

MEMORANDUM

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

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

DATE: July 20, 2015

SUBJECT: F# 9514-1504; Vacation of a portion of an unconstructed Alley between East 4th Street and East 5th Street, immediately west of Robert T. Martinez Jr. Street.

Attached are the departmental comments and other information pertinent to the referenced right of way vacation. All affected departments and private utility franchise holders have reviewed this request and recommend approval.

The applicant has requested that this item be submitted for placement on the July 28th, 2015, Planning Commission Agenda for their consideration.

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

Applicant: David Cancialosi

Property Owners: M. Andrew Edgerton and Sarah Susan Holloway Edgerton

Eric J. Hammack, Real Estate Supervisor
Land Management Section

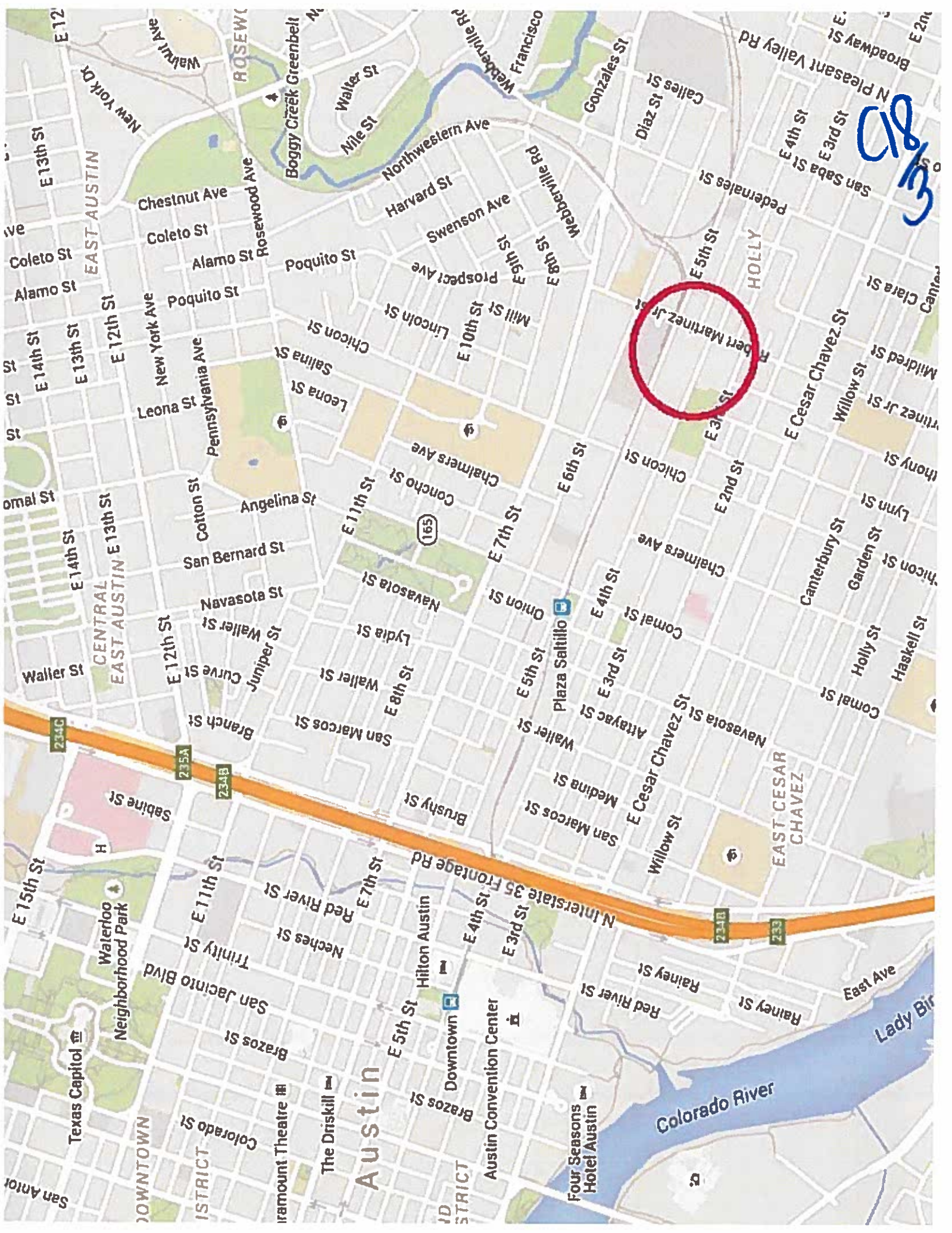
OFFICE OF REAL ESTATE SERVICES
Attachments

C18
/1

DEPARTMENTAL COMMENTS FOR THE VACATION OF A PORTION OF AN UNCONSTRUCTED ALLEY BETWEEN EAST 4TH STREET AND EAST 5TH STREET, IMMEDIATELY WEST OF ROBERT T. MARTINEZ JR. STREET

C18/2

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN WATER	APPROVE
CODE COMPLIANCE	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE – APPLICANT REQUIRED TO PAY COST ANY UTILITY RELOCATION, IF NEEDED
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Parks and Recreation)	APPROVE
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



Handwritten blue scribble or signature in the top right corner of the map.

18/4

Robert Martinez Jr St

Robert Martinez Jr St

Robert Martinez Jr St

Martinez Jr St

E 5th St

E 5th St

Enviromedia
Social Marketing

Big Red Dog
Civil Engineering and...

Pure Castings

E 4th St

E 4th St

E 4th St

L B Automotive

Zavala Elementary
School



C18
1/5

MEMORANDUM

Case No.: 9514-1504
Date: April 30, 2015

SUBJECT: ALLEY VACATION

- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| () Lucy Cabading | AT&T | () Cora Wright | PARD |
| () Melody Giambruno | Austin Energy | () Ricardo Soliz | PARD |
| () Rob Spillar | Austin Transportation Director | () Danielle Guevara | PDRD (LUR-Engineering) |
| () Angela Baez | Austin Water | () Sangeeta Jain | PDRD (LUR-Transportation) |
| () Roberto Gonzalez | Capital Metro | () Mark Walters | PDRD (N'borhood Planning) |
| () Carlos Dematos | CTM - GAATN | () Humberto Rey | PDRD (Urban Design) |
| () Milissa Warren | EMS | () Wendy Rhoades | PDRD (Zoning Review) |
| () David Brietzke | Fire | () David Boswell | PWD - Office of City Eng'r |
| () Scott Cunningham | Google | () Christian Barraza | Texas Gas |
| () Luis Mata | Grande Communication | () Scott Wratten | Time Warner |
| () Mike Turner | Austin Resource Recovery | () Katina Bohrer | WPD (Engineering) |
| | | () Bruna Quinonez | Code Compliance |

A request has been received for vacation of the south half of a 20' Alley between East 4th Street and East 5th Street (Adjacent to Lot 6, Outlot 8, Division O, Musgrove Subdivision, recorded in Volume Z, Page 595, DRTC).

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: **May 14, 2015.**

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

Comments: _____

Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments: _____

Reviewed by: _____

Telephone: _____

Date: _____

April 28, 2015

C18
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RE: Alley vacation request – 2110 East 4th St

To Whom It May Concern:

This application is requesting the approval of a 153 SF alley vacation application for an alley intersecting into property commonly known as 2110 E. 4th St. The alley in question takes access from the intersecting street Robert J. Martinez Street, but the site is identified as part of a larger tract known as 2110 E. 4th St. The site also has 911 addresses assigned to it such as 2106, 2110, 2112 E. 4th St. This is probably due to the tract's assemblage of multiple lots that comprise the overall site in its current configuration.

This is a commercial tract that is known as Pure Castings. The area in question appears to have been dedicated by plat via Musgrove subdivision phase 2 volume Z page 595. There are no records that reflect the city's purchase of this small alley. Both the subdivision and alley are part of the same Musgrove subdivision. The area appears to only exist on paper and is not visible in the field. There are no known utilities in the alley. The alley has no specific plans for redevelopment. The property owner is attempting to sell the property and needs to clean this up as this unknown alley has come up during deed and / or title company research by prospective buyers. Thus it is prohibiting his ability to sell the property until this is resolved. There has been no site plan submitted for the project. This is not a smart housing project. There are no anticipated development plans. The current zoning of adjacent properties is as follows:

1. 2110 E. 4th St is CS-CO-MU-NP
2. 2112 E. 4th St is CS-Co-MU-NP
3. 2105 E. 4th St. is SF-3-NP (this is the Pan Am Recreational Center)
4. 2200 Santa Rosa is SF-NP

The adjacent properties appear to be used in keeping with their zoning. For the subject site there is on-site parking. Same for the adjacent properties. The alley vacation has no impact on surrounding parking.

No other easement agreements have been made with adjacent properties given the 153 SF alley's location mostly 'within' the subject site. The site is not located within DAP or UT boundaries.

Thank you for your consideration,
David Cancialosi, agent for property owner

Application for Street or Alley Vacation
 File No. 9514-1504 DATE: 4/30/15
 Department Use Only Department Use Only

C18
1/7

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: X; ROW _____ Hundred Block: _____
 Name of Street/Alley/ROW: south 1/2 of 20' wide alley between lot 4 & 6 Is it constructed: Yes (No)
 Property address: 2110 E. 4th St, Austin, TX, 78702
 Purpose of vacation: owner utilizes this portion of alley but City does not utilize for public purposes

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0203090816
 Survey & Abstract No.: SAM Surveying, Abstract No. 7
 Lot(s): 6 Block: _____ Outlot: 8, Division 0
 Subdivision Name: Musgrove
 Plat Book Z Page Number 595 Document Number _____

Neighborhood Association Name: N/A
 Address including zip code: _____

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES <u>(NO)</u>	_____
Subdivision: Case (circle one): YES <u>(NO)</u>	_____
Zoning Case (circle one): YES <u>(NO)</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: _____ (M. A. Edgerton) Sarah Edgerton (as shown on Deed)
 Address: 2110 E. 4th St. Phone: () N/A Fax No.: () _____
 City: Austin County: Travis State: TX Zip Code: 78702
 Contact Person/Title: _____ Cell Phone: () _____
 Email Address: andy@purecastingsco.com
 (If multiple owners are joining in this request – complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: David Cancialosi
 Firm Name: Permit Partners, LLC
 Address: 105 W. Riverside Dr. Ste 225
 City: Austin State: TX Zip Code: 78704
 Office No.: (512) 593-5361 Cell No.: () _____ Fax No.: () _____
 EMAIL ADDRESS: david@permit-partners.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: [Signature]
 Landowner/Applicant



GRAPHIC SCALE

"EXHIBIT B"

C18
8/8

EAST 67' OF LOT 3
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

LOT 4
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

(143.92' x 10.0')
S20°13'03"W 154.34'

NORTH HALF OF 20' ALLEY
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

SOUTH HALF OF 20' ALLEY
(TO BE VACATED)
0.015 ACRE (664 SQ. FT.)
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

EAST 66.05' OF LOT 5
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

SARAH SUSAN
HOLLOWAY EDGERTON AND
M. ANDREW EDGERTON
VOL. 12501, PG. 85
LOT 6
MUSGROVE SUBDIVISION
VOL. Z, PG. 595
D.R.T.C.TX

ROBERT T. MARTINEZ JR. STREET
(60' ROW)

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S20°34'36"W	10.00'
L2	N69°25'39"W	66.37'
L3	N20°13'03"E	10.00'
L4	S69°25'39"E	66.43'
L5	N20°34'36"E	10.00'

NOTES:

1. ALL BEARING ARE GRID BEARINGS AND ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, US SURVEY FOOT. DISTANCES SHOWN HEREON ARE GRID.
2. FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A" MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT OF EASEMENT.
3. THIS ALLEY VACATION PLAT AND THE ATTACHED DESCRIPTION (EXHIBIT "A") WERE PREPARED FOR THE PURPOSES OF VACATING AN ALLEY AND ARE NOT INTENDED FOR USE AS PROPERTY BOUNDARY SURVEY.

- REVISION
2 - ADDED ADJOINING OWNERSHIP 2015-04-20
3 - REVISED BEARINGS 2015-05-08

LEGEND

- PARCEL LINE
- ADJOINER LINE
- IRON ROD FOUND
- ▲ CALCULATION POINT



William D. Warrick *May 8, 2015*
WILLIAM WARRICK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4426 - STATE OF TEXAS

JOB NUMBER: 34755
DATE: 03/12/2015
SCALE: 1"=40'
SURVEYOR: WILLIAM WARRICK
TECHNICIAN: JEREMY WARREN
DRAWING: 34755EX-ALLEY VACATION
PLAT NO:
PARTY(S) CHIEF:
FIELDBOOKS:



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3028
email: info@sam.biz

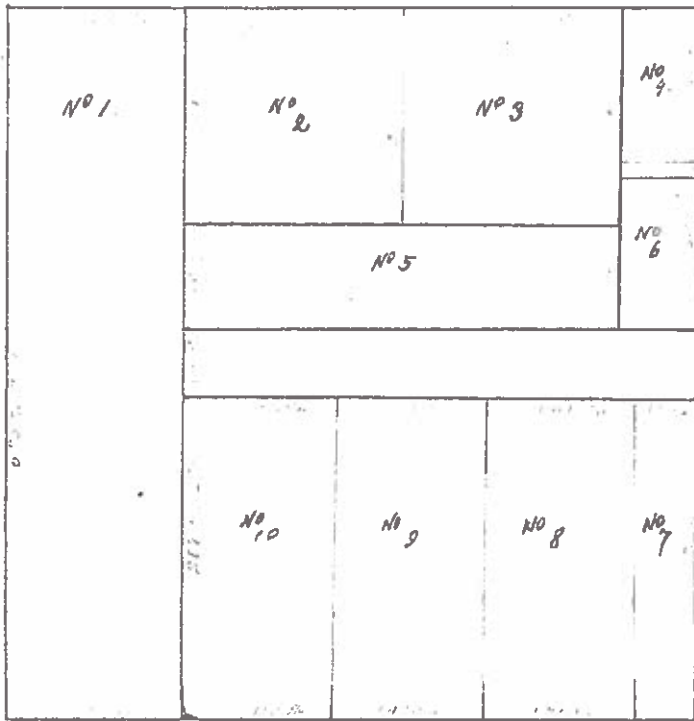
PROJECT: PURE CASTING COMPANY
2106 E. 4TH STREET

SHEET 1
OF 1

Texas Firm Registration No. 10064300

C18/9

Half Acre PINE S...



CYPRESS Street.

Plan of subdivision of 1/2 Acre
 in Division C in the City of Dublin
 Subject to the provisions of the
 Suburban Land Act, 1924