

## 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# 9245-1308; Vacation of a 3,347 square foot portion of  
East Avenue, adjacent to 803 Lambie Sreet.

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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 12<sup>th</sup>, 2014 Planning Commission Agenda** for their consideration.

Staff contact: Eric Hammack at 974-7079 or [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)

Applicant: Ben Turner, of Consort Inc.

Property Owners: Allan L. Williams & Andrew J. Forsythe.

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**

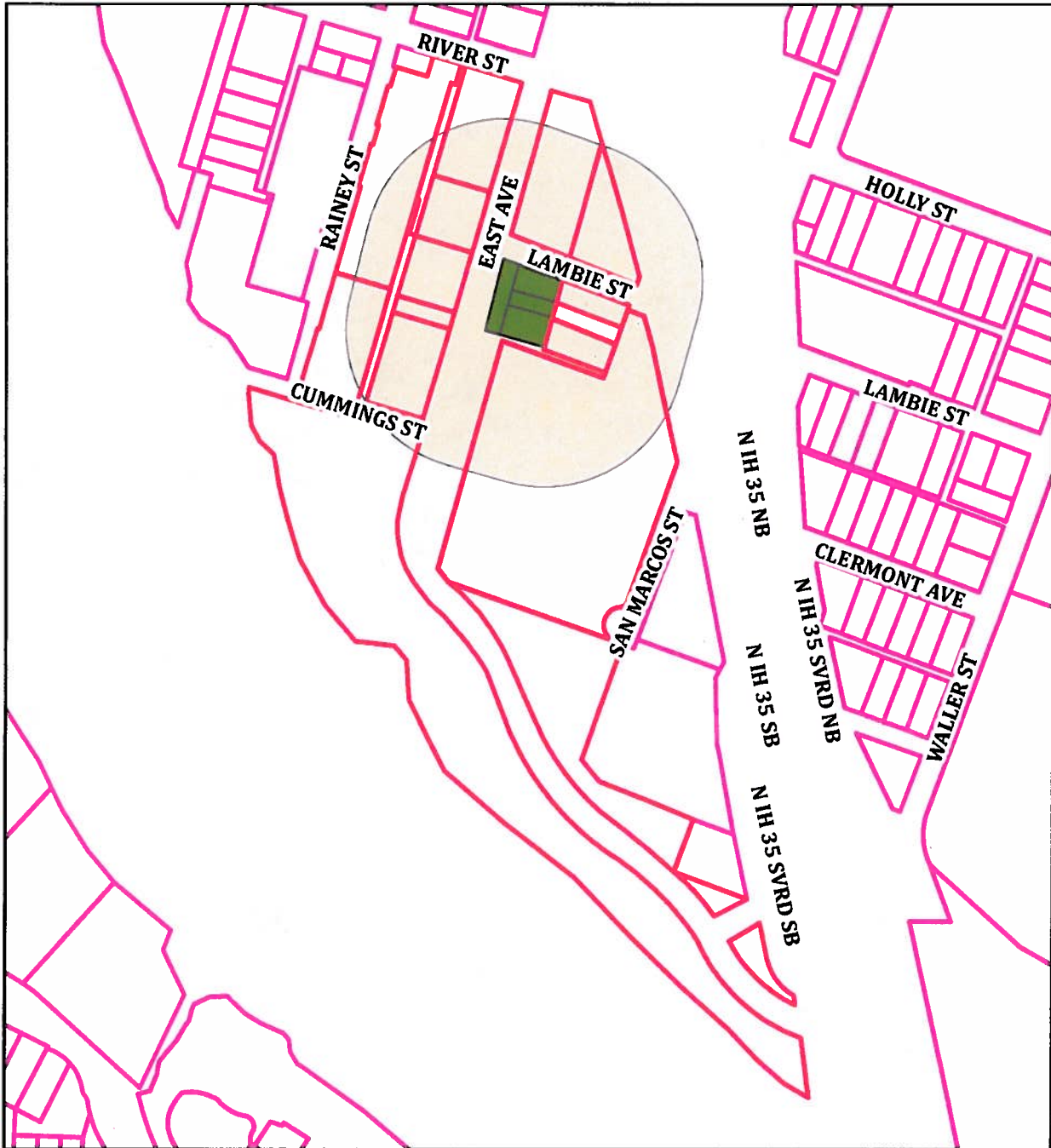
Attachments

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	RETAIN A UTILITY EASEMENT
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

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Consort

August 21, 2013

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

Planning  
Engineering  
Landscape  
Architecture  
Entitlements

Re: 803 Lambie Street  
East Avenue ROW Vacation

Dear Ms. Grant:

On behalf of the owners, Allan L. Williams and Andrew J. Forsythe, we hereby respectfully request vacation of the portion of East Avenue right-of-way abutting 803 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. 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 tract 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 Ave, south by a vacant commercial lot and east by a portion of 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.

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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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



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File No. 9245-1308 Application for Street or Alley Vacation DATE: 8-26-13  
Department Use Only Department Use Only

**TYPE OF VACATION**

Type of Vacation: Street: \_\_\_\_\_; Alley: \_\_\_\_\_; ROW X Hundred Block: <100  
Name of Street/Alley/ROW: East Avenue Is it constructed:  Yes No  
Property address: 803 Lambie Street  
Purpose of vacation: \_\_\_\_\_

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

Parcel #: 188028  
Survey & Abstract No.: \_\_\_\_\_  
Lot(s): 33.5 ft Lot 2 Block: 4 Outlot: 54-55 & 71, Div O, plus 1/2 adj. vacated alley  
Subdivision Name: Elm Grove Addition  
Plat Book 2 Page Number 241 Document Number \_\_\_\_\_

Neighborhood Association Name: N/A  
Address including zip code: 803 Lambie Street, Austin, TX 78701

**RELATED CASES**

	FILE NUMBERS
Existing Site Plan (circle one): YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	_____
Subdivision: Case (circle one): YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	_____
Zoning Case (circle one): <input checked="" type="checkbox"/> YES / NO	<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: Allan L. Williams and Andrew J. Forsythe (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

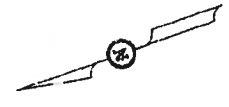
SCALE: 1"=30'

# EXHIBIT "A"

## 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

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TOWERS OF TOWN LAKE  
CONDOMINIUMS AMENDED

1/2 VACATED ALLEY

LOT 1  
BLOCK 4  
ELM GROVE SUBDIVISION  
BOOK. 2, PAGE 241

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

LOT 1  
MD DODDSONS ADDITION  
BOOK. 61, PAGE 22

ALLAN L. WILLIAMS  
ANDREW J. FORSYTHE  
VOL. 12155, PG. 254  
R.P.R.T.C.T.

P.O.C.

S 20°00'00"W 50.09'

BEARING BASIS  
S 20°00'00"W 33.18'

P.O.B.

AREA TO BE  
VACATED

3347 SQ. FT.

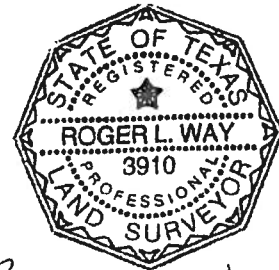
EAST AVENUE  
(200' R.O.W.)

201.77'

S 66°13'30"E 101.09'

N 66°13'30"E 101.09'

N 20°00'00"E 33.18'



*Roger L. Way*

By		Date:
FIELD WORK	JS	08-08-13
DRAFTING	EL	

SURVEY DATE: 08-08-13  
Job No. 08804713\_3  
SCALE: 1"=30'

ALL POINTS SURVEYING

1714 FORTVIEW, SUITE 200  
AUSTIN TX. 78704

TEL: (512) 440-0071 - FAX: (512) 440-0199

