

MEMORANDUM

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

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

DATE: April 1, 2014

SUBJECT: F#9156-1301 - Vacation of a 4,646 sq. ft. portion of South 2nd Street; and a 5,996 sq. ft. portion of South 2nd Street; and a 2,184 sq. ft. portion of an Alley north of Copeland, between South 1st & South 2nd. (Adjacent to 900 S. 1st Street).

Attached are the departmental comments and other information pertinent to the referenced street & alley vacation. **The area being requested for vacation is subject to a re-plat.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to: 1) retention of a 30 foot public utility easement; 2) retention of a 15 foot public utility easement; 3) dedication of a 15 foot waterline easement; 4) relocation of AT&T facilities at developer expense; and 5) dedication of new right of way, by plat, to be concurrent with vacation.**

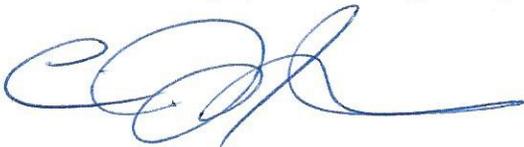
The applicant has requested that this item be submitted for placement on the **April 8th, 2014, Urban Transportation Commission Agenda** for their consideration.

Staff contact: Eric Hammack at 974-7079 or landmanagement@austintexas.gov

Applicant: Jarred Corbell, P.E.

Property Owner: 1st Street Highland, L.P.

Mr. Corbell or a representative of PSW Real Estate 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

VACATION OF A 4,646 SQ. FT. PORTION OF SOUTH 2nd STREET; AND A 5,996 SQ. FT. PORTION OF SOUTH 2nd STREET; AND A 2,184 SQ. FT. PORTION OF AN ALLEY NORTH OF COPELAND, BETWEEN SOUTH 1st STREET AND SOUTH 2nd STREET, (ADJACENT TO 900 S. 1st STREET).

AT&T	APPROVE, CONTINGENT ON RELOCATION OF EXISTING UTILITIES AT DEVELOPER'S EXPENSE
AUSTIN ENERGY	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	APPROVE, SUBJECT TO THE FOLLOWING: A 30 FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) ON TRACT B (5,996 SQ. FT) TO BE RETAINED FOR THE EXISTING WATER AND WASTEWATER LINES. TRACT A (4,646 SQ. FT) TO BE RETAINED AS A 15-FOOT WIDE PUE UNTIL EXISTING 8-INCH WW AND 2-INCH WATER LINES ARE PROPERLY ABANDONED. A NEW 15-FOOT WIDE EASEMENT WILL BE DEDICATED TO AWU WITHIN LOTS 4 AND 5 FOR A PROPOSED WATER LINE TO RELPACE THE EXISTING 2-INCH WATER LINE TO BE ABANDONED IN TRACT A. THE EXISTING 2-INCH WATER LINE IN TRACT A CANNOT BE ABANDONED UNTIL THE ENW REPLACEMENT WATER LINE IS PROPERLY INSTALLED AND PLACED IN SERVICE. TRACT D (2,184 SQ. FT) HAS NO WATER AND WASTEWATER LINE SO THERE IS NO NEED TO RETAIN AN EASEMENT.
CODE COMPLIANCE	APPROVE
CAPITAL METRO	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)	PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS	APPROVE, SUBJECT TO DEDICATION OF NEW RIGHT OF WAY BY PLAT; TO BE CONCURRENT WITH VACATION.
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE

MEMORANDUM

Case No.: 9156-1301
Date: January 24, 2013

SUBJECT: ALLEY VACATION

- | | | | |
|----------------------|--------------------------------|--------------------------|---------------------------|
| () Patti Moore | AT&T | () Elizabeth Robinson | PDRD (LUR-Engineering) |
| () Melody Giambruno | Austin Energy | () Joe Almazan | PDRD (LUR-Transportation) |
| () Rob Spillar | Austin Transportation Director | () Mark Walters | PDRD (N'borhood Planning) |
| () Angela Baez | Austin Water | () Wendy Rhoades | PDRD (Zoning Review) |
| () Bruna Quinonez | Code Compliance | () Keri Burchard-Juarez | Chief Engineer |
| () Martha Krischke | CTM – GAATN | () Lea Crenshaw | Texas Gas |
| () Milissa Warren | EMS | () Laurie Schumpert | Time Warner |
| () Capt. Joe Limon | Fire | () Pam Kearfott | WPD (Engineering) |
| () Luis Mata | Grande Communications | | |

A request has been received for vacation a **4,646 sq. ft.** portion of a **Street** and a **5,996 sq. ft.** portion of a **Street** out of the Isaac Decker League Abstract No. 8, Travis County, Texas and a **2,184 sq. ft.** portion of an **Alley** north of Copeland, between S. 1st & S. 2nd. (**Adjacent to 900. S. 1st 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: **February 7, 2013.**

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

Comments: _____

Prepared by: _____

Reviewed by: _____

Telephone: _____

Date: _____

PSW REAL ESTATE
SUSTAINABLE URBAN DEVELOPMENT

City of Austin – Office of Real Estate Services
505 Barton Springs Road
Austin, TX 78704

1st Street Highland LP is the titled owner of, 900 S. 1st Street, Austin, TX, where a ROW in the form of a 18' Alley currently exists. PSW Real Estate is the general partner of 1st Street Highland LP. Please accept the following answers to the city's questions as a part of the application for right of way vacation of

Tract A:

- This is a residential property.
- The existing ROW was solely dedicated by Mr. Abe Williams as detailed in the subdivision plat notes filed on April 10, 1921. The subdivision plat has been included. As such, it is our understanding that per Austin statutes the new owners of the property (1st Street Highland, LP.) retains 100% of the rights to this ROW.
- The City did not purchase the ROW, it was dedicated by Mr. & Mrs. Abe Williams as detailed in the plat notes.
- Both the area to be vacated and the property are within the same subdivision.
- The area to be vacated does exist, and is currently a paved asphalt alley with no curbing.
- There are currently utility lines (water, wastewater & dry utility) in the right of way. Our plan is to relocate them along with all other utility lines as part of the new site plan and adjacent subdivision plans also being developed by 1st Street Highland, LP.
- The area to be vacated will be a part of a single site plan, commercial condo regime project. The ROW lies solely in the portion of the condominium site plan.
- No site plan has been submitted at this time.
- Our project is not a Unified Development.
- The project is not a SMART housing project.
- We anticipate beginning development in late 2013 or early 2014.
- Adjacent properties are zoned GR-MU-V & SF-3 NP on the southwest side & MF-2 NP to the northeast along S.1st Street.
- Residential
- No parking facilities exist on the property, with the exception of off-street residential.
- Our parking requirements may increase with the project.
- N/A
- Our property engulfs the entire ROW and as such there is no need to contact other property owners.
- The property does not lie within the CBD or UT Boundaries.

Thank you,

2003 South 1st Street
Austin, Texas 78704
O: 512.326.3905
F: 888.866.8175

PSW REAL ESTATE
SUSTAINABLE URBAN DEVELOPMENT

City of Austin – Office of Real Estate Services
505 Barton Springs Road
Austin, TX 78704

1st Street Highland LP is the titled owner of, 900 S. 1st Street, Austin, TX, where a ROW on 2nd Street currently exists. PSW Real Estate is the general partner of 1st Street Highland LP. Please accept the following answers to the city's questions as a part of the application for right of way vacation of **Tract B** (see survey):

- This is a residential property.
- The existing ROW was solely dedicated by Mr. Abe Williams as detailed in the subdivision plat notes filed on April 10, 1921. The subdivision plat has been included.
- The City did not purchase the dedicated ROW, it was dedicated by Mr. & Mrs. Abe Williams as detailed in the plat notes.
- Both the area to be vacated and the property are within the same subdivision.
- The area to be vacated does exist; The ROW is currently a portion of 2nd Street, although servicing only the lots within the property the owner seeks to develop.
- There are currently utility lines (water, wastewater, and overhead electric) in the right of way. Our plan is to relocate them along with all other utility lines as part of the proposed subdivision and site plans.
- The area to be vacated will be a part of a subdivided, single family residential development and/or the also proposed condominium development.
- A preliminary plan for the subdivision has been submitted and is under review. Subdivision case # is C8-2012-0148
- Our project is not a Unified Development.
- The project is not a SMART housing project.
- We anticipate beginning development in late 2013 or early 2014.
- All of the properties adjacent to our property are zoned SF-3 NP
- Residential
- No parking facilities exist on the property, with the exception of off-street residential.
- Our parking requirements will not increase with the project.
- N/A
- Our property engulfs the entire ROW and as such there is no need to contact other property owners.
- The property does not lie within the CBD or UT Boundaries.

Thank you,

Eduardo Garza
PSW Real Estate
2003 S. 1st
Austin, Texas 78704

2003 South 1st Street
Austin, Texas 78704
O: 512.326.3905
F: 888.866.8175

PSW REAL ESTATE
SUSTAINABLE URBAN DEVELOPMENT

City of Austin – Office of Real Estate Services
505 Barton Springs Road
Austin, TX 78704

1st Street Highland LP is the titled owner of, 900 S. 1st Street, Austin, TX, where a ROW in the form of a 12' Alley currently exists. PSW Real Estate is the general partner of 1st Street Highland LP. Please accept the following answers to the city's questions as a part of the application for right of way vacation of

Tract D:

- This is a residential property.
- The existing ROW was all dedicated by Mr. Abe Williams as detailed in the subdivision plat notes filed on April 10, 1921. The subdivision plat has been included.
- The City did not purchase the ROW; The ROW was dedicated by Mr. & Mrs. Abe Williams as detailed in the plat notes.
- Both the area to be vacated and the property are within the same subdivision.
- The area to be vacated does exist.
- There are currently no utility lines in this ROW.
- The area to be vacated will be a part of a single site plan, commercial condo regime project.
- No site plan has been submitted at this time.
- Our project is not a Unified Development.
- The project is not a SMART housing project.
- We anticipate beginning development in late 2013 or early 2014.
- Adjacent properties are zoned GR-MU-V & SF-3 NP on the southwest side of the property.
- Residential
- No parking facilities exist on the property, with the exception of off-street residential.
- Our parking requirements may increase with the project.
- N/A
- Our property engulfs the entire ROW and as such there is no need to contact other property owners.
- The property does not lie within the CBD or UT Boundaries.

Thank you,

Eduardo Garza
PSW Real Estate
2003 S. 1st
Austin, Texas 78704

2003 South 1st Street
Austin, Texas 78704
O: 512.326.3905
F: 888.866.8175

File No. 9156-1301
Department Use Only

Application for Street or Alley Vacation
DATE: 1/29/13
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: X ; Alley: X ; ROW _____ Hundred Block: _____
Name of Street/Alley/ROW: portion of 2nd Street, north of Copeland; 18' Alley; 12' Alley
Is it constructed: Yes No – 2nd street is constructed, 18' alley is partially constructed, 12' alley is not constructed.
Property address: 900 S. 1st, Austin, Texas 78704
Purpose of vacation: Construction of Single Family Residential Development & Condo project – Site and Subdivision Plan

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel # - Lot 1-4 – 01020106140000; Lot 5 – 01020106140000; Lot 6-7 – 01020106140000; Lot 8 – 01020106140000; Lot 9 – 01020106140000; Lot 10 - 01020106140000
Survey & Abstract No.: Isaac Decker League Abstract No. 8
Lot(s): 1-10 Block: _____ Outlot: N/A
Subdivision Name: Abe Williams Subdivision
Plat Book Vol 328 Page Number: 231-232 Document Number _____

Neighborhood Association Name: Bouldin Creek Neighborhood Association
Address including zip code: _____

RELATED CASES

Existing Site Plan (circle one): YES / NO
Subdivision: Case (circle one): YES / NO
Zoning Case (circle one): YES / NO

FILE NUMBERS

Not available at this time
C8-2012-0148

PROJECT NAME, if applicable:

Name of Development Project: 1st Street Highland
Is this a S.M.A.R.T. Housing Project (circle one): YES / NO

OWNER INFORMATION

Name: 1st Street Highland, LP.
Address: 2003 S. 1st Phone: (512) 326-3905 Fax No.: (888) 866-8175
City: Austin County: Travis State: Texas Zip Code: 78704

Contact Person/Title: Ryan Diepenbrock – Managing Partner – PSW Real Estate Cell Phone: (480) 650-4501
Email Address: ryan@pswrealestate.com

(If multiple owners are joining in this request – complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: Eduardo Garza
Firm Name: PSW Real Estate
Address: 2003 S. 1st
City: Austin State: Texas Zip Code: 78704
Office No.: (512) 326-3905 Cell No.: **(512) 736-2243** Fax No.: (888) 866-8175

EMAIL ADDRESS: eduardo@pswrealestate.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: 
Landowner/Applicant

"The Williams land domain of James B. Williams Tr. of."

