

C12
1

MEMORANDUM

TO: Dora Anguiano, Planning Commission Coordinator
Planning and Development Review Department

FROM: Chris Muraida, Property Agent Supervisor
Land Management Section
Office of Real Estate Services

DATE: March 15, 2011

SUBJECT: F#8860-1012 Vacation of a portion of Right-of-Way (0.0996 acres) at the 3500 Block of West 35th Street.

C10V-2011-01

Attached are the departmental comments and other information pertinent to the referenced right-of-way vacation. **The area being requested for vacation will be used to expand parking for the adjacent business at 3500 Crawford Avenue.** All affected departments and private utility franchise holders have reviewed this request and recommend approval.

The applicant has requested that this item be submitted for placement on the **March 22, 2011, Planning Commission Agenda** for their consideration.

Staff contact: Chris Muraida at 974-7191 or landmanagement@ci.austin.tx.us.

Applicant: Jim Wittliff, Land Answers, Inc.

Property Owner: Bruce Kornfeld and Lysa Nguyen

Mr. Wittliff will be present at the meeting to answer any questions regarding the project, if needed.



Chris Muraida, Property Agent Supervisor
Land Management Section

OFFICE OF REAL ESTATE SERVICES

Attachments

C12
2

DEPARTMENT COMMENTS FOR THE
VACATION OF A PORTION OF RIGHT-OF-WAY
AT THE 3500 BLOCK OF WEST 35th STREET

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	APPROVE
CAPITAL METRO	APPROVE
CODE COMPLIANCE	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS DIRECTOR	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE

C12
3

December 13, 2010

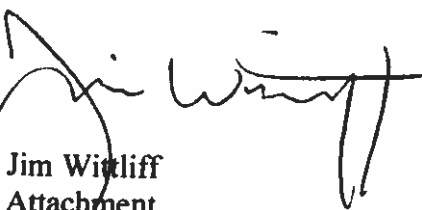
City of Austin
Real Estate Department
P.O. Box 1088
Austin, TX. 78767

RE: TCAD Parcel # 01190019020000, W. 35th Street Property Vacation

Dear Reviewers:

We are requesting to vacate TCAD Parcel # 01190019020000, which is currently owned by the City of Austin. The adjacent property owner at 3500 Crawford Ave. wishes to purchase the property in order to expand parking for the adjacent business. The property is currently vacant except for portions of the adjacent parking lot for 3500 Crawford Ave, which encroaches into the referenced property. The applicant, who is also the adjacent property owner, purchased his adjacent property in February 2010, and noted the existing parking encroachment. He is applying to purchase this surplus right-of-way tract in order to provide future assurance that he will be able to provide adequate off-street parking for his adjacent building. The current zoning on the property is GR-V-NP, this development will not be S.M.A.R.T. Housing Project and the property does not fall within the CBD or UT Area boundaries.

Sincerely,



Jim Wittliff
Attachment

C12
4

APPLICATION FOR STREET OR ALLEY VACATION

File No. 8860-1012
Department Use Only

DATE: 12-15-10
Department Use Only

TYPE OF VACATION

Vacation of a: Street: _____ or Alley: _____ Hundred Block: _____
 Name of Street/Alley: 35th STREET
 Property address: W. 35th Street / 3500 CRAWFORD
 Purpose of vacation: To purchase property to maintain parking for adjacent property.

PROPERTY DESCRIPTION OF AREA TO BE VACATED

Parcel #: 01190019020000
 Survey & Abstract No.: _____
 Lot(s): _____ Block: 18 Outlot: 3, 4, 5 and 6
 Subdivision Name: Glen-Ridge
 Plat Book 1 Page Number 65 Document Number _____

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES / <u>NO</u>	_____
Subdivision: Case (circle one): YES / <u>NO</u>	_____
Zoning Case (circle one): YES / <u>NO</u>	_____

PROJECT NAME, if applicable:

Name of Development Project: _____
 Is this a S.M.A.R.T. Housing Project (circle one): YES / NO

OWNER INFORMATION

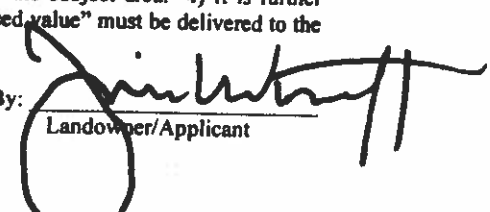
Name: Bruce Kornfeld and Lysa Nguyen (as shown on Deed)
 Address: 7106 Red Maple Cv. Phone: () _____ Fax No.: () _____
 City: Austin County: Travis State: Texas Zip Code: 78759
 Email Address: bruce.kornfeld@gmail.com
 (If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: Jim Wittliff
 Firm Name: Land Answers, Inc.
 Address: 3606 Winfield Ev. Phone: (512) 416-6611 Fax No.: (512) 410-6610
 City: Austin State: Texas Zip Code: 78704
 EMAIL ADDRESS: landanswers@cbglobal.net

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and a check for the "appraised value" must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: _____
 Landowner/Applicant



SURVEY PLAT

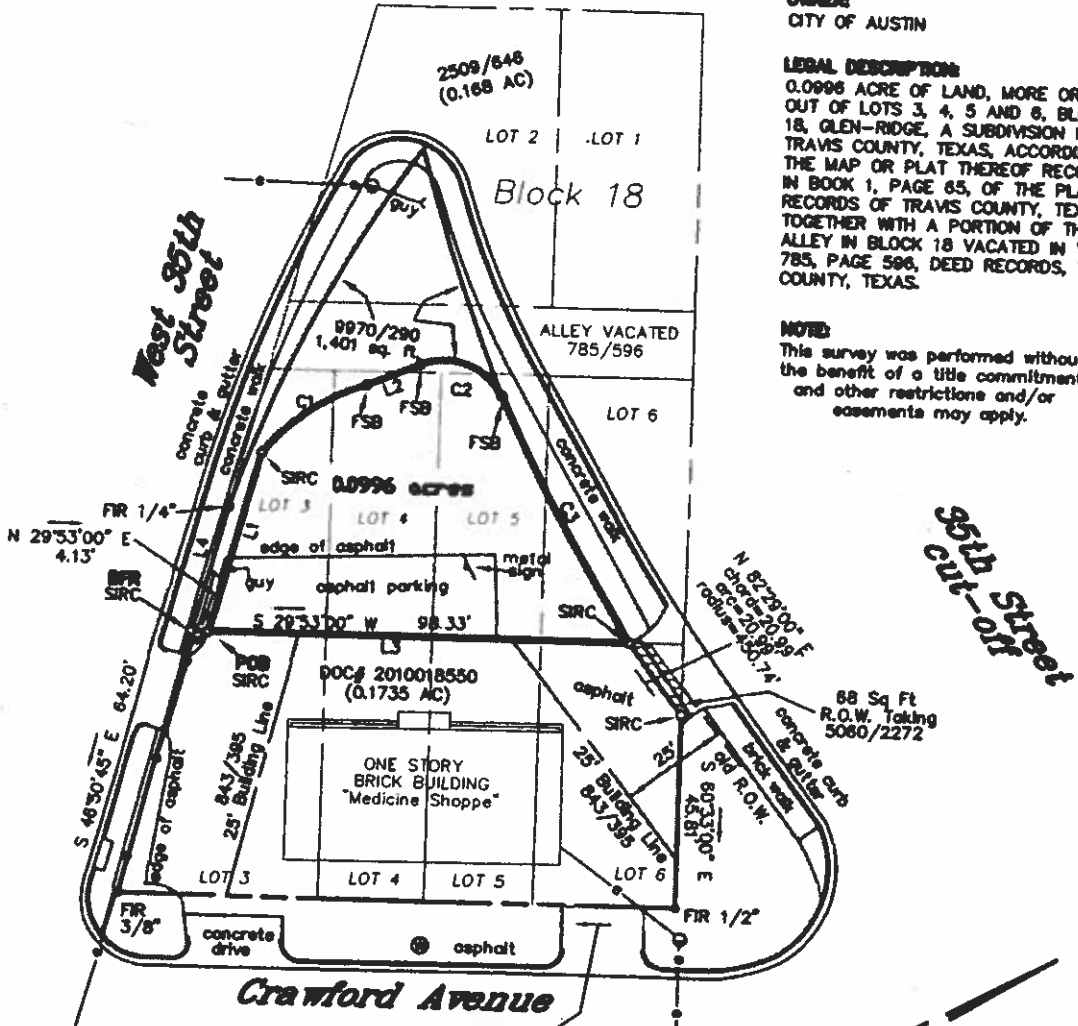
J12737A

C12
5

OWNER:
CITY OF AUSTIN

LEGAL DESCRIPTION:
0.0998 ACRE OF LAND, MORE OR LESS, OUT OF LOTS 3, 4, 5 AND 6, BLOCK 18, GLEN-RIDGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 1, PAGE 65, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THE ALLEY IN BLOCK 18 VACATED IN VOLUME 785, PAGE 596, DEED RECORDS, TRAVIS COUNTY, TEXAS.

NOTE:
This survey was performed without the benefit of a title commitment and other restrictions and/or easements may apply.



COURSE AND DISTANCE CALL

L4	N 45°31'42" W	30.44'
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0.0998 ACRE COURSE AND DISTANCE CALLS

LINE	DIRECTION	DISTANCE
L1	N 45°31'42" W	43.99'
L2	N 07°24'28" E	13.47'
L3	S 29°53'00" W	98.33'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	49.55'	29.75'	29.31'	N 04°12'57" W
C2	15.00'	22.19'	20.22'	N 50°00'24" E
C3	492.74'	65.37'	65.32'	S 86°39'40" E

LEGEND

FOUND SQUARE BOLT	FSB
FOUND IRON ROD	FIR
SET 1/2" IRON ROD W/CAP	SIRC
LABELLED "WATERLOO RPLS 4324"	
WATER METER	⊙
UTILITY POLE & ELECTRIC LINE (RECORD CALL)	—●—
POINT OF BEGINNING	POB
BEGINNING FOR REFERENCE	BFR

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and

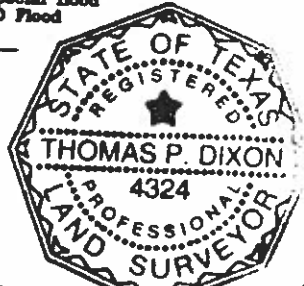
Specifications for a Category 1B Condition II Survey.

Dated this the 10TH day of FEBRUARY 2011.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0465H
Zone: X Dated: 09/26/08

Thomas P. Dixon R.P.L.S. 4324

P.O. Box 160178, Austin, Texas 78716 Phone: 481-9802



612/17

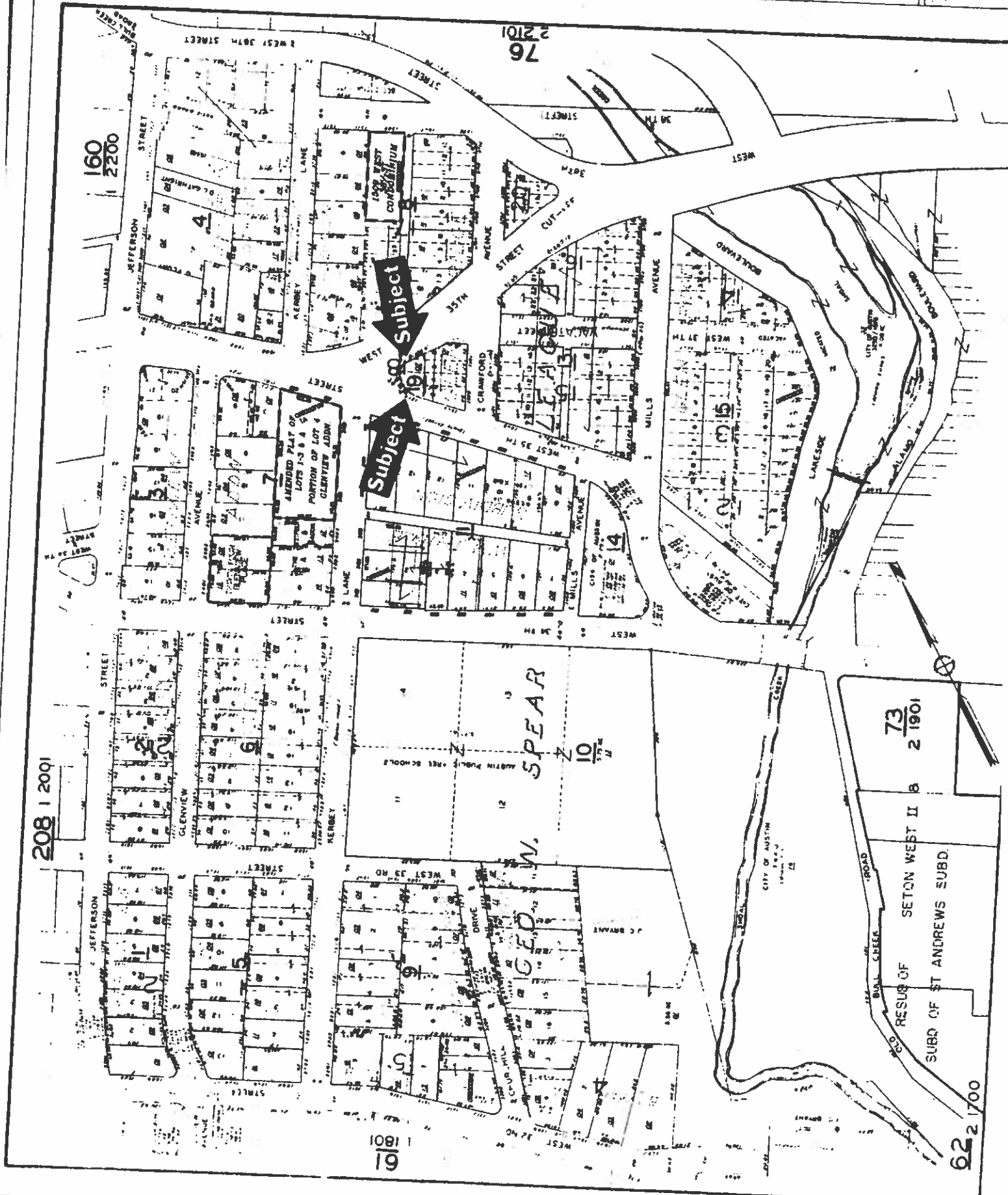
0" SCALE

MAP NO.
11900

TRAVIS CENTRAL APPRAISAL DISTRICT
 P.O. Box 149012
 Austin, TX 78714
 Internet Address WWW.TRAVISCAD.ORG
 Main Telephone Number (512)834-9317
 Fax Number (512)835-5371
 Approx. Information (512)834-9136
 TDD (512)836-1128

ASSOCIATIONS
 AUSTIN COMMUNITY CO.
 AUSTIN CO.
 CITY OF AUSTIN
 TRAVIS COUNTY

07/24/2002 HR



208 | 2001

73
21901

RESUB OF
SETON WEST II

SUBD OF ST ANDREWS SUBD.

62 | 21700

61 | 1801

10
SPEAR

610 W.
GEO. W.

160 | 2200

AMENDED PLAT OF
LOTS 1-3 & 4
PORTION OF LOT 4
GLENVIEW ADDN.

Subject

Subject