

MEMORANDUM

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

FROM: Jennifer Grant, Property Agent
Land Management Section
Office of Real Estate Services

DATE: February 1, 2012

SUBJECT: F#8957-1109 Vacation of a portion of 42,264 square feet of
Street Right-of-Way adjacent to 55 East Avenue.

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 as part of an electric substation development plan that could potentially have a chilled water cooling plant integrated into the design.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to the dedication of a drainage easement and water/wastewater easement.**

The applicant has requested that this item be submitted for placement on the **February 7, 2012, Urban Transportation Commission Agenda** for their consideration.

Staff contact: Jennifer Grant at 974-7991 or landmanagement@austintexas.gov.

Applicant: Sonny Poole/Austin Energy

Property Owner: City of Austin/Austin Energy

Mr. Poole (Applicant) will conduct a presentation at the meeting and will answer any questions regarding the project and vacation request.

Jennifer Grant, Property Agent
Land Management Section

OFFICE OF REAL ESTATE SERVICES

Attachments

DEPARTMENT COMMENTS FOR THE
VACATION OF A PORTION OF RIGHT OF WAY ADJACENT TO 55 EAST AVENUE

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	APPROVE, SUBJECT TO THE DEDICATION OF A WATER AND WASTEWATER EASEMENT
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, SUBJECT TO THE DEDICATION OF A DRAINAGE EASEMENT
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, SUBJECT TO THE DEDICATION OF A DRAINAGE EASEMENT



City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

August 31, 2011

Public Works/Real Estates Services
505 Barton Springs Road, Suite 1350
Austin, Texas 78704
Attn: Lisa Hughes Gonzales or Chris Muraida

Re: 55 East Avenue – Vacation request

Dear Ms. Gonzales or Ms. Muraida,

Austin Energy (AE) is seeking vacation of the portion of East Avenue bounded by Lambie Street to the South, East Avenue to the West, River Street and Interstate 35 to the Northeast, and the remainder of Lots 2-7, Block 1, Elm Grove to the East. Enclosed please find an application for this street vacation and a sketch and metes and bounds description of the area to be vacated.

The adjacent tract locally known as 55 East Avenue was acquired by AE from Public Works Department by interdepartmental real estate exchange document dated 9-15-1999 (See Exhibit A). One of the considerations of this transfer was the vacation of this portion of East Avenue to be allocated to AE.

The site to be vacated and AE's substation site are currently being used as a lay down yard for other City Departments and there have been numerous complaints about the noise and traffic at the site from the neighborhood.

AE's future plans for this site include using the additional area as part of an electric substation development plan that would allow the site to be more compatible with the neighborhood. There is also a possibility that a chilled water cooling plant could be integrated into the substation design as well. AE proposes to provide a site that meets the design commission guidelines and is neighborhood friendly.

The adjacent site is currently zoned SF-3. Any parking needs or requirements will be provided on site. This is not be a SMART Housing Project, nor is it located in the CBD or UT area.

Please contact me at 322-6442 if you have any questions for need any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Sonny Poole".

Sonny Poole, Manager
Public Involvement/Real Estate Services

APPLICATION FOR STREET OR ALLEY VACATION

File No. 8957-1109 DATE: 9-2-11
Department Use Only Department Use Only

TYPE OF VACATION

Vacation of a: Street: X or Alley: _____ Hundred Block: N/A
Name of Street/Alley: EAST AVENUE
Property address: 55 EAST AVENUE
Purpose of vacation: electric substation and possible chilled water cooling plant

PROPERTY DESCRIPTION OF AREA TO BE VACATED

Parcel #: 0203041101
Survey & Abstract No.: N/A
Lot(s): PT OF 2-7 Block: 1 DIV O Outlot: N/A
Subdivision Name: ELM GROVE ADDITION
Plat Book 2 Page Number 241 Document Number N/A

RELATED CASES FILE NUMBERS

Existing Site Plan (circle one): YES NO
Subdivision: Case (circle one): YES NO C8-1923-1236
Zoning Case (circle one): YES NO

PROJECT NAME, if applicable:

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

OWNER INFORMATION

Name: City of Austin/Austin Energy/Sonny Poole (as shown on Deed)
Address: 721 Barton Springs Rd Phone: (512) 322-6442 Fax No.: (512) 322-6101
City: Austin County: Travis State: Texas Zip Code: 78704-1145
Email Address: sonny.poole@austinenenergy.com
(If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: Owner
Firm Name:
Address: Phone: () Fax No.: ()
City: State: Zip Code:
EMAIL ADDRESS:

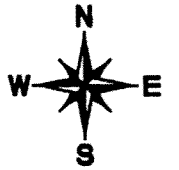
The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate 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: Sonny Poole
Landowner/Applicant

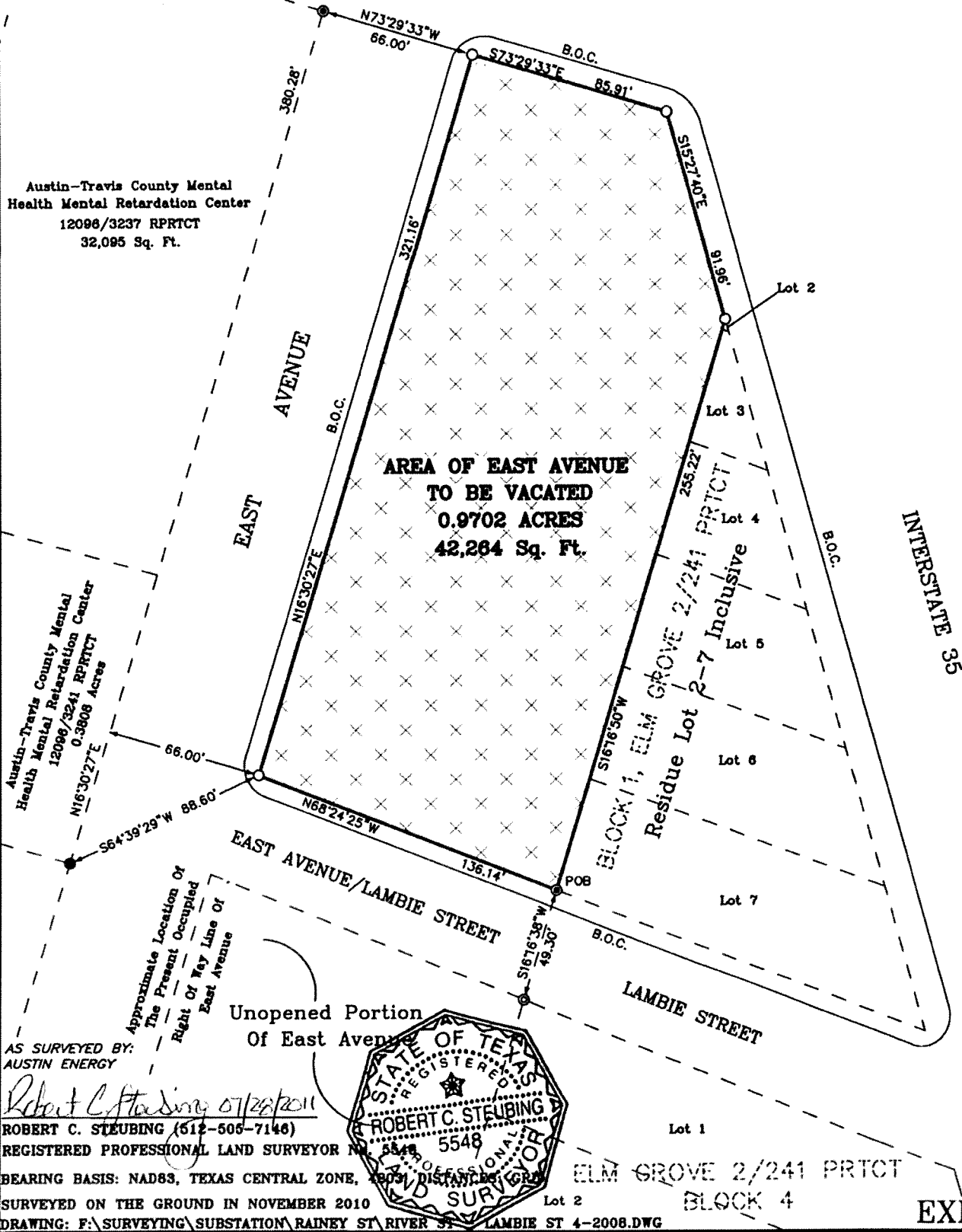
SKETCH OF A PROPOSED SECTION OF EAST AVENUE TO BE VACATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" INSIDE DIAMETE PIPE FOUND
- 1/2" IRON ROD FOUND
- ⊙ 60d NAIL FOUND
- 1/2" CAPPED ROD SET
- B.O.C. BACK OF CURB
- POB POINT OF BEGINNING
- OPRTCT OFFICAL PUBLIC RECORDS TRAVIS COUNTY TX
- RPRCTCT REAL PROPERTY RECORDS TRAVIS COUNTY, TX



SCALE 1" = 60'

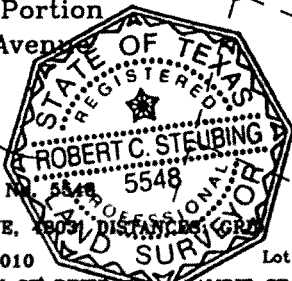


**AREA OF EAST AVENUE
TO BE VACATED
0.9702 ACRES
42,264 Sq. Ft.**

AS SURVEYED BY:
AUSTIN ENERGY

Robert C. Steubing 07/28/2011

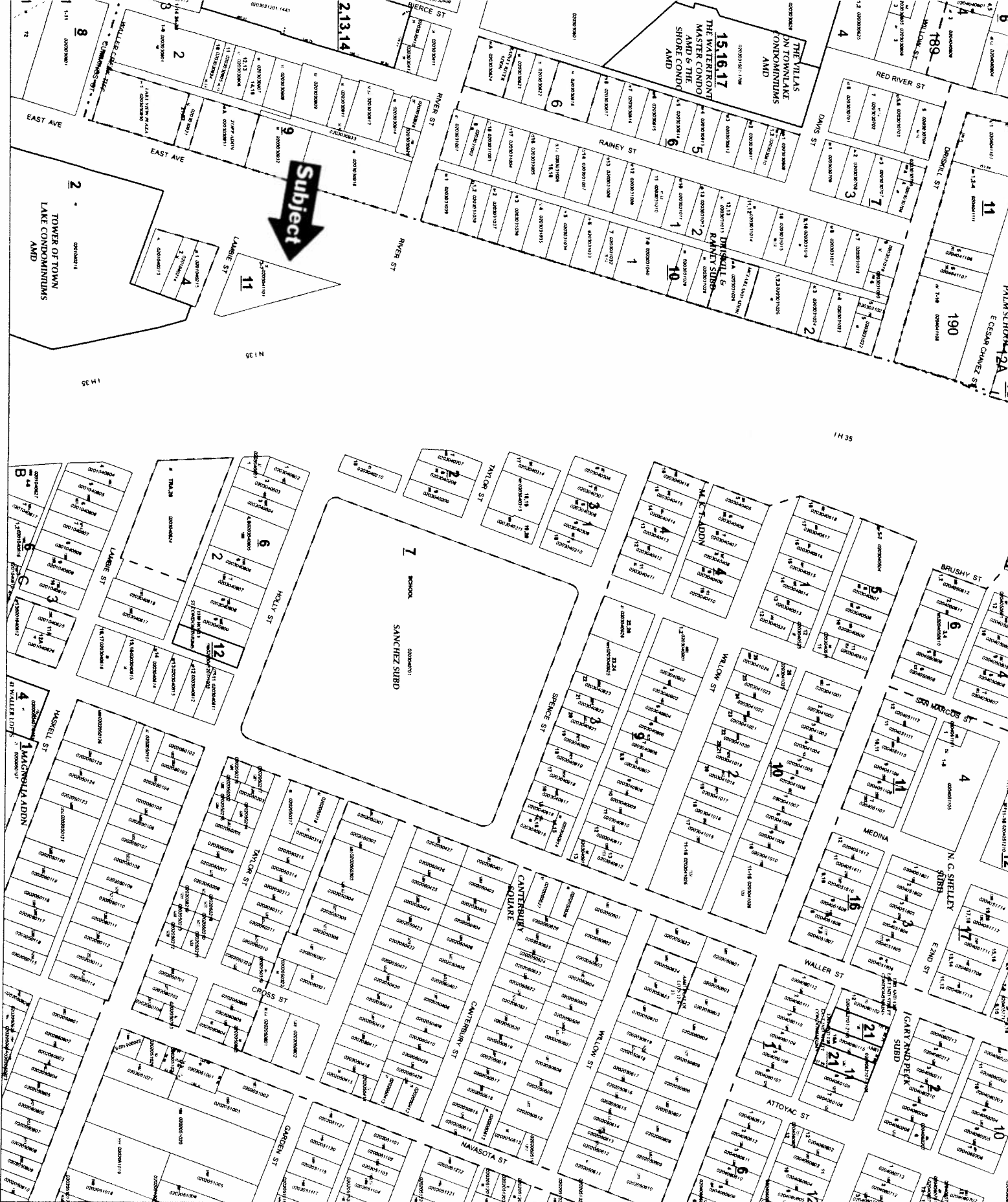
ROBERT C. STEUBING (512-506-7146)
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548



BEARING BASIS: NAD83, TEXAS CENTRAL ZONE, 4803' DISTANCE GR
SURVEYED ON THE GROUND IN NOVEMBER 2010
DRAWING: F:\SURVEYING\SUBSTATION\RAINEY ST\ RIVER ST\ LAMBIE ST 4-2008.DWG

ELM GROVE 2/241 PRTCT
BLOCK 4

EXHIBIT "B"



Subject

20304
 Revision Date 08/05/2009
 0 120 Feet
 20251

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
 Projection: Lambert_Conformal_Conic

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Travis Central Appraisal District
 8314 Cross Park Drive Austin, Texas 78754
 P.O. Box 149012 Austin, Texas 78714
 Internet Address: www.traviscad.org
 Main Telephone Number (512) 834-9317
 Appraisal Information (512) 834-9318
 TDD (512) 836-3328