

## 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:** March 24th, 2015

**SUBJECT:** F#9243-1308; F#9244-1308; F# 9245-1308; F#9246-1308  
Vacation of: a 6,722 square foot portion of East Avenue; a  
5,052 square foot portion of East Avenue; a 3,347 square  
foot portion of East Avenue, and; a 4,617 square foot portion  
of East Avenue. Said portions of Right-of-Way collectively  
abutting 801 Lambie Street, 803 Lambie Sreet, 805 Lambie  
Street, and 48 East Avenue.

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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 **March 24<sup>th</sup>, 2015 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: Benjamin B. Turner, Jr., Trustee; Wm. Terry Bray, Trustee; Allan L. Williams & Andrew J. Forsythe, and; 48 East Avenue Partnership.

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**

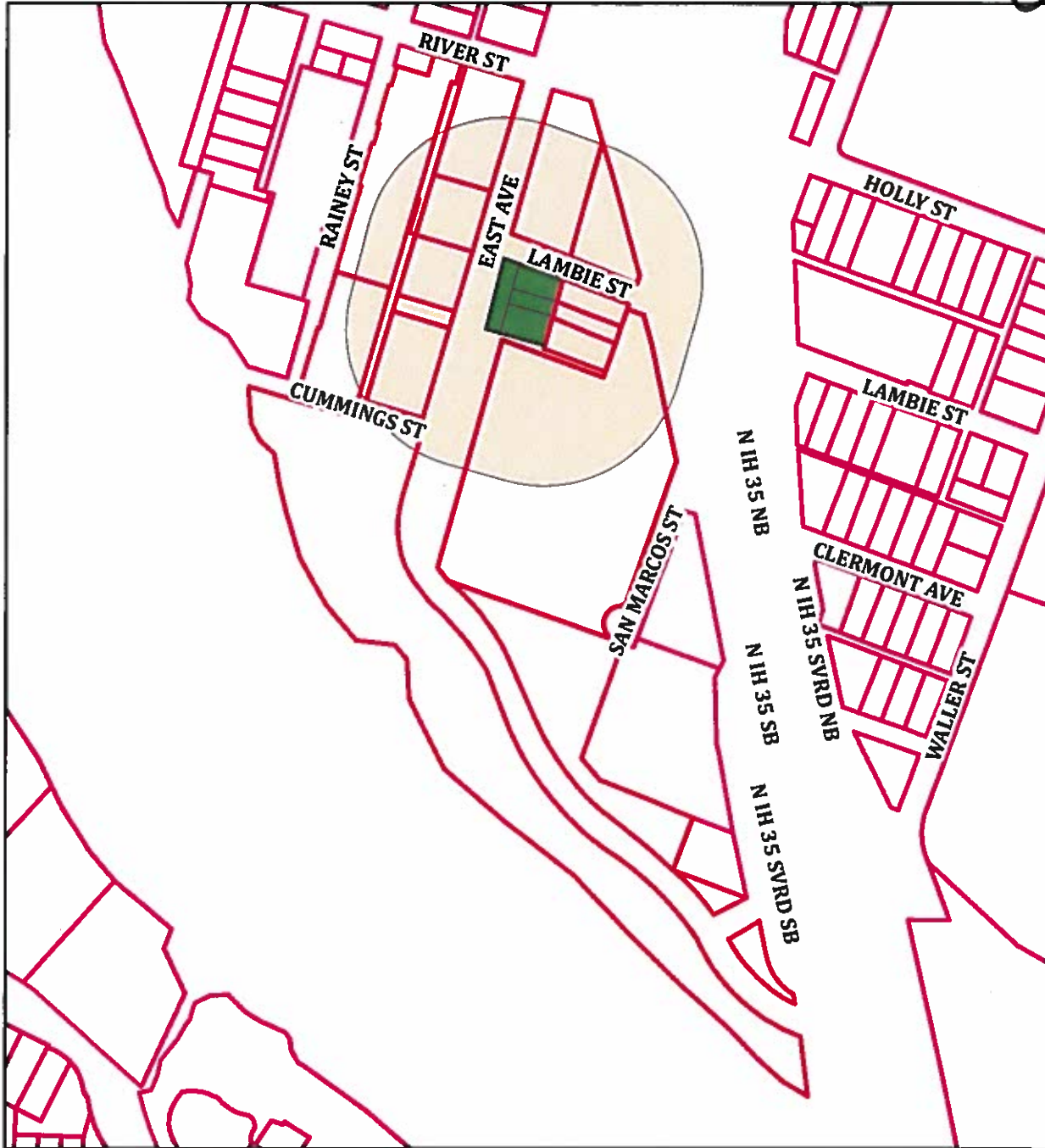
Attachments

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

C23  
/2

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)	RETAIN A PUE
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



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.

0 75 150  
Feet

Produced by CBoas, 11/3/2014



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: 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  
Page 2

Consort

C29/5

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



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

C23  
/6

**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: 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 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>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

*C23  
17*

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

LOT 1  
MO DODSONS ADDITION  
BOOK. 61, 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.

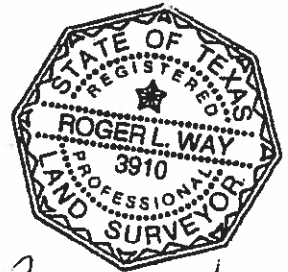
201.77'

S 66°13'50"E 101.09'

N 66°13'51.99" W

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

N 20°00'00"E 66.64'



*Roger L. Way*

FIELD WORK	By	Date
	JS	08-08-13
DRAWING	By	Date
	EL	

SURVEY DATE: 08-08-13  
Job No. 06804713\_2  
SCALE: 1"=30'

ALL POINTS SURVEYING

1714 FORTVIEW, SUITE 200  
AUSTIN TX. 78704

TEL: (512) 440-0071 - FAX: (512) 440-0100





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: 801 Lambie Street  
East Avenue ROW Vacation

Dear Ms. Grant:

On behalf of the owner, Wm Terry Bray, Trustee, we hereby respectfully request vacation of the portion of East Avenue right-of-way abutting 801 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 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 Lambie Street, west by East Avenue, 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  
Page 2

Consort

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

C23  
/9

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 LBED AP

Enclosures



C23  
/10

File No. 9244-1308 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  Hundred Block: <100  
Name of Street/Alley/ROW: East Avenue Is it constructed:  Yes No  
Property address: 801 Lambie Street  
Purpose of vacation:     

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

Parcel #: 188029  
Survey & Abstract No.:       
Lot(s): 1 Block: 4 Outlet: 54-55 & 71, Div 0, 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: 801 Lambie Street, Austin, TX 78701

**RELATED CASES**

	FILE NUMBERS
Existing Site Plan (circle one): YES / <input checked="" type="checkbox"/> NO	<u>    </u>
Subdivision: Case (circle one): YES / <input checked="" type="checkbox"/> NO	<u>    </u>
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: Wm. Terry Bray, 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  
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Signed By: Wm Terry Bray  
Landowner/Applicant Trustee

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
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

*C23 / 11*

TOWERS OF TOWN LAKE CONDOMINIUMS AMENDED

1/2 VACATED ALLEY

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

WILLIAM TERRY BRAY  
DOC. NO. 2012201018  
O.P.R.T.C.T.

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

LAMBIE STREET  
(50' R.O.W.)

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

BEARING BASIS  
S 20°00'00"W 50.09'

S 20°00'00"W 33.18'

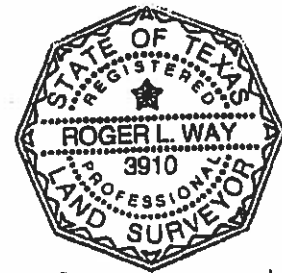
AREA TO BE VACATED

5052 SQ. FT.

201.77'  
S 66°13'50"E 100.09'

60.701' A.066.61.92 N

N 20°00'00"E 50.09'



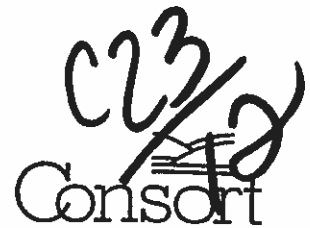
*Roger L. Way*

FIELD WORK	By	Date
JS	JS	08-05-13
DRAWING	By	Date
EL	EL	

SURVEY DATE: 08-05-13  
Job No. 06804713\_4  
SCALE: 1"=30'

ALL POINTS SURVEYING  
1714 FORTVIEW, SUITE 200  
AUSTIN TX. 78704  
TEL: (512) 440-0071 - FAX: (512) 440-0138





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.

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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.

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Ms. Jennifer Grant  
Page 2

Consort

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123  
/13

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



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

C23  
14

**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 0, 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 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: 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.)

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 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  
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 Landowner/Applicant

SCALE: 1"=30'

# EXHIBIT "A"

## LEGEND

- 1/2" IRON ROD FND.
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- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS



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

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

LOT 1  
MD DODSONS ADDITION  
BOOK. 61, PAGE 22

*C23/15*

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

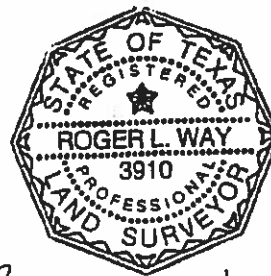
201.77'  
**EAST AVENUE**  
(200' R.O.W.)

3347 SQ. FT.

S 66°13'30"E 101.09'

40701 A.06.01.99 N

N 20°00'00"E 33.18'



*Roger L. Way*

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

SURVEY DATE: 06-06-13  
Job No. 06804713\_3  
SCALE: 1"=30'



**ALL POINTS SURVEYING**  
1714 FORTVIEW, SUITE 200  
AUSTIN TX. 78704  
TEL: (512) 440-0071 FAX: (512) 440-0190

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

C23  
/16

Re: 48 East Avenue  
East Avenue ROW Vacation

Dear Ms. Grant:

On behalf of the owners, 48 East Avenue Partnership, we hereby respectfully request vacation of the portion of East Avenue right-of-way abutting 48 East Avenue.

East Avenue in this block is comprised of commercial properties. 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.

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Ms. Jennifer Grant  
Page 2

Consort

C23  
/17

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



File No. 9246-1308 Application for Street or Alley Vacation  
Department Use Only DATE: 8-28-13  
Department Use Only

C23  
18

**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: 48 East Avenue  
Purpose of vacation: \_\_\_\_\_

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

Parcel #: 190879  
Survey & Abstract No.: \_\_\_\_\_  
Lot(s): 22 Block: A Outlot: \_\_\_\_\_  
Subdivision Name: ZOPPP Addition  
Plat Book 65 Page Number 56 Document Number \_\_\_\_\_

Neighborhood Association Name: N/A  
Address including zip code: 48 East Avenue, 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): <input checked="" type="checkbox"/> YES / NO	<u>C14-04-0082</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: 48 East Avenue Partnership (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: Ben Turner  
Landowner/Applicant

SCALE: 1" = 30'

# EXHIBIT "A"

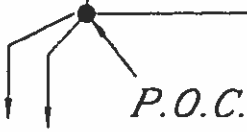
*C23  
19*

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

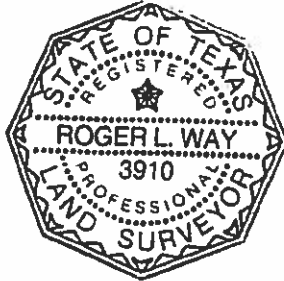
33.5' OF LOT 2  
BLOCK 4  
ELM GROVE SUBDIVISION  
BOOK 2, PAGE 241

LOT 1  
MD DODSONS ADDITION  
BOOK 61, PAGE 22

LAMBIE STREET  
(50' R.O.W.)




N 70°00'00"W 100.89'



*Roger L. Way*

## 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
-  AREA TO BE VACATED



P.O.B.

201.77'

S 70°00'00"E 34.46'

S 20°00'00"W 139.76'

4,617 SQ. FT.

N 70°00'00"W 316.8'

N 18°50'10"E 139.79'

66.43'

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

CURB

BEARING BASIS  
S 20°00'00"W 139.76'

LOT A  
ZOPPP ADDITION  
BOOK 65, PAGE 56  
48 EAST AVENUE PARTNERSHIP  
VOLUME 11279, PAGE 1184  
R.P.R.T.C.T.

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

SURVEY DATE: 08-27-13  
Job No. 06804713\_4  
SCALE: 1"=30'



ALL POINTS SURVEYING

1714 FORTVIEW, SUITE 200  
AUSTIN TX 78704  
TELE: (512) 440-0071 - FAX: (512) 440-0100