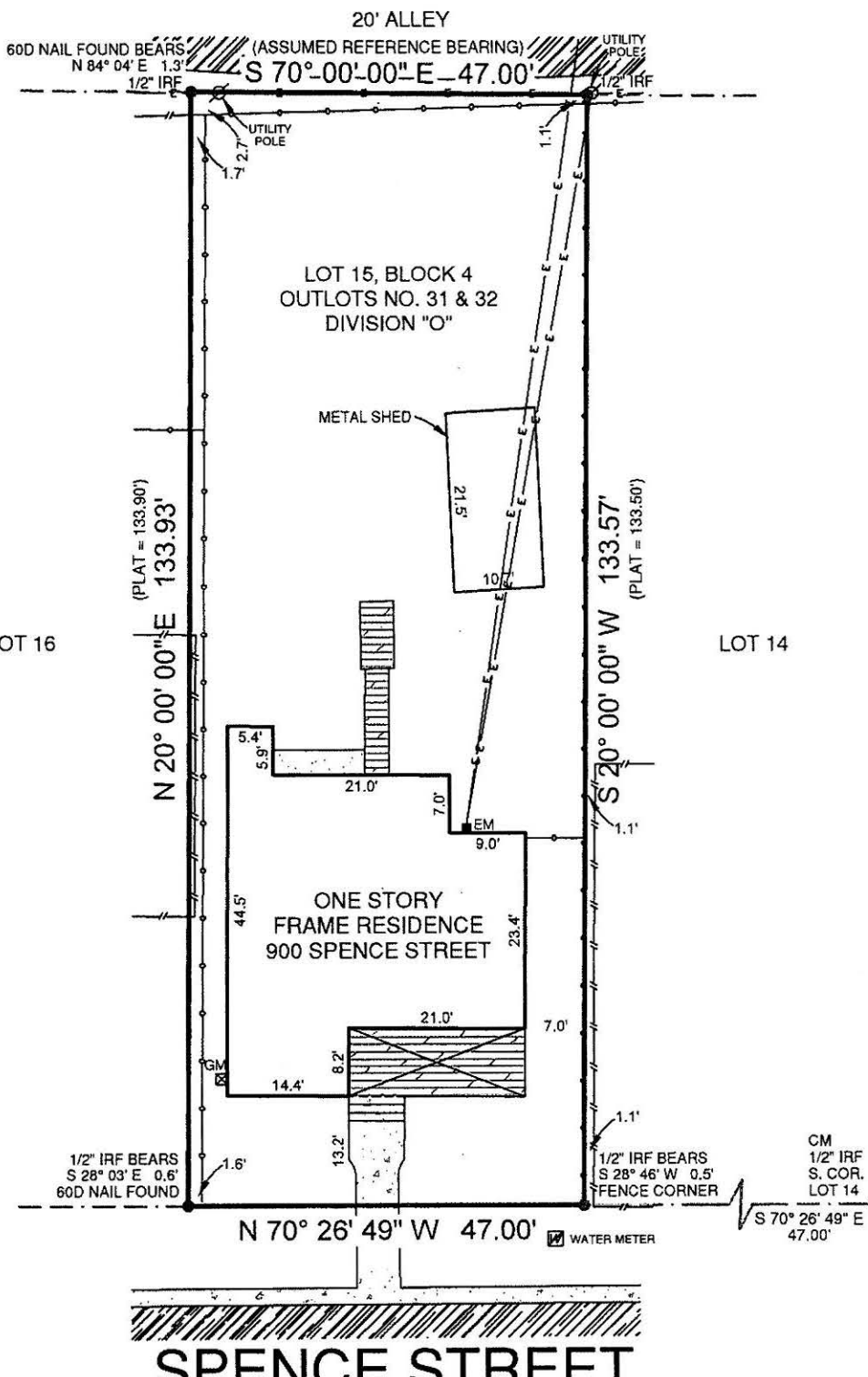


ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

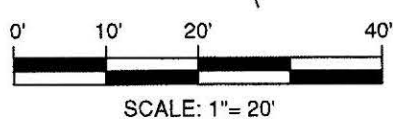
By:		Date:
FIELD WORK	JW	12-14-23
DRAFTING	SCN	
SURVEY DATE: 12-19-23		
Job No. 12B02623		
SCALE: 1"=20'		



LEGEND:

—x—x—	BARB WIRE FENCE	▨	ASPHALT
—o—o—	CHAIN LINK FENCE	▩	CONCRETE
—□—□—	WROUGHT IRON FENCE	▧	GRAVEL
—//—//—	WOOD FENCE	▤	TILE
—v—v—	VINYL FENCE	▥	WOOD
—E—E—	ELECTRIC LINE	▦	BRICK
GM	GAS METER	▧	STONE
EM	ELECTRIC METER	▨	(WOOD) RAILROAD TIE
IRF	IRON PIPE FOUND		
IRS	IRON ROD SET WITH "PREMIER" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT		

NOTES:
BEARINGS ARE ASSUMED.



LEGAL DESCRIPTION:
BEING LOT 15, BLOCK 4, OUTLOTS NO. 31 & 32 DIVISION "O". A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 165, OF THE MAP AND/OR PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	2590079-AJ20
BORROWER	
TITLE CO.	FIRST AMERICAN TITLE
TECH	AS
FIELD	AP

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0465 K, DATED JANUARY 22, 2020.

DATE: 01/21/21 JOB NO.: 21-00301
FIELD: 01/21/21

900 SPENCE STREET, AUSTIN, TX 78702
LOT 15, BLOCK 4, OUTLOTS NO. 31 & 32 DIVISION "O"



Premier Surveying, Inc.
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE: 1-22-21
ACCEPTED BY: David M. Peganyer S12

Premier Surveying, Inc.
5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200

Property Profile Report

General Information

Location: **900 SPENCE ST**
Parcel ID: **0203040415**
Grid: **MJ21**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Single Family, Transportation**

Regulating Plan: **No Regulating Plan**

Zoning: **SF-3-NP**

Zoning Cases: [C14-00-2102](#)

Zoning Ordinances: **001214-20**
[19990225-070b](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking
Convention Center
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances**

Neighborhood Plan: [EAST CESAR CHAVEZ](#)

Infill Options: **Secondary Apartment Infill Option, Small Lot Amnesty Infill Option**

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: **Yes**

Zoning Guide

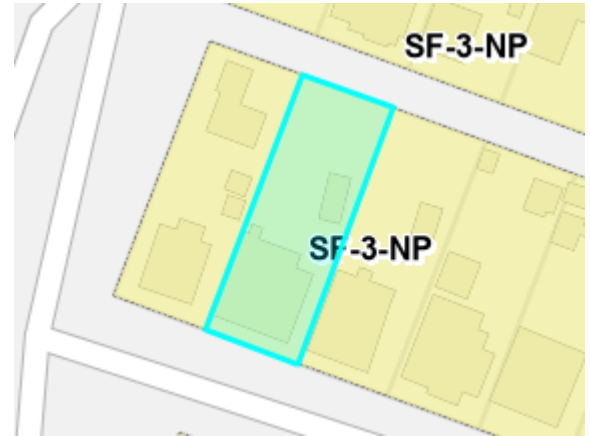
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Lady Bird Lake**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

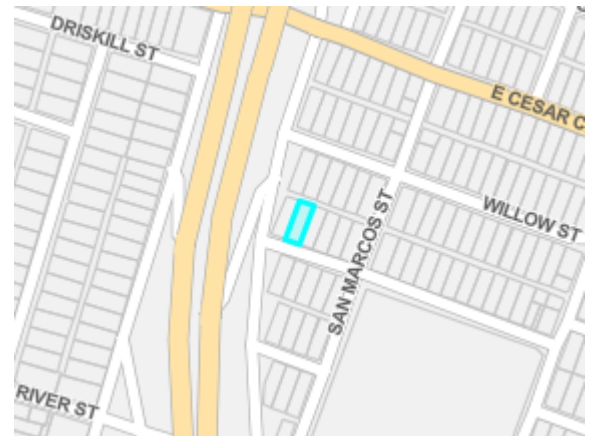
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **3**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, East Cesar Chavez Neighborhood Association, East Cesar Chavez Neighborhood Plan Contact Team, East Town Lake Citizens Neighborhood Association, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town, Waterloo Greenway, Willow Spence Historic District Neighborhood Assn.**



Zoning Map



Imagery Map



Vicinity Map