

## MEMORANDUM

**TO:** [Emily Smith](#), Urban Transportation Commission Coordinator  
Austin Transportation Department

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

**DATE:** September 23, 2016

**SUBJECT:** F#9663-1603; Vacation of an Alley Right-of-Way located at  
924 E. Dean Keeton St.

Attached are the departmental comments and other information pertinent to the referenced alley right-of-way vacation. The alley currently bisects an apartment complex property, separating the building from its parking lot, it provides vehicle access to the parking area. All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to dedicating an electric easement and a gas easement, and any required utility relocation would occur at the property owner's expense.**

The applicant has requested that this item be submitted for placement on the **October 11, 2016, Urban Transportation Commission Agenda** for their consideration.

Staff contact: Kim Vasquez at 974-9241 or [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)

Applicant: Megan Wanek, Endeavor Real Estate Group

Property Owner: 924 Dean Keeton Investors, LTD.

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

Kim Vasquez, Property Agent Senior  
Land Management Section

**OFFICE OF REAL ESTATE SERVICES**

Attachments

DEPARTMENTAL COMMENTS FOR THE VACATION OF AN ALLEY RIGHT-OF-WAY  
AT 924 E. DEAN KEETON ST.

AT&T	APPROVE
AUSTIN ENERGY	APPROVE – SUBJECT TO AN ELECTRIC EASEMENT DEDICATION
AUSTIN TRANSPORTATION	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN WATER	APPROVE
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)

APPROVE

TEXAS GAS SERVICES

APPROVE – SUBJECT TO A GAS  
EASEMENT DEDICATION

TIME WARNER

APPROVE – APPLICANT RESPONSIBLE  
FOR ANY REQUIRED UTILITY  
RELOCATION

WATERSHED PROTECTION (Engineering) APPROVE

MEMORANDUM

Case No.: 9663-1603  
Date: March 11, 2016

SUBJECT: ALLEY VACATION

- |                      |                                |                        |                            |
|----------------------|--------------------------------|------------------------|----------------------------|
| ( ) Lucy Cabading    | AT&T                           | ( ) Marilyn Lamensdorf | 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 a full vacation of an Alley, located at 924 E. Dean Keeton St, extending from E. Dean Keeton St on the south to Red River St on the north.

Please review this request and return your comments to Kim Vasquez (512-974-9241), email address: [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov) or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350.  
**Due Date: March 25, 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: \_\_\_\_\_



March 1, 2016

Mr. Eric Hammack  
Real Estate Supervisor  
City of Austin  
Office of Real Estate Services  
505 Barton Springs Rd  
Austin, Texas 78704

RE: Request for Alley Vacation  
E. Dean Keeton Street and Red River Street  
Austin, Travis County, Texas

Dear Mr. Hammack,

Please accept this letter and attached materials as our formal request to vacate the alley located at 924 E. Dean Keeton, extending from E. Dean Keaton Street to Red River Street. The alley, dedicated by original plat in Book 2, page 160, currently bisects a developed apartment property, providing vehicle access to a private parking lot located immediately adjacent to Red River Street.

The property adjacent to the existing ROW includes Lots 5, 6, and 7 (to the east), and lots 8, 9, 10, and 11 (to the west) of Block 3, Fellman Heights Subdivision. The property is all zoned GR-MU-CO-NP/MF-6-CO-NP. The lots are connected by a single development and share a common owner, 924 Dean Keeton Investors, Ltd. Today, lots 5, 6, and 7 total only 0.178 acres and are located on the intersection of Dean Keeton and Red River, which inhibits standalone development on these parcels due to size and access. Because of this, all 7 lots are intended to be redeveloped as a single project, requiring an alley vacation to connect the two properties. The property will be redeveloped with a commercial use.

The alley vacation request is being submitted concurrently with a subdivision plat for the property, however no site plan has been submitted at this time. Because the alley does not contain any existing operational public utilities, no site plan amendments are required as part of the vacation, and we are therefore proposing to process the vacation in advance of the site plan process. There is one existing abandoned public water line within the alley today that is proposed to remain until the time of redevelopment of the property, when it will be either removed or remain abandoned depending on the proposed site plan. This plan is consistent with Austin Water Utility design requirements for existing abandoned facilities.

The property and alley in question is located within the UT area and in the Hancock Neighborhood Planning Area, within the CANPAC zoning limits. The proposed redevelopment will meet the intent of the current property zoning.

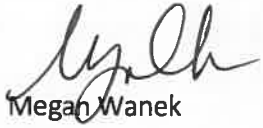
The alley vacation also meets the goals of the CANPAC zoning ordinance and the Imagine Austin Plan goals. The alley vacation will encourage infill redevelopment in the urban core, increasing density near



the University of Texas Campus and multiple transit options, helping to create a 'compact and connected Austin' and providing an investment in our local education system.

Should any additional information be required for review and approval of this application, please do not hesitate to contact me.

Sincerely,



Megan Wanek

APPLICATION FOR STREET OR ALLEY VACATION

File No. 9663-1603  
Department Use Only

DATE: 3/11/2016  
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_; Alley: X; ROW \_\_\_\_\_ Hundred Block: \_\_\_\_\_  
Name of Street/Alley/ROW: NA Is it constructed: Yes No  
Property address: 924 DEAN KEETON  
Purpose of vacation: REDEVELOPMENT OF PARCEL/RECONFIGURING OF NON-COMPLIANT LOT

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0214070619000, 0214070621000,  
Survey & Abstract No.: SEE ATTACHED DESCRIPTION & SURVEY.  
Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Outlot: \_\_\_\_\_  
Subdivision Name: \_\_\_\_\_  
Plat Book \_\_\_\_\_ Page Number \_\_\_\_\_ Document Number \_\_\_\_\_

Neighborhood Association Name: HANCOCK NEIGHBORHOOD PLANNING AREA (CANAL)  
Address including zip code: 805 W. 29<sup>TH</sup> ST, AUSTIN, TX 78705 - ADAM STEPHENS

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES / <u>NO</u>	<u>SEE LETTER</u>
Subdivision: Case (circle one): <u>YES</u> / NO	<u>CO-</u>
Zoning Case (circle one): YES / <u>NO</u>	

PROJECT NAME, if applicable:

Name of Development Project: 924 DEAN KEETON  
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: 924 DEAN KEETON INVESTORS, LTD. (as shown on Deed)  
Address: 500 W. 5TH STREET, SUITE 700 Phone: (512) 682-5585 Fax No.: ( )  
City: AUSTIN County: TRAVIS State: TEXAS Zip Code: 78701  
Contact Person/Title: MEGAN WANEK Cell Phone: (512) 682-7027  
Email Address: MWANEK@ENDEAVOR-RE.COM  
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

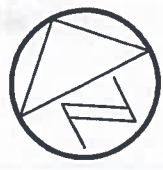
Name: MEGAN WANEK  
Firm Name: ENDEAVOR REAL ESTATE GROUP  
Address: 500 W. 5TH STREET, SUITE 700  
City: AUSTIN State: TX Zip Code: 78701  
Office No.: (512) 682-5585 Cell No.: (512) 682-7027 Fax No.: ( )  
EMAIL ADDRESS: MWANEK@ENDEAVOR-RE.COM

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: [Signature]  
Landowner/Applicant



*mut so  
2-4-16*



1" = 30'

TRACT ONE  
COMANCHE ADD.  
(32/23)

0.974 ACRES  
924 DEAN KEETON  
INVESTORS, LTD.  
(2014060868)

0.063 ACRES  
APPROX. 2,727 SQ. FT.  
PORTION OF ALLEY  
TO BE VACATED

RED RIVER STREET  
(60' RIGHT-OF-WAY WIDTH)

TRACT ONE  
COMANCHE  
ADD.  
(32/23)

LOT 11

LOT 10

BLOCK 3  
FELLMAN HEIGHTS  
(2/160)

LOT 9

LOT 8

EAST DEAN KEETON STREET  
(RIGHT-OF-WAY WIDTH VARIES)

12'-4" ALLEY (2/160)

L1

LOT 5

0.178 ACRES  
924 DEAN KEETON  
INVESTORS, LTD.  
(2014060868)

LOT 6

BLOCK 3  
FELLMAN HEIGHTS  
(2/160)

LOT 7

L4

L3

L5

L2

P.O.B.

C2

*Chaparral*



DATE OF SURVEY: 02/03/16  
PLOT DATE: 02/04/16  
DRAWING NO.: 040-051-VAC  
PROJECT NO.: 040-051  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 2 OF 2






**Subject Site**  
± 0.991 - acres

03 07 2014

BRD #TBD

**Site Location Map**  
 920, 924 & 926 E. Dean Keeton Street  
 Austin, Travis County, Texas



2021 East 5th Street  
 Austin, Texas 78702  
 512.669.5560  
[WWW.BIGREDDOG.COM](http://WWW.BIGREDDOG.COM)

2/160

### Tellman - Heights

As Subdivision, out of the E.S. Corner of Lot 239, Division C, an addition to the City of Austin.

5022 per record from 18th 1904, at 10'clock a.m.  
Received Nov. 28th 1904 at 10 o'clock a.m.

