

# 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#9157-1301 - Vacation of a 8,200 sq. ft. portion of Christopher Street, between the south line of Block 2 and the North line of Block 3, Oak Cliff Addition Subdivision, recorded in Vol. 3, Pg. 81, TCPR.

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) retaining the vacated area as a public utility easement; 2) relocation of AT&T facilities at developer expense; and 3) 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 8<sup>th</sup>, 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: 1<sup>st</sup> 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**

DEPARTMENT COMMENTS FOR THE VACATION OF A 8,200 SQ. FT. PORTION OF CHRISTOPHER STREET, BETWEEN THE SOUTH LINE OF BLOCK 2 AND THE NORTH LINE OF BLOCK 3, OAK CLIFF ADDITION SUBDIVISION, RECORDED IN VOL. 3, PG. 81, TCPR.

AT&T	APPROVE, CONTINGENT ON ANY REQUIRED RELOCATION OF EXISTING UTILITIES TO BE AT DEVELOPER'S EXPENSE.
AUSTIN ENERGY	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	RETAIN AS PUE
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.: 9157-1301  
Date: January 24, 2013

SUBJECT: STREET VACATION

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

A request has been received for vacation of **8,200 sq. ft. of Christopher Street, between the South line of Block 2 and the North line of Block 3, Oak Cliff Addition Subdivision, recorded in Vol. 3, Pg. 81, TCPR.**

Please review this request and return your comments to Jennifer Grant (974-7991), email address: [landmanagement@austintexas.gov](mailto: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

1<sup>st</sup> Street Highland LP is the titled owner of an assemblage of lots (Lot 1-7 Oak Cliff Addition Block 2 & Lot 1-2 & 5 on Block 3) where a 30' ROW on Christopher Street currently exists. PSW Real Estate is the general partner of 1<sup>st</sup> 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 C (see survey):

- This is a residential property.
- The existing ROW was all dedicated by Mr. OJ Hinton as detailed in the subdivision plat notes filed on Jan. 11, 1923. The subdivision plat has been included.
- The City did not purchase the dedicated ROW.
- Both the area to be vacated and the property are within the same subdivision.
- The area to be vacated does exist.
- There are currently water lines in the right of way. Our plan is to relocate them along with all other utility lines as part of the proposed subdivision site plan (included).
- The area to be vacated will be a part of a subdivided, single family residential 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. 1<sup>st</sup>  
Austin, Texas 78704

2003 South 1<sup>st</sup> Street  
Austin, Texas 78704  
O: 512.326.3905  
F: 888.866.8175

File No. 9157-1301  
Department Use Only

Application for Street or Alley Vacation  
DATE: 1/24/13  
Department Use Only

**TYPE OF VACATION**

Type of Vacation: Street:  Alley: ; ROW:  Hundred Block: \_\_\_\_\_  
Name of Street/Alley/ROW: Christopher/Viola Street north of 2<sup>nd</sup> Street  
Is it constructed: Yes No  
Property address: \_\_\_\_\_  
Purpose of vacation: Construction of Single Family Residential Development

**PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED**

Parcel #: **Block 3** - Lot 1 - 01020105030000; Lot 2 - 0102010040000; Lot 5- 01020105020000 **Block 2** - Lots 1-3 - 01020106130000; Lots 4-6 - 01020106140000  
Survey & Abstract No.: N/A  
Lot(s): 1-2 & 5 Block: 3 & Lot(s) 1-6 Block:2 Outlot: N/A  
Subdivision Name: Oak Cliff Addition  
Plat Book Vol 3 Page Number: 81 Document Number \_\_\_\_\_

Neighborhood Association Name: Bouldin Creek Neighborhood Association  
Address including zip code: \_\_\_\_\_

**RELATED CASES**

	<b>FILE NUMBERS</b>
Existing Site Plan (circle one): YES / <u>NO</u>	_____
Subdivision: Case (circle one): <u>YES</u> / NO	C8-2012-0148
Zoning Case (circle one): YES / <u>NO</u>	_____

**PROJECT NAME, if applicable:**

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

**OWNER INFORMATION**

Name: 1<sup>st</sup> Street Highland, L.P.  
Address: 2003 S. 1<sup>st</sup> 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 **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.)**

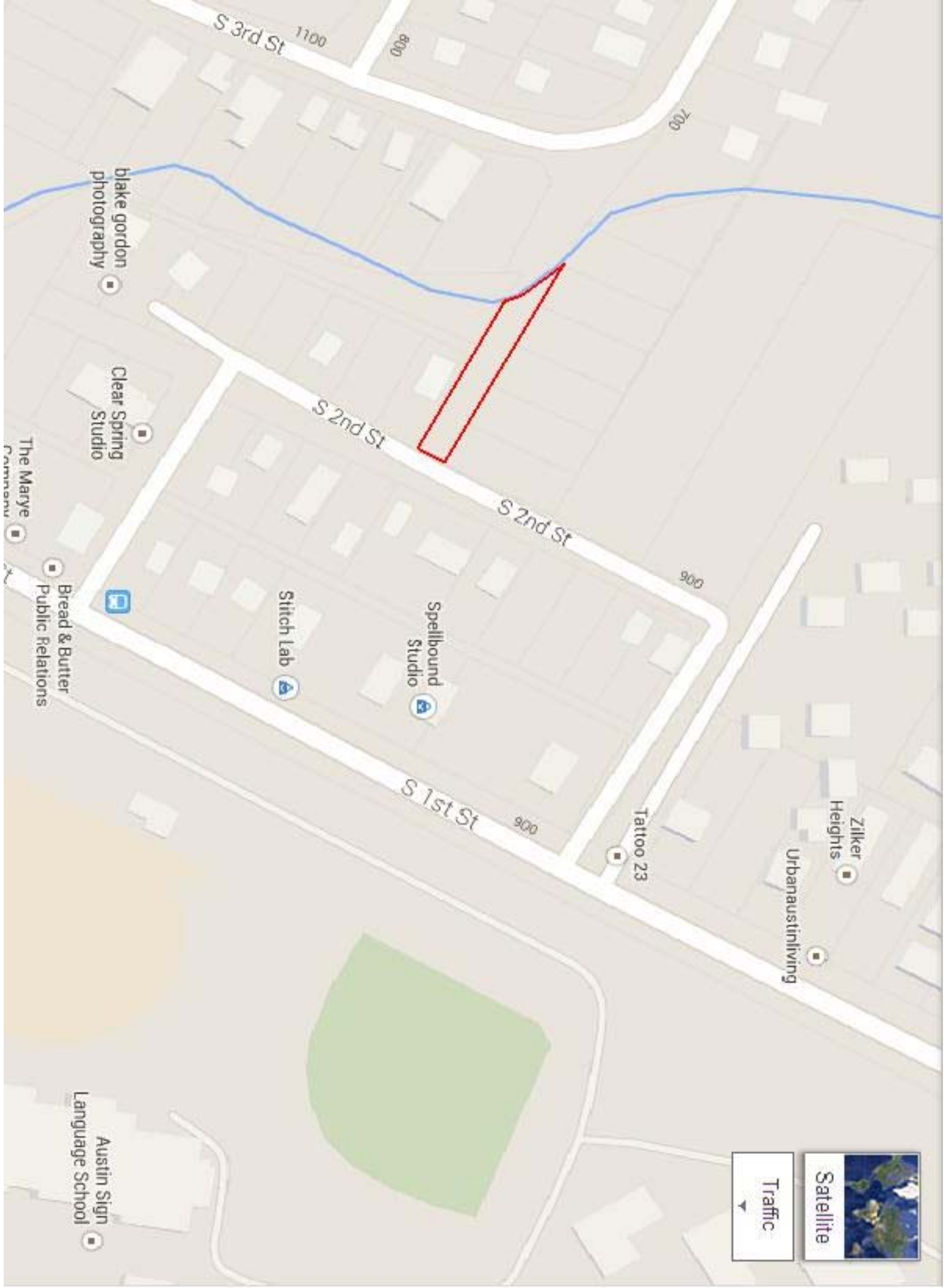
**APPLICANT INFORMATION**

Name: Eduardo Garza  
Firm Name: PSW Real Estate – General Partner of 1<sup>st</sup> Street Highland, L.P.  
Address: 2003 S. 1<sup>st</sup>  
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: [Signature]  
Landowner/Applicant







S 3rd St 1100

800

700

blake gordon  
photography

Clear Spring  
Studio

S 2nd St

S 2nd St

900

The Marje  
Cammannu

Bread & Butter  
Public Relations

Stitch Lab

Spellbound  
Studio

S 1st St

900

Tattoo 23

Zilker  
Heights  
Urbanaustliving

Austin Sign  
Language School

Satellite

Traffic