

MEMORANDUM

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

FROM: Eric J. Hammack, Property Agent Senior
Land Management Section
Office of Real Estate Services

DATE: January 21, 2014

SUBJECT: F# 9231-1307 – Partial Vacation of the Alley between
Lupine Lane and Inglewood Street, and Summit Street and
IH-35 (adjacent to 1507 Inglewood Street).

Attached are the departmental comments and other information pertinent to the referenced partial alley vacation request. All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to area being retained as public utility easement and as a drainage easement.**

The applicant has requested that this item be submitted for placement on the **January 28, 2014, Planning Commission Agenda** for their consideration.

Staff contact: Eric J. Hammack at 974-7079 or landmanagement@ci.austin.tx.us.

Applicant: A. Ron Thrower - Thrower Designs.

Property Owner: Allen Ronald Thrower

Mr. Thrower or his representative will be present at the meeting to answer any questions regarding the project, if needed.

Eric J. Hammack, Property Agent Senior
Land Management Section
OFFICE OF REAL ESTATE SERVICES

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DEPARTMENT COMMENTS FOR THE VACATION OF THE ALLEY BETWEEN LUPINE LANE AND INGLEWOOD STREET AND SUMMIT STREET AND IH-35 (ADJACENT TO 1507 INGLEWOOD STREET).

AT&T	RETAIN AS A PUBLIC UTILITY EASEMENT
AUSTIN ENERGY	RETAIN AS A PUBLIC UTILITY EASEMENT
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	APPROVE
CODE COMPLIANCE	APPROVE
CTM – GAATN	RETAIN AS A PUBLIC UTILITY EASEMENT
EMS	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	RETAIN AS 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 (Chief Eng, City Eng, Neighborhood Connectivity, Street & Bridge)	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	RETAIN AS A PUBLIC UTILITY EASEMENT
WATERSHED PROTECTION (Engineering)	RETAIN AS DRAINAGE EASEMENT

MEMORANDUM

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Case No.: 9231-1307

Date: July 17, 2013

SUBJECT: ALLEY VACATION

- | | | | |
|------------------------|--------------------------------|--------------------------|---------------------------|
| () Patti Moore | AT&T | () Luis Mata | Grande Communication |
| () Melody Giamb Bruno | Austin Energy | () Danielle Guevara | PDRD (LUR-Engineering) |
| () Rob Spillar | Austin Transportation Director | () Joe Almazan | PDRD (LUR-Transportation) |
| () Ann Hargrove | Austin Resource Recovery | () Mark Walters | PDRD (N'borhood Planning) |
| () Angela Baez | Austin Water | () Wendy Rhoades | PDRD (Zoning Review) |
| () Bruna Quinonez | Code Compliance | () Kerl Burchard-Juarez | Chief Engineer |
| () Brent Bright | CTM - GAATN | () Lea Crenshaw | Texas Gas |
| () Millissa Warren | EMS | () Scott Wratten | Time Warner |
| () Capt. Joe Limon | Fire | () Pam Kearfott | WPD (Engineering) |
| () Fabien Villeneuve | Google | | |

A request has been received for the vacation of a 0.007 acre portion of a 12' Alley between Lupine Ln. & Inglewood St. and Summit St. & IH-35. (Adjacent to 1507 Inglewood Street).

Please review this request and return your comments to Jennifer Grant (974-7991), email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: JULY 17, 2013.

APPROVAL: _____ YES _____ Yes, Subj. to Reqm't _____ No

Comments: _____

Prepared by: _____

Reviewed by: _____

Telephone: _____

Date: _____

Thrower Design

P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

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July 16, 2013

Ms. Jennifer Grant
Ms. Chris Muraida
Office of Real estate Services
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE: Alley Vacation Request – 1507 Inglewood Street, Austin, Texas 78741

Dear Ms. Grant and Ms. Muraida,

We are respectfully requesting consideration for a vacation of the ½ of an unbuilt alley that abuts our residential lot in south Austin.

The 12' wide alleys are noted on a plat from 1888 named Bellvue Park and recorded in Volume 1, Page 45 of the Travis County Plat Records. Our property is Lot 11, Block 11 Bellvue Park and is shown on the attached survey. There is an electric utility line running through the alley and is the only utility within the alley.

There have been many other vacations to the alleys inside the Bellvue Park Subdivision and this vacation request should not be any different than the others that have already been granted. Over time, many properties have fenced in the area to the midpoint of the alley as the alleys have largely never been built or constructed in any way.

The plans for Lot 11, Block 11, Bellvue Park is for a residential house but the alley vacation is not directly related to the house that is currently under construction. The following specifically answers the questions outlined in the application:

1. Is this a residential or commercial project?

Residential

2. How did the area to be vacated get dedicated? By plat or by separate instrument?

Plat

3. Did the City purchase the area to be vacated? ie: Street Deed?

No, they were deciated by plat.

4. Are both the area to be vacated and your property in the same "subdivision"? (They must both be in the same subdivision to be eligible.)

Yes, from same plat.

5. Does the area to be vacated *exist* or is it on paper only?

Paper only. There is not any evidence of the alley ever being paved.

6. Are there any utilities lines within the area to be vacated? If yes, what are your plans for the utilities? Relocation of lines at your expense or City to retain the entire area to be vacated as a public utility and drainage easement? (No structures are allowed to be built on, over or under the easements without a llcense agreement, insurance and annual fee.)

Electric is only utility and can remain as it is a service line for several houses. The 6' area requested for vacation can be a P.U.E. and Drainage Easement.

7. How do you plan to develop the area to be vacated?

There are not any plans to develop the area to be vacated.

8. Has a Site Plan been submitted on your project?

No. This is a residential lot.

9. Is your project a Unified Development?

No.

10. Is your project a S.M.A.R.T. Housing Project?

No.

11. When do you anticipate developing?

Our house is under construction but is not tied to the vacation in any way.

12. What is the current zoning on the adjacent properties?

All properties are zoned "SF-3", Family Residence District.

13. What is the current status of the adjacent properties?

Property to the west is developed with a house. Property to the east is a vacant lot. Property to the south across the alley is houses. Across Inglewood Street is houses and a vacant lot.

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14. What type of parking facilities currently exist?

None.

15. Will your parking requirements increase with the expansion?

No.

16. How will the increase be handled?

No applicable.

17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form? If yes, please include this in your letter and provide us with a copy.

None.

18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Does it meet DAP criteria?

No.

19. Does the area to be vacated lie within UT boundaries: E. of Lamar, W. of I-35, N. of Martin Luther King and S. of 45th Street?

No.

For your reference, the following documents are provided for your review of this application:

- 1) Bellvue Park Plat from 1888 with enlargements of the notes on the plat.
- 2) Survey of property.

Thank you for the consideration of this request. Please let me know if you have any questions.

Sincerely,



A. Ron Thrower

C74
/X

Application for Street or Alley Vacation
File No. 9231-1307 Department Use Only DATE: 7.17.13 Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: ; ROW _____ Hundred Block: _____
Name of Street/Alley/ROW: INGLEWOOD STREET Is it constructed: Yes No
Property address: 1507 INGLEWOOD STREET
Purpose of vacation: EXCESS CITY LAND WITH UNBUILT ALLEY

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0302060252
Survey & Abstract No.: NA
Lot(s): 11 Block: 11 Outlot: NA
Subdivision Name: BELNVE PARK
Plat Book 1 Page Number 45 Document Number NA

Neighborhood Association Name: SOUTH RIVER CITY CITIZENS ASSOC.
Address including zip code: 1404 ALTA VISTA AVE. 78704

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<u>NA</u>
Subdivision: Case (circle one): YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<u>NA</u>
Zoning Case (circle one): YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<u>NA</u>

PROJECT NAME, if applicable:

Name of Development Project: 1507 INGLEWOOD ALLEY VACATION
Is this a S.M.A.R.T. Housing Project (circle one): YES NO
Is this within the Downtown Austin Plan Boundaries (circle one): YES NO

OWNER INFORMATION

Name: ALLEN RONALD THROWER (as shown on Deed)
Address: P.O. Box 41957 Phone: 512 476 4456 Fax No.: () NA
City: AUSTIN County: TRAVIS State: TEXAS Zip Code: 78704
Contact Person/Title: A. RON THROWER Cell Phone: 512 476 4456
Email Address: ront@throwerdesign.com
(If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: A. RON THROWER
Firm Name: THROWER DESIGN
Address: P.O. BOX 41957
City: AUSTIN State: TEXAS Zip Code: 78704
Office No.: 512 476 4456 Cell No.: 512 476 4456 Fax No.: () NA
EMAIL ADDRESS: ront@throwerdesign.com

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 certified 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 A. Ron Thrower
Landowner/Applicant



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City of Austin

One Texas Center, 505 Barton Springs Rd. Austin, Texas 78704
P.O. Box 1088 Austin, Texas 78767
Phone: (512) 974-2797 Fax: (512) 974-3337

911 ADDRESSING CITY SERVICE ADDRESS VALIDATION

Date: *November 29, 2012*

The Following Is A Valid Address:

Address : 1507 INGLEWOOD ST

Building(s) :

Unit(s) :

*Please contact the United States Postal Service or go to www.usps.com for the correct zip code for this address.

Legal Description:

Subdivision : BELLVUE PARK

Block ID :

Lot ID : 11

Tax parcel ID : 0302080227

Jurisdiction:

AUSTIN FULL PURPOSE

County:

TRAVIS

Comments:

Signed: _____

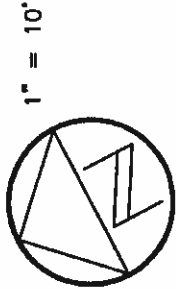
Michael Murphy

Disclaimer: The assignment and/or verification of this address does not authorize a change in land use or constitute the City of Austin's approval of any division of real property. The assignment and/or verification of this address does not supersede any requirements of the City of Austin's Land Development Code, the Texas Local Government Code, or any other state or municipal regulations.

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.007 ACRES (APPROXIMATELY 300 SQ. FT.) IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 12' ALLEY AS SHOWN ON BELLVUE PARK SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 45 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE	
LINE	BEARING DISTANCE
L1	S27°16'50"W 6.00'
L2	N27°16'50"E 6.00'

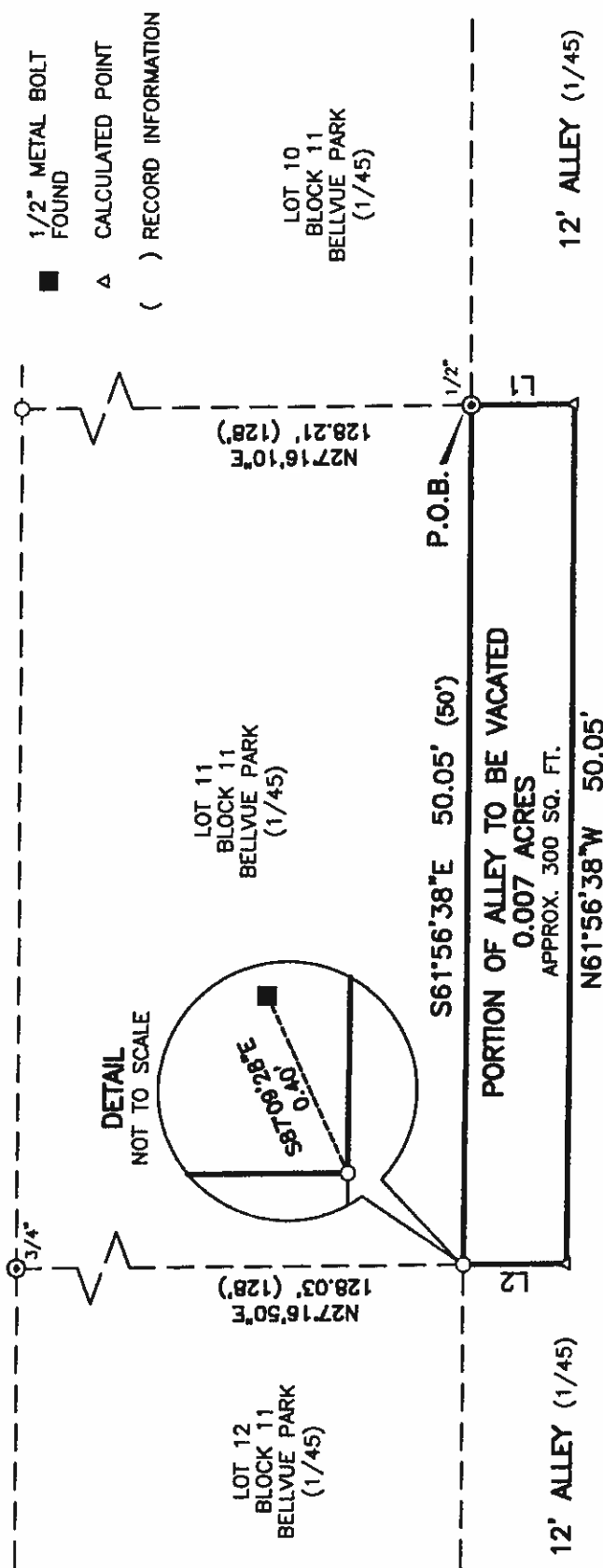
INGLEWOOD STREET
(60' R.O.W. WIDTH)
(1/45)



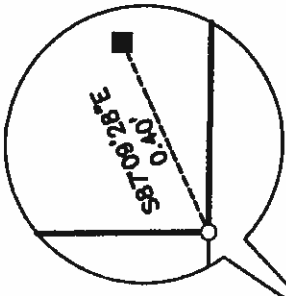
1" = 10'

LEGEND

- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- 1/2" METAL BOLT FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



DETAIL
NOT TO SCALE



LOT 11
BLOCK 11
BELLVUE PARK
(1/45)

N27°16'10"E
128.21' (128')

N27°16'50"E
128.03' (128')

LOT 12
BLOCK 11
BELLVUE PARK
(1/45)

LOT 10
BLOCK 11
BELLVUE PARK
(1/45)

12' ALLEY (1/45)

12' ALLEY (1/45)

P.O.B. 1/2"

S61°56'38"E 50.05' (50')

PORTION OF ALLEY TO BE VACATED
0.007 ACRES
APPROX. 300 SQ. FT.

N61°56'38"W 50.05'

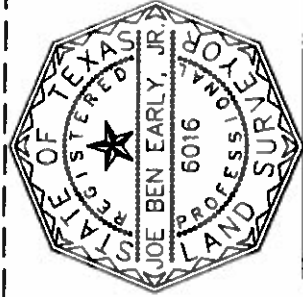
LOT 5
BLOCK 11
BELLVUE PARK
(1/45)

LOT 6
BLOCK 11
BELLVUE PARK
(1/45)

LOT 7
BLOCK 11
BELLVUE PARK
(1/45)

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

Signature
7/11/13



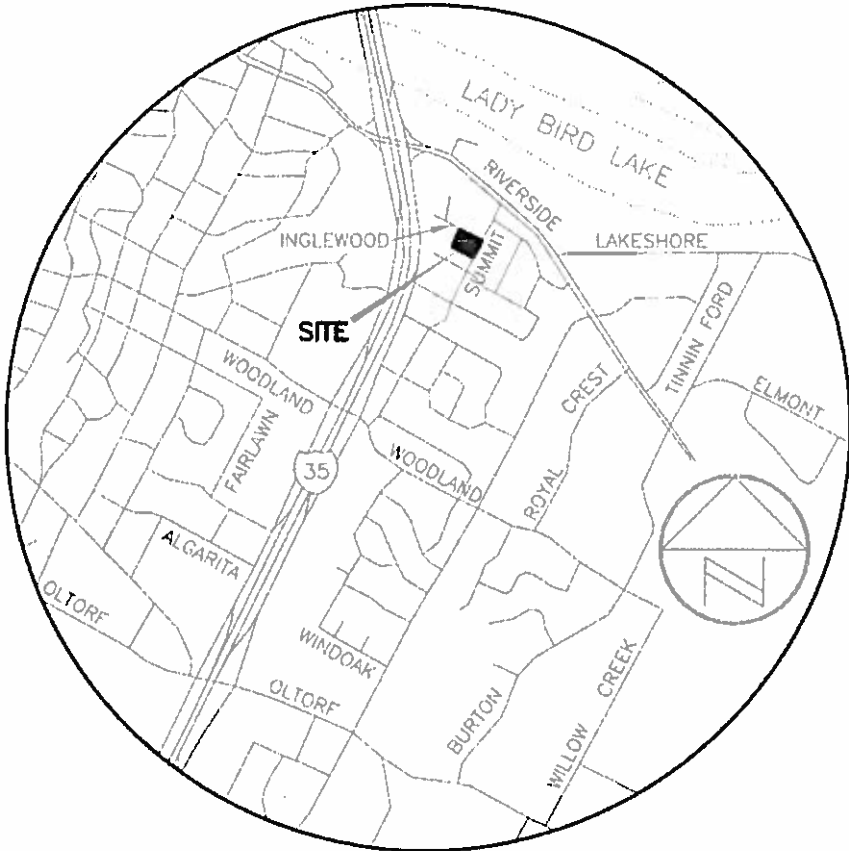
Chaparral

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 040-080-VAC1

DATE OF SURVEY: 09/25/12
PLOT DATE: 07/11/13
DRAWING NO.: 040-080
PROJECT NO.: 040-080-VAC1
DRAWN BY: JDB

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LOCATION MAP
NOT TO SCALE

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