

MEMORANDUM

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

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

DATE: April 21, 2014

SUBJECT: F# 9325-1401 Partial Vacation of the Alley between West 26th and West 27th Streets and between Whitis Avenue and University Avenue (Adjacent to: 209 West 27th Street).

Attached are the departmental comments and other information pertinent to the referenced alley vacation. All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to relocation of AT&T facilities at developer expense, if needed.**

The applicant has requested that this item be submitted for placement on the **May 13th, 2014, Urban Transportation Commission Agenda** for their consideration.

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

Applicant: John P. Donisi

Property Owner: Protestant Episcopal Church Council of the Diocese of Texas

Mr. Donisi (Applicant) will be present at the meeting to answer any questions regarding the project, if needed.

Eric Hammack, Property Agent Senior
Land Management Section

OFFICE OF REAL ESTATE SERVICES

Attachments

DEPARTMENT COMMENTS FOR THE VACATION OF THE ALLEY
BETWEEN WEST 26TH AND WEST 27TH STREETS AND WHITIS AVENUE and
UNIVERSITY AVENUE (ADJACENT TO: 209 WEST 27TH STREET).

AT&T	APPROVE, SUBJECT TO ANY RELOCATION OF FACILITIES AT DEVELOPER EXPENSE
AUSTIN ENERGY	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	APPROVE
CODE COMPLIANCE	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	DEFER TO WATERSHED
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO ZONING AND PLATTING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Urban Design)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE

MEMORANDUM

Case No.: 9325-1401
Date: January 30, 2014

SUBJECT: ALLEY VACATION

- | | | | |
|-----------------------|--------------------------------|----------------------|---------------------------|
| () Patti Moore | AT&T | () Luis Mata | Grande Communication |
| () Melody Giambruno | Austin Energy | () Danielle Guevara | PDRD (LUR-Engineering) |
| () Rob Spillar | Austin Transportation Director | () Joe Almazan | PDRD (LUR-Transportation) |
| () Angela Baez | Austin Water | () Mark Walters | PDRD (N'borhood Planning) |
| () Ann Hargrove | Austin Resource Recovery | () Humberto Rey | PDRD (Urban Design) |
| () Bruna Quinonez | Code Compliance | () Wendy Rhoades | PDRD (Zoning Review) |
| () Brent Bright | CTM - GAATN | () Cuong Tran | PW - City Engineer |
| () Milissa Warren | EMS | () Larissa Prince | Texas Gas |
| () David Brietzke | Fire | () Scott Wratten | Time Warner |
| () Fabien Villeneuve | Google | () Pam Kearfott | WPD (Engineering) |

A request has been received for vacation of an Alley between West 26th and West 27th Streets, and between Whitis Avenue & University Avenue.

Please review this request and return your comments to Eric Hammack (974-7079), 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 13, 2014.**

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

Comments: _____

Prepared by: _____

Reviewed by: _____

Telephone: _____

Date: _____

401 Congress Avenue
Suite 2100
Austin, Texas 78701

512.370.2800 OFFICE
512.370.2850 FAX
winstead.com

direct dial: (512) 370-2827
jdonisi@winstead.com

January 28, 2014

Mr. Greg Guernsey
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Electronic Delivery

Re: Transmittal letter; All Saints Episcopal Church alley vacation - for a 5,797 square feet portion of public right-of-way located at 209 West 27th Street (the "Property").

Dear Mr. Guernsey:

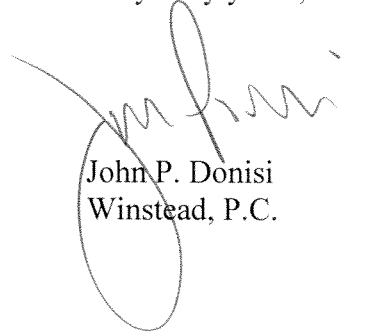
As representatives of the owner of the above stated Property, we respectfully submit the enclosed alley vacation application package for the All Saints Episcopal Church, located at 209 West 27th Street. The requested vacation is for a 0.133 of an acre, being a portion of Block 10, The Whitis Addition, a subdivision recorded in Book N, Page 576 of the Travis County Official Public Records. The alley was dedicated per a plat, but never constructed.

Please see the included attachment "A" for the vacation detail as required per the application material.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

January 28, 2014
Page 2

Very truly yours,

A handwritten signature in black ink, appearing to read "John P. Donisi". The signature is written in a cursive style with a large, looping initial "J".

John P. Donisi
Winstead, P.C.

cc: Mike McChesney, All Saints Episcopal Church (*via electronic delivery*)

File No. 9375-1401 Application for Street or Alley Vacation DATE: 1-30-14
Department Use Only Department Use Only

TYPE OF VACATION

Type of Vacation: Street: ; Alley: ; ROW Hundred Block: 200
Name of Street/Alley/ROW: _____ Is it constructed: Yes No
Property address: 209 West 27th Street
Purpose of vacation: New construction across alley

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0215030505 & 0215030507
Survey & Abstract No.: N/A
Lot(s): 11-15 & 18-23 Block: 10 Outlot: 15
N 2 FT of Lot 24
Subdivision Name: A subdivision of Outlot 15, known as the Whitis Addition, Division D
Plat Book N Page Number 573 Document Number 433511

Neighborhood Association Name: UT Planning Area (No adopted neighborhood plan)
Address including zip code: 78705

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES / <input checked="" type="checkbox"/> NO	_____
Subdivision: Case (circle one): YES / <input checked="" type="checkbox"/> NO	_____
Zoning Case (circle one): <input checked="" type="checkbox"/> YES / NO	<u>C14H-80-022 (Ord.#801120-J)</u>

PROJECT NAME, if applicable:

Name of Development Project: All Saints Episcopal Church
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

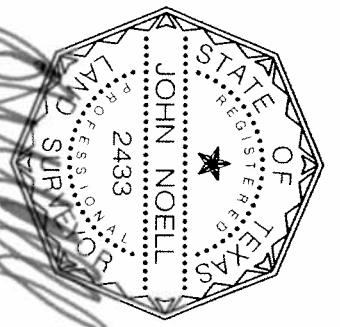
Name: Protestant Episcopal Church Council of the Diocese of Texas (as shown on Deed)
Address: 3203 West Alabama Street Phone: () _____ Fax No.: () _____
City: Houston County: Harris State: Texas Zip Code: 77098-1701
Contact Person/Title: Mike McChesney Cell Phone: () _____
Email Address: _____
(If multiple owners are joining in this request – complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: John P. Donisi
Firm Name: Winstead, P.C.
Address: 401 Congress Avenue, Suite 2100
City: Austin State: Texas Zip Code: 78701
Office No.: (512) 370-2878 Cell No.: () _____ Fax No.: (512) 370-2850
EMAIL ADDRESS: jdonisi@winstead.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



12-10-13

Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83 (1986 Adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

Field Note #1245 to accompany this map.

WHITIS AVENUE (80' R.O.W.)

Mag Nail Set

Mag Nail Set

Protestant Episcopal Church Council
of the Diocese of Texas
Vol. 9211, Pg. 427

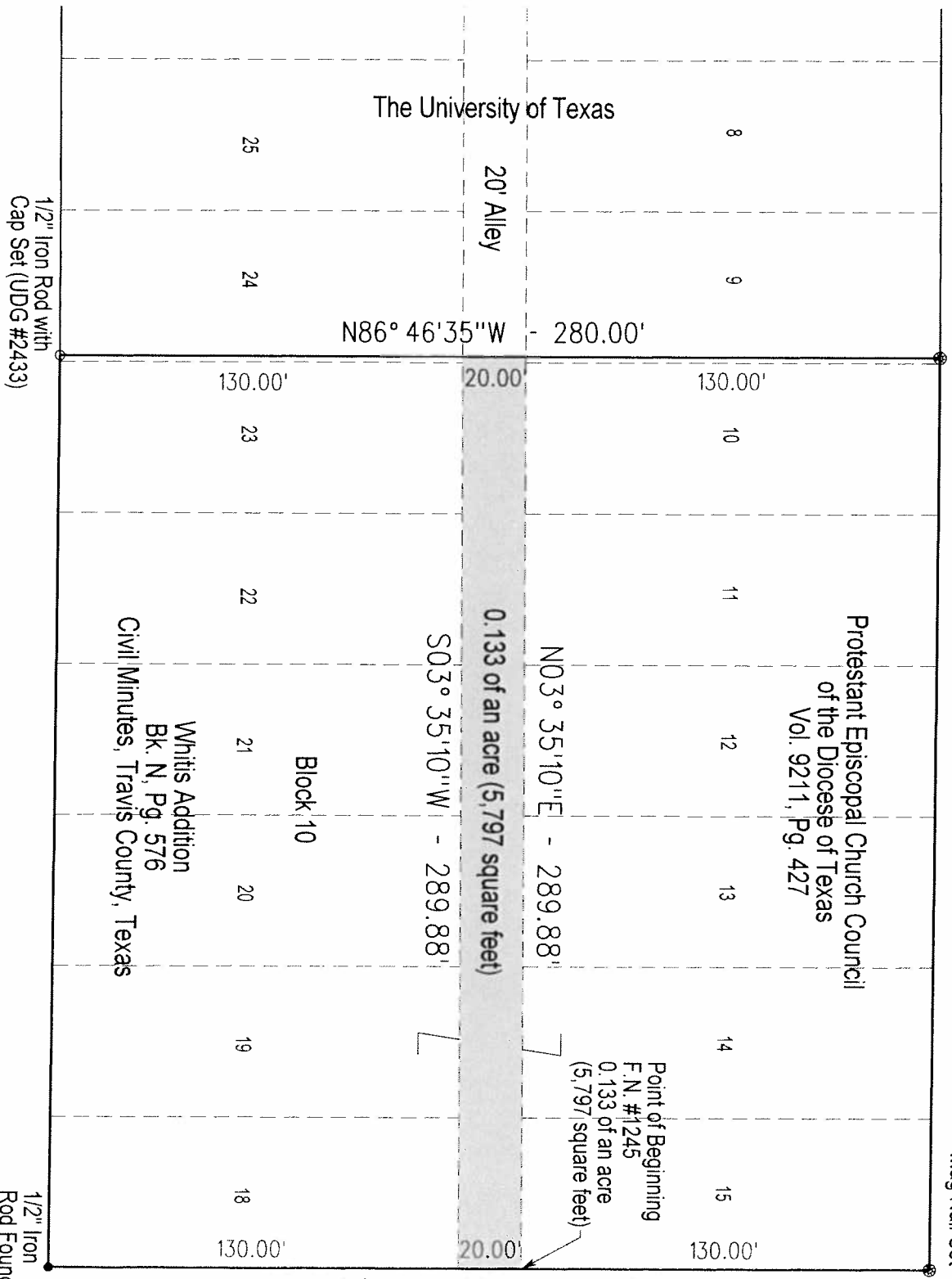
0.133 of an acre (5,797 square feet)

Point of Beginning
F.N. #1245
0.133 of an acre
(5,797 square feet)

The University of Texas

Block 10

Whitis Addition
Bk. N, Pg. 576
Civil Minutes, Travis County, Texas



S86° 46'50"E - 280.00'

WEST 27TH STREET (80' R.O.W.)

UNIVERSITY AVENUE (80' R.O.W.)

SCALE: 1"=50'



1/2" Iron Rod with
Cap Set (UDG #2433)

1/2" Iron
Rod Found

UDG
Urban Design Group

3660 STONERIDGE ROAD
SUITE E101
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-1311
E-MAIL: GENERAL@UDG.COM
WWW: WWW.UDG.COM

page 576

right use, and that in making this partition they
 said Homestead or any part thereof. P. D. Cordova
 Civil Minutes Flavius Cronit.
 N Joseph Spruce
 Prop conveyed to Mrs. Florence Whitis
 (Seal)

NOV. 24, 1880

Homestead.

1-576

Movs.

Lamar Street

Sold 1	Sold 20
do 2	do 21
do 3	do 22
do 4	do 23
do 5	do 24
do 6	do 25
do 7	do 26
do 8	do 27
do 9	do 28
do 10	do 29
do 11	do 30
do 12	do 31
do 13	do 32

16	17
18	19
20	21
22	23
24	25
26	27
28	29
30	31
32	33

John 16	John 17
do 18	do 19
do 20	do 21
do 22	do 23
do 24	do 25
do 26	do 27
do 28	do 29
do 30	do 31
do 32	do 33

Riqua 16	Riqua 17
do 18	do 19
do 20	do 21
do 22	do 23
do 24	do 25
do 26	do 27
do 28	do 29
do 30	do 31
do 32	do 33

Houston Street

Sold 1	Sold 7
do 2	do 8
do 3	do 9
do 4	do 10
do 5	do 11
do 6	do 12

John 4	Mary 7
John 5	do 8
Sold 4	do 9
do 3	do 10
do 2	do 11
do 1	Sold 12

John 4	John 7
do 5	do 8
do 4	do 9
do 3	do 10
do 2	do 11
do 1	Sold 12

Riqua 4	Sold 7
do 5	do 8
do 4	do 9
do 3	do 10
do 2	do 11
do 1	Sold 12

Rook Street

Sold 1	Sold 7
do 5	do 8
do 4	do 9
do 3	do 10
do 2	do 11
do 1	do 12

Sold 1	Sold 7
do 5	Sold 8
do 4	Sold 9
do 3	Sold 10
do 2	Sold 11
do 1	Sold 12

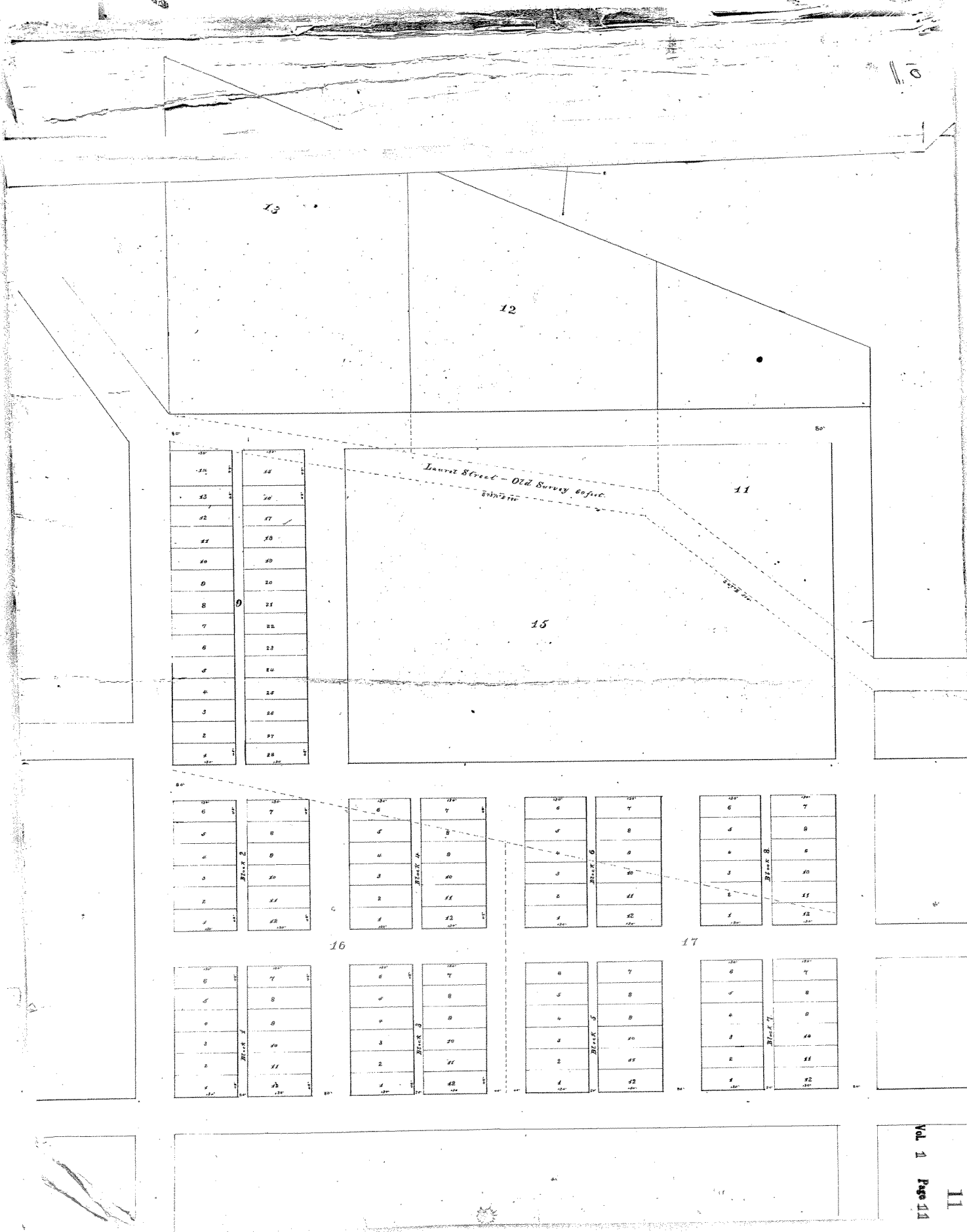
Sold 1	Sold 7
do 5	do 8
do 4	do 9
do 3	do 10
do 2	Sold 11
do 1	do 12

Riqua 4	Sold 7
do 5	do 8
do 4	do 9
do 3	do 10
Sold 2	do 11
do 1	do 12

Orange Street

Lampasas Street

Laga
 Dthe
 Lots
 No
 by
 La
 No
 Q12
 Ho
 Seale



29	30
28	29
27	28
26	27
25	26
24	25
23	24
22	23
21	22
20	21
19	20
18	19
17	18
16	17
15	16
14	15
13	14
12	13
11	12
10	11
9	10
8	9
7	8
6	7
5	6
4	5
3	4
2	3
1	2

6	7
5	6
4	5
3	4
2	3
1	2

6	7
5	6
4	5
3	4
2	3
1	2

6	7
5	6
4	5
3	4
2	3
1	2

6	7
5	6
4	5
3	4
2	3
1	2

6	7
5	6
4	5
3	4
2	3
1	2

6	7
5	6
4	5
3	4
2	3
1	2

6	7
5	6
4	5
3	4
2	3
1	2

6	7
5	6
4	5
3	4
2	3
1	2