

MEMORANDUM

TO: Gilda Powers, Urban Transportation Commission Coordinator
Austin Transportation 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.

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 **April 12, 2011 Urban Transportation 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 conduct a presentation at the meeting and will answer any questions regarding the project and vacation request.



Chris Muraida, Property Agent Supervisor
Land Management Section

OFFICE OF REAL ESTATE SERVICES

Attachments

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

December 13, 2010

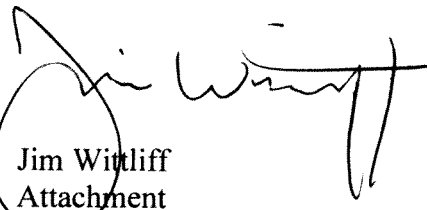
City of Austin
Real Estate Department
P.O. Box 1088
Austin, TX. 78767

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

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 <input checked="" type="radio"/> NO <input checked="" type="radio"/>	_____
Subdivision: Case (circle one): YES <input checked="" type="radio"/> NO <input checked="" type="radio"/>	_____
Zoning Case (circle one): YES <input checked="" type="radio"/> NO <input checked="" type="radio"/>	_____

PROJECT NAME, if applicable:

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

OWNER INFORMATION

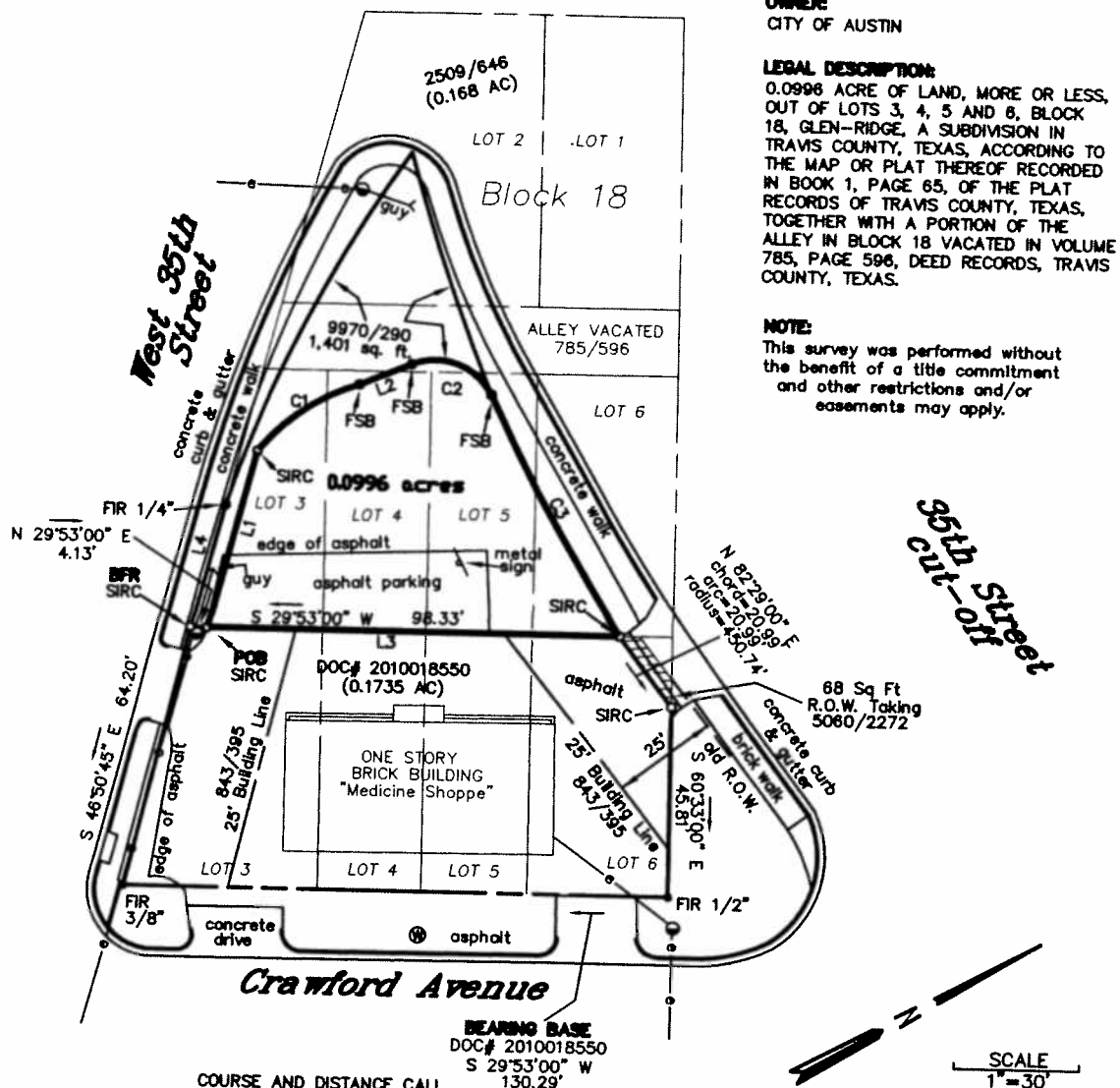
Name: Bruce Kornfeld and Lysa Nguyen (as shown on Deed)
Address: 7106 Red Maple Cv. Phone: () _____ Fax No.: () _____
City: Austin County: Travis State: Texas Zip Code: 78759
Email Address: bruce.kornfeld@gmail.com
(If multiple owners are joining in this request - complete names, addresses on each, must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

APPLICANT INFORMATION

Name: Jim Wittliff
Firm Name: Land Answers, Inc.
Address: 3606 Winfield Ev. Phone: (512) 416-6611 Fax No.: (512) 416-6610
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



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.

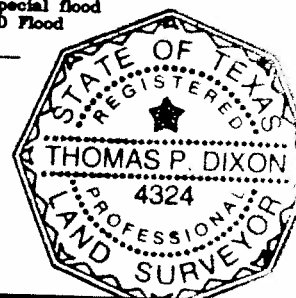
Dated this the 10TH day of FEBRUARY, 2011.

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: 09/28/08

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

P.O. Box 160176, Austin, Texas 78716 Phone: 481-9602



208 | 2001

160 | 2200

61 | 1801

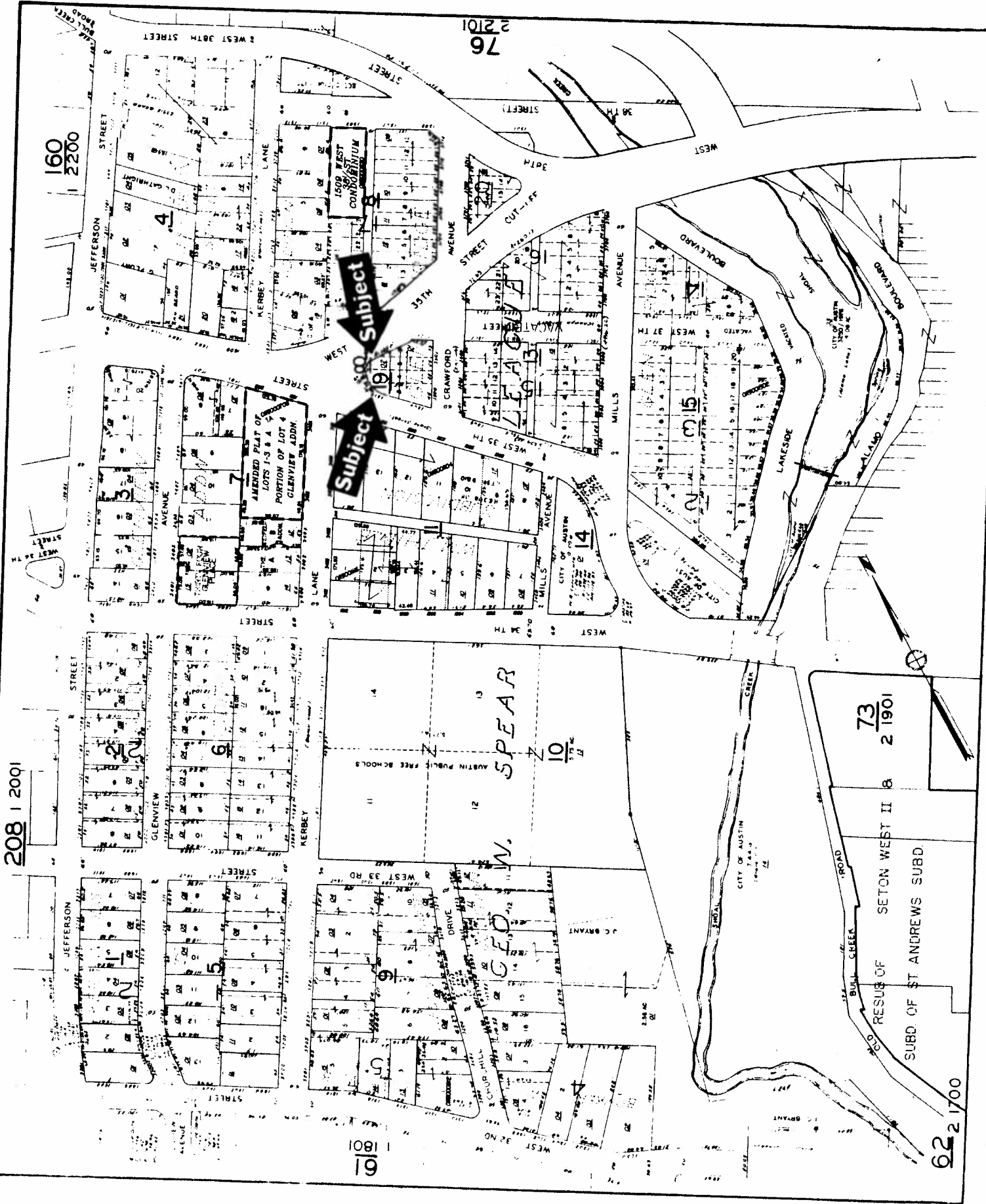
62 | 21700

73 | 21901

RESUB OF SETON WEST II &
SUBD. OF ST ANDREWS SUBD.

TRAVIS CENTRAL APPRAISAL DISTRICT
8314 Cross Park Drive
Austin, TX 78754
P.O. Box 149012
Austin, TX 78714
Internet Address WWW.TRAVISCAD.ORG
Appraisal Information (512)834-9317
Fax Number (512)835-5371
TDD (512)836-3328

ASSOCIATES
AUSTIN COMMUNITY COLLEGE
AUSTIN SD
CITY OF AUSTIN
TRAVIS COUNTY



0 100' SCALE

MAP NO.
11900