

C-23
1

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: April 7th, 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.

The following applications for the partial Vacation of a portion of the East Avenue Right-of-Way were considered by the City of Austin Planning Commission on Tuesday, March 24th, 2015.

The Commission initially voted to postpone action on the Vacation indefinitely so that options regarding a master plan for the Rainey Street district might first be considered, however Assistant City Attorney Nick Goodling informed the Commission that Chapter 14-11-73(B) of City Code states that *"The failure of a Commission to submit an objection to an application to the Director of the Public Works Department before the 31st day after receiving the application is a recommendation for approval of the application"*.

The Commission subsequently revised the postponement of action to the April 14th, 2015 agenda, which is the last Planning Commission meeting within the 31 day period.

The public hearing on this item was closed at the March 24th meeting, and this item is being submitted for action only.

Attached is the agenda submittal packet that was considered at the March 24th meeting.

Eric J. Hammack, Property Agent Supervisor
Land Management Section

OFFICE OF REAL ESTATE SERVICES

MEMORANDUM

C23
/2

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.

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 24th, 2015 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; 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

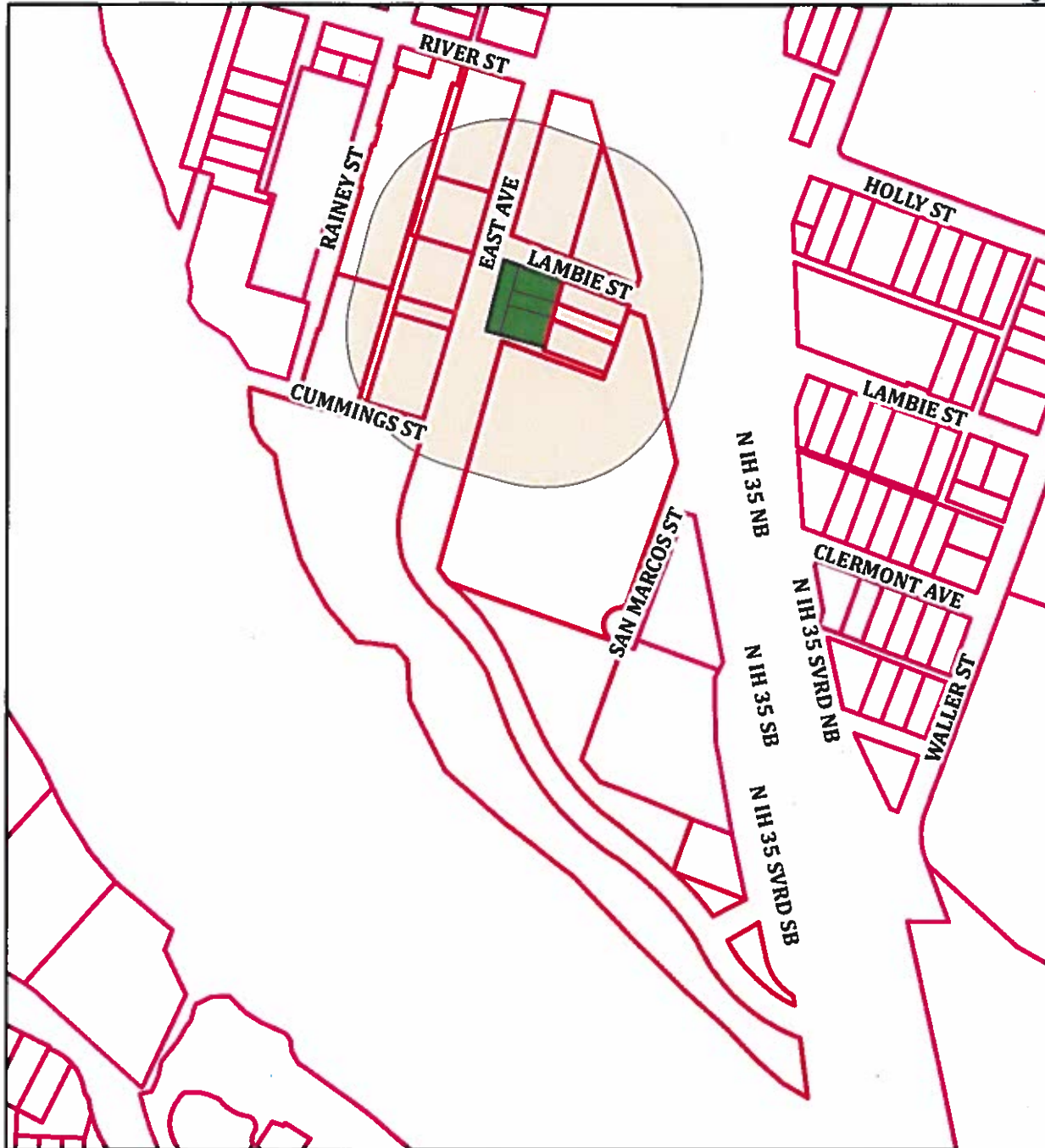
Attachments

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
/3

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
PARD	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

C23
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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, 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
Page 2

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



C23
7

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 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
/ 8

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.

TOWERS OF TOWN LAKE
CONDOMINIUMS AMENDED

VACATED ALLEY PER
CITY ORDINANCE 810702-J

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.

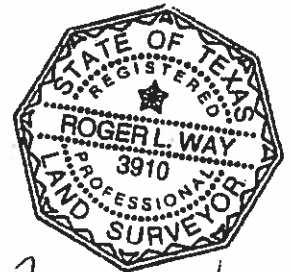
201.77'

S 66°13'30"E 101.09'

657.08' N 0.05'E 1.99' N

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

N 20°00'00"E 66.64'



Roger L. Way

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

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

ALL POINTS SURVEYING
1714 FORTVIEW, SUITE 200
AUSTIN TX. 78704


TEL: (512) 440-0071 - FAX: (512) 440-0186



August 21, 2013


Consort

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: 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


C23
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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



C23
/11

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 #: 1B8029
Survey & Abstract No.: _____
Lot(s): 1 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: 801 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: 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
(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: 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
12

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.)

BEARING BASIS
S 20°00'00"W 50.09'

S 20°00'00"W 33.18'

AREA TO BE
VACATED

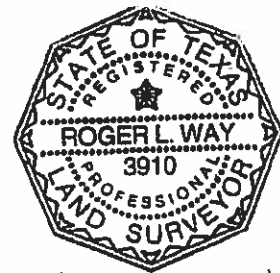
5052 SQ. FT.

201.77'
S 66°13'50"E 100.09'

60701 A.055.81.99 N

N 20°00'00"E 50.09'

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



Roger L. Way

	By	Date
FIELD WORK	JS	08-05-13
DRAFTING	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) 440-0091 - FAX: (512) 440-0198





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: 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
Page 2

Consort


C23
/14

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



C23
15

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 adl. 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.)

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

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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

C23/16



TOWERS OF TOWN LAKE
CONDOMINIUMS AMENDED

1/2 VACATED ALLEY

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

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

LOT 1
MD DODSONS 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

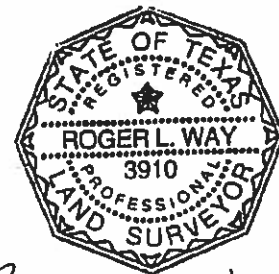
3347 SQ. FT.

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

S 66°13'50"E 101.09'

N 66°13'50"W 101.09'

N 20°00'00"E 33.18'



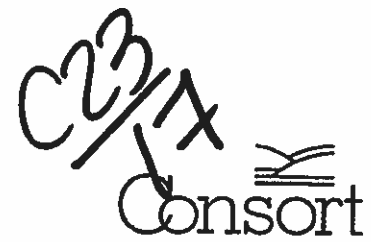
Roger L. Way

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

SURVEY DATE: 06-06-13
Job No. 08804713_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, 4th Floor
Austin, Texas 78704

Planning
Engineering
Landscape
Architecture
Entitlements

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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The current zoning of the property and the general area is Central Business District (CBD). The property is bordered to the north, west, and south by fully developed commercial properties and to the east by East Avenue. 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

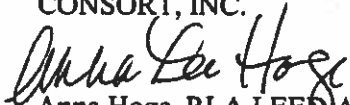
C23
1/18

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
19

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 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>C14-04-0082</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"

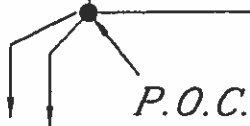
23/20

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


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 DOUSONS ADDITION
BOOK 61, PAGE 22



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



Roger L. Way



N 70°00'00"W 100.89'

P.O.B.

201.77'

S 70°00'00"E 34.46'

S 20°00'00"W 139.76'

4,617 SQ. FT.

N 18°50'10"E 139.79'

CURB

66.43'

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

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.

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

SURVEY DATE: 06-27-13
Job No. 08804713_4
SCALE: 1"=30'

ALL POINTS SURVEYING

1714 FORTVIEW, SUITE 200
AUSTIN TX 78704

TELE. (512) 440-0071 - FAX (512) 440-0199

