

MEMORANDUM

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

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

DATE: November 4, 2014

SUBJECT: F#9243-1308; Vacation of: a 6,722 square foot portion of
East Avenue, adjacent to 805 Lambie Street.

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Attached are the departmental comments and other information pertinent to the referenced right of way vacations. **The areas being requested for vacation have been proposed for redevelopment, however at this time a Site Plan has not been submitted to the Planning Department for review.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to retention of a Water & Wastewater easement, a Drainage Easement, a Utility Easement, and a Telecommunications Easement.**

The applicant has requested that this item be submitted for placement on the **November 12th, 2014 Planning Commission Agenda** for their consideration.

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

Applicant: Ben Turner, of Consort Inc.

Property Owners: Benjamin B. Turner, Jr., Trustee

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

Eric J. Hammack, Property Agent Supervisor
Land Management Section

OFFICE OF REAL ESTATE SERVICES

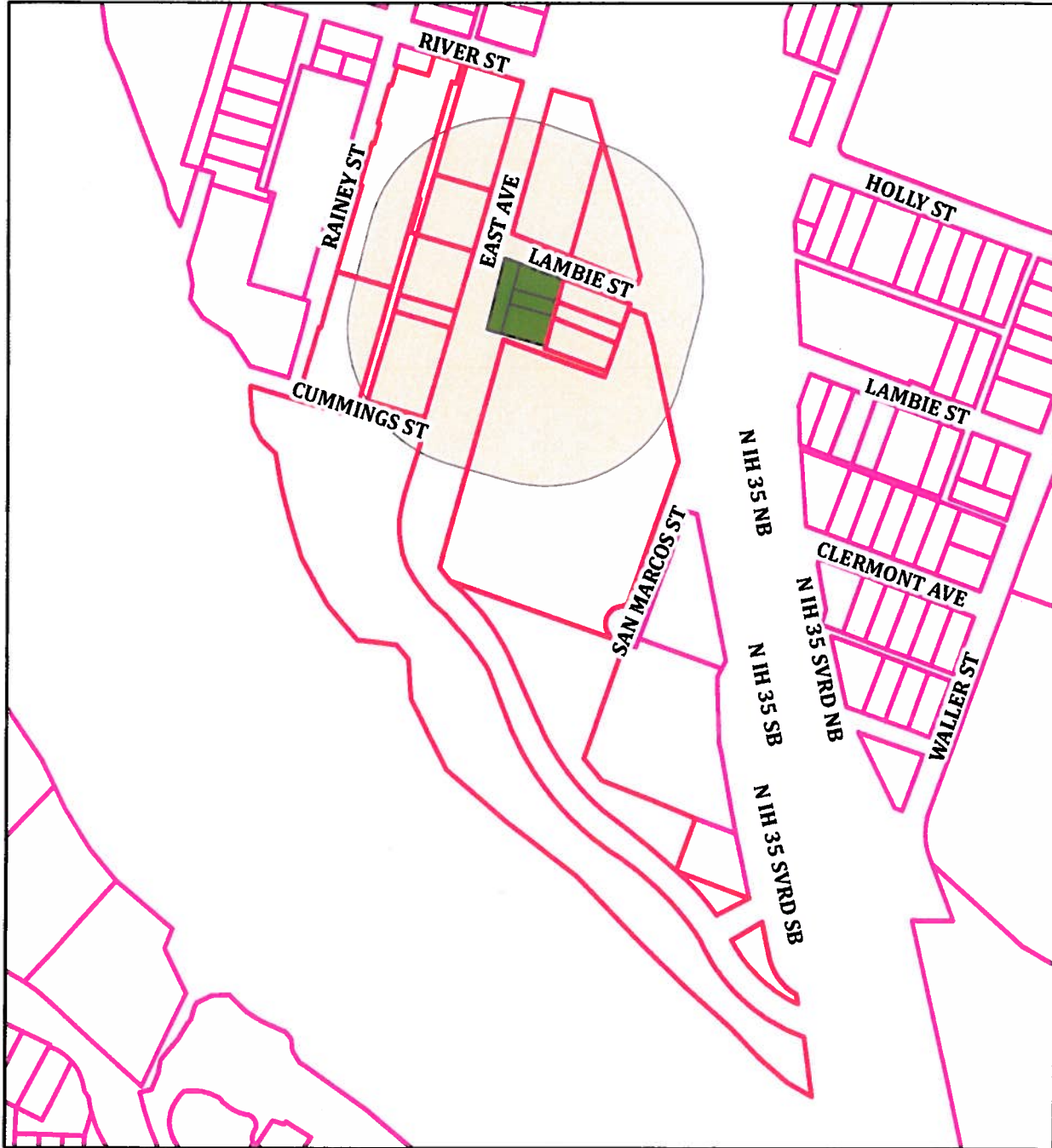
Attachments

DEPARTMENT COMMENTS FOR THE
VACATION OF A PORTION OF EAST AVENUE AT THE SOUTHEAST CORNER OF
THE INTERSECTION OF LAMBIE STREET AND EAST AVENUE

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AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	RETAIN A WATER / WASTEWATER EASEMENT
CAPITAL METRO	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARC	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	RETAIN A DRAINAGE EASEMENT
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Urban Design)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS	APPROVE
TELECOM & REGULATORY AFFAIRS	APPROVE
TEXAS GAS SERVICES	RETAIN AN UTILITY EASEMENT
TIME WARNER	RETAIN A TELECOMMUNICATIONS EASEMENT
WATERSHED PROTECTION (Engineering)	RETAIN A DRAINAGE EASEMENT

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Right-of-Way Vacation at East Avenue and Lambie Street



City of Austin
Real Estate Services



0 75 150
Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by CBoas, 11/3/2014

C30/4



August 21, 2013

Ms. Jennifer Grant
City of Austin
Office of Real Estate Services
One Texas Center
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Planning
Engineering
Landscape
Architecture
Entitlements

Re: 805 Lambie Street
East Avenue ROW Vacation

Dear Ms. Grant:

On behalf of the owners, Benjamin B Turner, Jr., Trustee, we hereby respectfully request vacation of the portion of East Avenue right-of-way abutting 805 Lambie Street.

Lambie Street in the 800 block is a commercial property, adjacent to East Avenue. Both the subject property and the East Avenue right-of-way were originally created by the January, 1840 Austin Outlots plat (attached) and subsequently re-subdivided. East Avenue right-of-way has never been purchased by the City of Austin and the property and street have been previously developed.

Currently there are a number of utilities located within the area requested for vacation. We request all utility and transportation easement rights vacated within this area, save and except for the existing 72 inch stormwater pipe. An easement for this pipe will be reserved and granted. Utility services for the easements requested for release will no longer be needed by the owner; they need not be physically removed at this time.

The vacated area and the parent track are to be developed to the fullest extent possible, under its current zoning. No site plan has been submitted for review. The project is not part of a Unified Development Agreement, and is not a S.M.A.R.T. Housing Project.

The current zoning of the property and the general area is Central Business District (CBD). The property is bordered to the north by a vacant commercial lot, west by East Avenue, south and east by a fully developed commercial lot. No current parking facilities exist, though future development will require increased parking. This increase in parking will be addressed most likely with a parking structure.

No agreements or easements have been executed with adjacent landowners exist.

The area to be vacated lies within the Rainey District of the Downtown Austin Plan (DAP). Future development will meet DAP criteria.

This area is not located within the University of Texas boundaries.

Ms. Jennifer Grant
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Consort

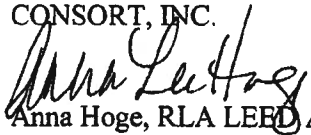
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Along with this letter, please find enclosed the following:

- Completed application form for right-of-way vacation
- Surveyor's sketch and metes and bounds of area to be vacated
- Surveyor's field notes of area to be vacated
- Copy of the current plat and original Austin Outlots Plat, both recorded
- Location Map
- Certified copy of owner's deed

Thank you for your time and consideration of this application. If you have any questions, concerns, or if I can provide any additional information, please call me.

Sincerely,
CONSORT, INC.


Anna Hoge, RLA LEED AP

Enclosures



CBO
76

Application for Street or Alley Vacation
File No. 9243-1308 DATE: 8.23.13
Department Use Only Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: _____; ROW Hundred Block: <100
Name of Street/Alley/ROW: East Avenue Is it constructed: Yes No
Property address: 805 Lambie Street
Purpose of vacation: _____

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 188027
Survey & Abstract No.: _____
Lot(s): 1 Block: 4 Outlot: 54-55 & 71, Div 0
Subdivision Name: W.D. Dodsons Addition
Plat Book 61 Page Number 22 Document Number _____

Neighborhood Association Name: N/A
Address including zip code: 805 Lambie Street, Austin, TX 78701

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	_____
Subdivision: Case (circle one): YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	_____
Zoning Case (circle one): YES <input checked="" type="checkbox"/> / NO <input type="checkbox"/>	<u>C14-04-0097</u>

PROJECT NAME, if applicable:

Name of Development Project: N/A
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

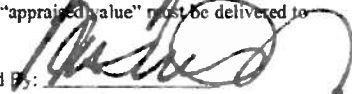
OWNER INFORMATION

Name: Benjamin B Turner, Jr., Trustee (as shown on Deed)
Address: 1646 E. Cesar Chavez Phone: (512) 469-0500 Fax No.: (512) 474-2809
City: Austin County: Travis State: TX Zip Code: 78702
Contact Person/Title: Ben Turner Cell Phone: (____) _____
Email Address: bturner@consortinc.com
(If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: Ben Turner
Firm Name: Consort, Inc.
Address: 1646 E. Cesar Chavez
City: Austin State: TX Zip Code: 78702
Office No.: (512) 469-0500 Cell No.: (____) _____ Fax No.: (512) 784-4453
EMAIL ADDRESS: bturner@consortinc.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

SCALE: 1"=30'

EXHIBIT "A"

TOWERS OF TOWN LAKE
CONDOMINIUMS AMENDED

LEGEND

- 1/2" IRON ROD FND.
- 2" PIPE FND.
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS

C30/7

33.5' OF LOT 2
BLOCK 4
ELM GROVE SUBDIVISION
BOOK. 2, PAGE 241

LOT 1
MD DODSONS ADDITION
BOOK. 81, PAGE 22
BENJAMIN B. TURNER TRUSTEE
DOC. NO. 2012201017
O.P.R.T.C.T.

VACATED ALLEY PER
CITY ORDINANCE 810702-J

TOWERS OF TOWN LAKE
CONDOMINIUMS AMENDED

P.O.C.

S 20°00'00"W 83.27'

BEARING BASIS
S 20°00'00"W 66.64'

P.O.B.

AREA TO BE VACATED

6,722 SQ. FT.

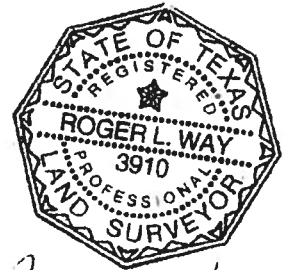
201.77'

S 66°13'50"E 101.05'

N 66°13'50"W 101.05'

EAST AVENUE
(200' R.O.W.)

N 20°00'00"E 66.64'



Roger L. Way

FIELD WORK	By	Date
DRAFTING	JS	06-05-13
	EL	

SURVEY DATE: 06-08-13
Job No. 08804713_2
SCALE: 1"=30'

ALL POINTS SURVEYING
1714 FORTVIEW, SUITE 200
AUSTIN TX. 78704
TEL: (512) 440-0071 - FAX (512) 440-0180

