

M E M O R A N D U M

TO: [Andrew Rivera](#), Planning Commission Coordinator
Planning and Development Review Department

FROM: Kim Vasquez, Property Agent Senior
Land Management Section
Office of Real Estate Services

DATE: June 21, 2016

SUBJECT: F#9677-1604; Vacation of a portion of Riverview Street.

Attached are the departmental comments and other information pertinent to the referenced right of way vacation. **The area being requested for vacation is subject to a property exchange agreement between the Parks and Recreation Department and Austin Energy.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, [subject to an interdepartmental Declaration of Utility Location and/or Memorandum of Understanding relating to existing City utility infrastructure.](#)

The applicant has requested that this item be submitted for placement on the **June 27th, 2016, Planning Commission Agenda** for their consideration.

Staff contact: Kim Vasquez at 974-9241 or landmanagement@austintexas.gov

Applicant: Gregory Montes, City of Austin Parks & Recreation Department

Property Owner: City of Austin

Mr. Montez will be present at the meeting to answer any questions regarding the project and vacation request.

Kim Vasquez, Property Agent Senior
Land Management Section

OFFICE OF REAL ESTATE SERVICES

Attachments

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN WATER	APPROVE – Subject to a Declaration of Utility Location or MOU for existing lines.
CAPITAL METRO	APPROVE
CODE COMPLIANCE	APPROVE
CTM – GAATN	APPROVE
DEVELOPMENT SERVICES (Land Use Review-Engineering)	APPROVE
DEVELOPMENT REVIEW SERVICES (Land Use Review-Transportation)	APPROVE
EMS	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & ZONING (Comprehensive Planning)	APPROVE / REFER TO PC
PLANNING & ZONING (Urban Design)	APPROVE
PLANNING & ZONING (Zoning Review)	APPROVE
PUBLIC WORKS (City Engineer)	APPROVE
PUBLIC WORKS (Sidewalks & Special Projects)	APPROVE
PUBLIC WORKS (Urban Trails)	NO COMMENT
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE – Subject to a Declaration of Utility Location or MOU existing lines.

MEMORANDUM

Case No.: 9677-1604

Date: April 13, 2016

SUBJECT:

STREET VACATION

() Lucy Cabading	AT&T	() Jackie Chuter	PARD
() Melody Giambruno	Austin Energy	() David Marquez	DSD (LUR-Engineering)
() Katrina Fenrick	Austin Resource Recovery	() Sangeeta Jain	DSD (LUR-Transportation)
() Rob Spillar	Austin Transportation Director	() Mark Walters	P&Z (Comp. Planning)
() Angela Baez	Austin Water	() Humberto Rey	P&Z (Urban Design)
() Roberto Gonzalez	Capital Metro	() Wendy Rhoades	P&Z (Zoning Review)
() Bruna Quinonez	Code Compliance	() David Boswell	PWD – Office of City Eng'r
() Carlos Dematos	CTM – GAATN	() Nadia Barrera	PWD (connectivity)
() Milissa Warren	EMS	() Christian Barraza	Texas Gas
() Frank Alvarez	Fire	() Joseph Boyle	Time Warner
() Scott Cunningham	Google	() Katina Bohrer	WPD (Engineering)
() Luis Mata	Grande Communication		

A request has been received for the vacation of a portion **Riverview Street** (Approximately located at 2220 Riverview Street / Adjacent to the Holly Street power plant).

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:** **April 27th, 2016.**

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: _____



City of Austin

Austin Parks and Recreation Department
200 South Lamar Boulevard, Austin, Texas

March 30, 2016

City of Austin Office of Real Estate Services
Attn: Eric Hammack
505 Barton Springs Rd.
Austin, Tx. 78704

Dear Mr. Eric Hammack:

On behalf of the Parks and Recreation Department (PARD), you are receiving this letter requesting that a portion (0.0848 ac. or 3,692 sq. ft.) of Riverview Street right-of-way be vacated. The portion of right-of-way that would be vacated is located at the terminus of Riverview Street adjacent to the decommissioned Holly Power Plant as shown in the attached survey called "Exhibit A". Currently, the right-of-way is 40' wide at this location.

PARD is filing this street vacation request in accordance with the Memorandum of Understanding (MOU) between PARD and Austin Energy for the Holly Street Power Plant Decommissioning and Demolition Project (attached). Language pertaining to the Riverview Street vacation can be found on page 3, paragraph 2. This MOU was signed by both the PARD Director and Austin Energy General Manager in July of 2014.

The Austin Energy Department is supportive of this vacation request since it supports the existing MOU and allows Austin Energy improved access to continue the operation and control of the Pedernales Substation.

Should you have any questions, please feel free to contact my office at 974-9458.

Sincerely,

Gregory Montes, Park Development Coordinator
Austin Parks and Recreation Department



Our Mission Statement: To provide, protect and preserve a park system that promotes quality recreational, cultural and outdoor experiences for the Austin community.

APPLICATION FOR STREET OR ALLEY VACATION

File No. 9677-1604
Department Use OnlyDATE: 4-13-16
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: _____; ROW X Hundred Block: _____
 Name of Street/Alley/ROW: RIVERVIEW STREET Is it constructed: (Yes) No
 Property address: TERMINATION OF RIVERVIEW ST BY HOLLY POWER PLANT. NEAREST ADDRESS IS 2020 RIVERVIEW ST.
 Purpose of vacation: CONVEY TO AUSTIN ENERGY DEPT FOR THE OPERATION OF PEDERNALES SUBSTATION

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0301080101 (FESTIVAL BEACH PARK), 0201091101 (AUSTIN ENERGY TO THE NORTH)
 Survey & Abstract No.: _____
 Lot(s): 29-32 Block: B Outlot: 62
 Subdivision Name: DRIVING PARK ADDITION NO. 2
 Plat Book 2 Page Number 240 Document Number _____

Neighborhood Association Name: HOLLY NEIGHBORHOOD COALITION
 Address including zip code: 78702 (LADY BIRD LAKE, 7th ST, CHICON, PLEASANT VALLEY)

RELATED CASES

Existing Site Plan (circle one): YES (NO)
 Subdivision: Case (circle one): YES (NO)
 Zoning Case (circle one): YES (NO)

FILE NUMBERS

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: CITY OF AUSTIN (as shown on Deed)
 Address: P.O. BOX 1088 Phone: () Fax No.: ()
 City: AUSTIN County: TRAVIS State: TX Zip Code: 78767
 Contact Person/Title: _____ Cell Phone: ()
 Email Address: _____
 (If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: GREGORY MONTES
 Firm Name: PARD
 Address: 919 W. 28 1/2 ST.
 City: AUSTIN State: TX Zip Code: 78705
 Office No.: (512) 974-9458 Cell No.: () Fax No.: ()
 EMAIL ADDRESS: GREGORY.MONTES@AUSTINTEXAS.GOV

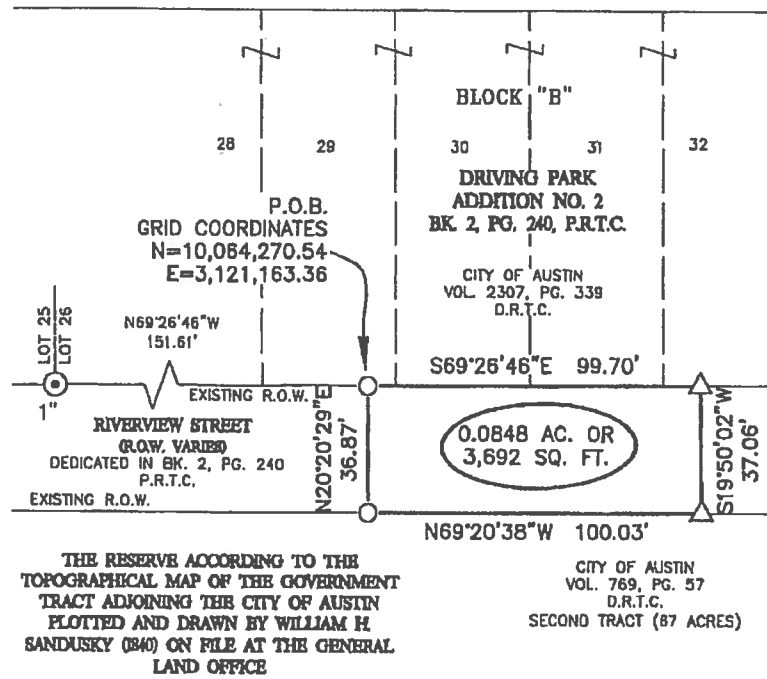
The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) All documents related to this transaction and a 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

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0848 AC. OR 3,692 SQ. FT. OF LAND
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

RE: CITY OF AUSTIN

SCALE 1" = 50'



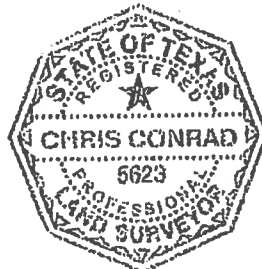
NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE COMMITMENT.

LEGEND

- IRON PIPE FOUND (SIZE NOTED)
- 1/2" IRON ROD FOUND WITH CAP
- IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- ▲ 60D NAIL FOUND
- * SPINDLE SET
- △ CALCULATED POINT

- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY



Chris Conrad

12/19/2014

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 02-0108-11-01

M:\Holly Street Power Plant\DWG\Parcels\Eamt_10-2014\Tract 3.dwg

ISSUED: 12/19/14
SURVEYED BY:

PAGE 3 OF 3

McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

AUSTIN GRID#: K-21 JOB NO.: 14-118



Riverview Street Vacation

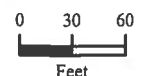
Holly St. Power Plant Decommissioning Project

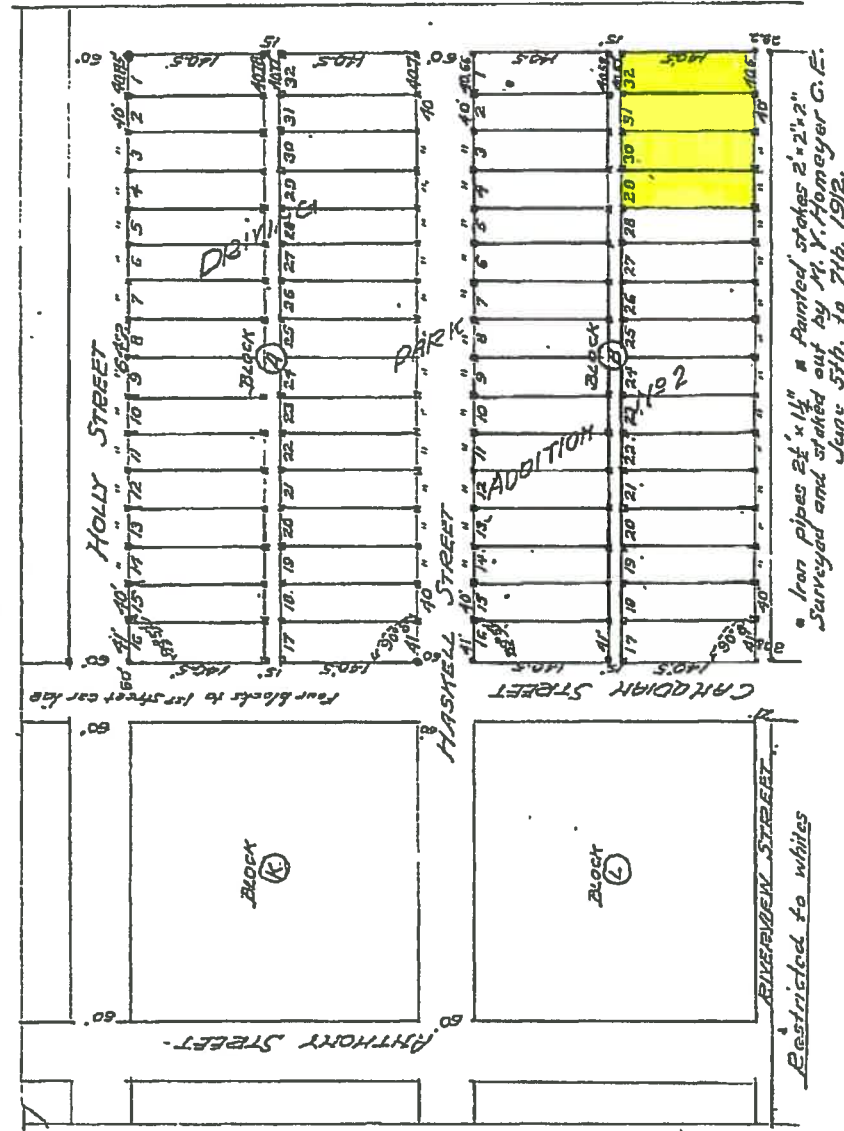


- Legend**
- Basemap Polygon
 - City of Austin Parks

30 March 2016 montesg

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 Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





- PLAN - OF -
 DRIVING - PARK - ADDITION - No. 2
 Composed of Outlot 62
 Div. C in the City of Austin
 Owned by J. L. Lockridge et al
 Section 1/4 = 100 ft.
 Iron pipes 2 1/2 x 1/4" in painted stakes 2' x 2' x 2"
 Surveyed and staked out by M. K. Homeyer C.E.
 June 5th. to 7th. 1912.

The State of Texas
 County of Travis } Known to me by the contents of the
 that C. J. Williams of the County of Travis,
 and State of Texas, acting for myself and as
 the attorney in fact for J. L. Lockridge, Esq.,
 here and D. H. Penick, all of Travis County,
 Texas, as authorized by power of attorney dated
 April 13th, 1912, and recorded in Book 170,
 pages 418 and 419, in the deed records of Travis
 County, Texas, hereinafter to be, being the bearing
 of outlot 62, in Division "D" of the City of
 Austin, Travis County, Texas; hereinafter to be,
 come into lot, Block 2, Street and alley, as
 shown on this plat and for value received do
 hereby dedicate to the use of the City of Austin,
 Travis County, Texas, and published in general
 forever the street and alleys shown here
 on.

And Whereas Above of and hereby declared and
 named in the City of Austin, Travis County, Texas,
 on this 7th day of January, A.D. 1913.

J. L. Williams
 for myself
 J. L. Lockridge
 J. L. Penick
 By J. L. Williams
 Attorney in fact

The State of Texas }
 County of Travis }
 Before me, the undersigned authority, on
 this day personally appeared J. L. Williams
 acting for himself and as attorney in fact for
 J. L. Lockridge, Esq., here and D. H. Penick, all of
 Travis County, Texas, known to me to be the persons
 whose names are subscribed to the above instrument and
 acknowledged to me that he executed the same and
 really and as attorney in fact for J. L. Lockridge,
 Esq., here and D. H. Penick, for the purpose and content
 therein expressed and in the capacity stated.
 Given under my hand and seal of office this 7th day
 of January, A.D. 1913.
 (Notary Seal)
 Notary Public in Travis County, Texas
 Charles H. Jones, Dec. 1912, at 10:30 am