

MEMORANDUM

TO: Andrew Rivera, Planning Commission Coordinator
Planning and Zoning Department

FROM: Kim Vasquez, Property Agent Senior

DATE: May 15, 2018

SUBJECT: **F#9877-1709 Streets & Alley Vacation of E. 44th St. and Avenue G (Shipe Neighborhood Park Renovation)**

Attached are the departmental comments and other information pertinent to the referenced streets and alley vacation request for portions of E. 44th St. and Avenue G, and the entire alley traversing Block 3; all being situated out of the Hyde Park Addition Subdivision, recorded in Volume 1, Page 67, of the Plat Records of Travis County, Texas. The proposed vacation areas will be used for the parkland and pool renovation at the Shipe Neighborhood Park. All affected departments and private utility franchise holders have reviewed the application request and recommend approval, subject to the following:

- (1) **Austin Water Utility requires an interdepartmental agreement with Parks & Recreation Department for a Declaration of Use for the existing waste water line infrastructure meandering in the alley.**
- (2) **Development Services–Land Use Review Transportation requires the sidewalk improvements along E. 44th St and Avenue G to be built in accordance within Traffic Criteria Manual guidelines.**

The applicant has requested that this item be submitted for placement on the agenda date of **May 22, 2018, Planning Commission.**

Staff contact: Kim Vasquez, Property Agent Senior, Office of Real Estate Services, 512-974-9241, kim.vasquez@austintexas.gov

Applicants: Sergio Altamirano, AIA, LEED AP, Project Manager
City of Austin, Public Works Department

Reynaldo Hernandez Jr., PLA, Project Management
Supervisor/Park Development, City of Austin, Parks & Recreation Department

Property Owner: City of Austin

The applicants will be present at the meeting to answer any questions regarding the development project and vacation request.

Kim Vasquez

CITY OF AUSTIN

Office of Real Estate Services | Land Management

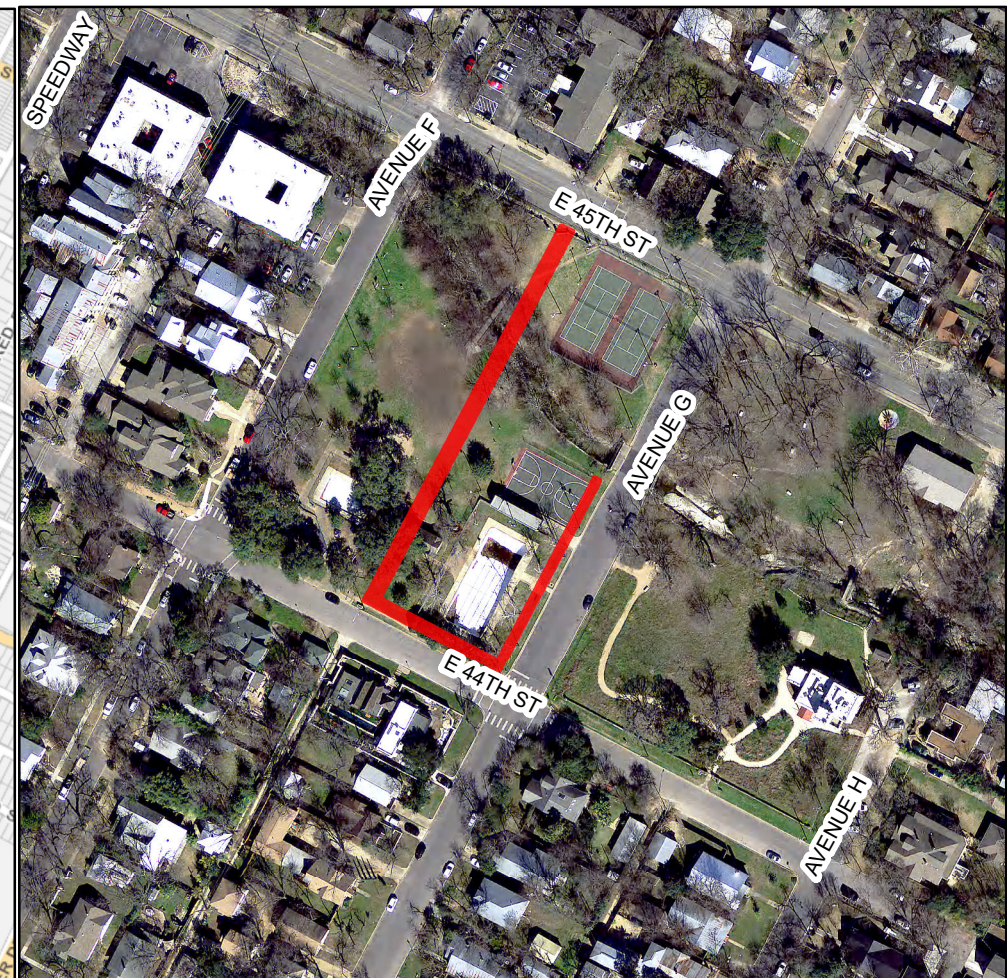
Attachments

2 of 15



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.

Proposed ROW Vacation
2017 Aerial Imagery, City of Austin



0 100 200 Feet

SUMMARY OF REVIEW COMMENTS REPORT

F#9877-1709 STREETS AND ALLEY VACATION

[ENTIRE ALLEY OF BLOCK 3; AND PORTIONS OF E. 44TH ST. AND AVENUE G]

CONDITIONAL APPROVAL COMMENTS

AUSTIN WATER

ASSESSMENT: "Austin Water (AW) approves the rights of way vacation of 0.164 acre (previous request was 0.251 acre), consisting of the entire alley of Avenue F (Block 3) and portions of E. 44th Street and Avenue G, located in the Shipe Neighborhood Park. The rights of way were dedicated by the Hyde Park Addition Subdivision, recorded in Vol 1, P 67, Plat Records, Travis County, Texas with the simultaneous recording of the Declaration of Use Easement for the existing WWL." – **Jenna Neal, Austin Water**

DEVELOPMENT SERVICES – LAND USE REVIEW TRANSPORTATION

ASSESSMENT: "Approved with conditions that the ROW vacation along 44th St and Avenue G so long the sidewalks according to Transportation Criteria Manual standards can be built along these two streets." – **Sangeeta Jain, Development Services**

APPROVED COMMENTS

• AT&T	• PARKS & RECREATION (PARD)
• AUSTIN ENERGY	• DEVELOPMENT SERVICES <u>Land Use Review Engineering</u>
• AUSTIN RESOURCE RECOVERY	• PLANNING & ZONING <u>Neighborhood Planning</u>
• AUSTIN TRANSPORTATION	• PLANNING & ZONING <u>Urban Design</u>
• CAPITAL METRO	• PLANNING & ZONING <u>Zoning Review</u>
• CODE COMPLIANCE	• PUBLIC WORKS <u>Sidewalks & Special Projects</u>
• CTM-GAATN	• PUBLIC WORKS <u>Street & Bridge Operations</u>
• EMS	• TEXAS GAS
• FIRE	• SPECTRUM
• GOOGLE	• WATERSHED PROTECTION <u>Engineering</u>
• GRANDE COMMUNICATIONS	

REVISED MEMORANDUM (2/20/18)

Case No: 9877-1709

Date: Sept 15, 2017

SUBJECT:

STREET & ALLEY VACATION

() Lucy Cabading	AT&T	() Laura Arthur	DSD (LUR-Engineering)
() Melody Giambruno	Austin Energy	() Sangeeta Jain	DSD (LUR-Transportation)
() Katrina Fenrick	Austin Resource Recovery	() Mark Walters	P&Z (Comp. Planning)
() Rob Spillar	Austin Transportation Director	() Humberto Rey	P&Z (Urban Design)
() Angela Baez	Austin Water	() Wendy Rhoades	P&Z (Zoning Review)
() Jenna Neal		() David Boswell	PWD (Office of City Engineer)
() Roberto Gonzalez	Capital Metro	() Eric Dusza	PWD (Sidewalk & Special Pro.
() Bruna Quinonez	Code Compliance	() Janae Ryan	PWD (Connectivity)
() Carlos Dematos	CTM – GAATN	() Christian Barraza	Texas Gas
() Milissa Warren	EMS	() Kevin Rooney	Charter/Spectrum
() Rolando Rodriguez	Fire	() Tony Womack	
() Scott Cunningham	Google	() Annabell Ulary	WPD (Engineering)
() Daniel Pina	Grande Communication		
() Jackie Chuter	PARC		

A revised request has been received for the rights of way vacation of **0.164 acre** (**previous request was 0.251 acre**), consisting of the entire alley of Avenue F (Block 3) and portions of E. 44th Street and Avenue G, located in the Shipe Neighborhood Park. The rights of way were dedicated by the Hyde Park Addition Subdivision, recorded in Vol 1, P 67, Plat Records, Travis County, Texas.

Please review this revised request and return your comments to Kim Vasquez (512) 974-9241, email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350.

Due Date: March 9, 2018

APPROVAL: _____ YES _____ Yes Subject to Requirement _____ No

Comments: _____

Prepared by: _____

Reviewed by: _____

Telephone: _____

Date: _____

PREVIOUS REQUEST MEMORANDUM

Case No: 9877-1709

Date: Sept 15, 2017

SUBJECT:

STREET & ALLEY VACATION

() Lucy Cabading	AT&T	() Jackie Chuter	PARD
() Melody Giambruno	Austin Energy	() Joydeep Goswami	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)
() Bruna Quinonez	Code Compliance	() Wendy Rhoades	P&Z (Zoning Review)
() Carlos Dematos	CTM – GAATN	() David Boswell	PWD (Office of City Engineer)
() Milissa Warren	EMS	() Janae Ryan	PWD (Connectivity)
() Roberto Gonzalez	Capital Metro	() Christian Barraza	Texas Gas
() Scott Cunningham	Google	() Kevin Rooney	Charter/Spectrum
() Daniel Pina	Grande Communication	() Annabell Ulary	WPD (Engineering)
() Rolando Rodriguez	Fire	() Eric Dusza	PWD (Sidewalk & Special Pro.)

A request has been received for the rights of way vacation of **0.251 acre, consisting of the entire alley of Avenue F (Block 3) and portions of E. 44th Street and Avenue G, located in the Shipe Neighborhood Park.** The rights of way were dedicated by the Hyde Park Addition Subdivision, recorded in Vol 1, P 67, Plat Records, Travis County, Texas.

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

Due Date: October 5, 2017

APPROVAL: _____ YES _____ Yes Subject to Requirement _____ No

Comments: _____

Prepared by: _____

Reviewed by: _____

Telephone: _____

Date: _____

September 15, 2017

Re: Rights of Way Vacation – Alley and Streets at Shipe Neighborhood Park

The City is submitting the enclosed rights of way vacation application package requesting to vacate the combined 0.251 acre (10,928 square feet), located in the Hyde Park Addition Subdivision, Volume 1, Page 67. The rights of way consist of the following alley and streets:

- The entire alley of Avenue F, located in Block 3
- Portion of Avenue G
- Portion of E. 44th Street

The adjacent land of the proposed rights of way vacation are City owned parkland – Shipe Neighborhood Park. The purpose of the request is to improve park and to renovate the swimming pool.

Robin Camp
Project Manager
Public Works Department
512-974-7830
Robin.Camp@austintexas.gov

ROW Vacation Application 4400 Ave G Austin, TX 78751**Transmittal Letter**

1. Is this a residential or commercial project? **Commercial**
2. How was the area to be vacated dedicated? **By plat, Vol 1, P 67.**
3. Did the City purchase the area to be vacated? (i.e., by Street Deed) **The proposed Rights of Way (ROW) vacations area were dedicated by plat, Vol 1, P 67. The adjacent land of the proposed ROW vacations are currently City of Austin owned properties.**
4. Are both the area to be vacated and your property in the same "subdivision"? (They must both be in the same subdivision to be eligible.) **Yes**
5. Is the area to be vacated functional right-of-way, or is it only dedicated on paper? **The proposed vacation of the entire alley is not constructed, the alley is on paper only. The proposed vacation portions of 44th St. and Ave G are constructed as sidewalks, they are functional for pedestrian access.**
6. Are there any utility lines within the area to be vacated? **Yes** If yes, what are your plans for the utilities? **Provide Declarations of Utilities to maintain the utility access.** Applicants should be advised that easements will be retained to protect existing utilities, even if utility relocation is proposed. Also be advised that no structures may be built on, over or under the easements without a license agreement, insurance, and annual fee. **Will not be built on, over or under.**
7. How do you plan to develop the area to be vacated? **This will be an extension of the Shipe Neighborhood Pool deck and seat wall, will include a wood deck and a small planter retaining wall. This allows the pool to be remodeled to include an activity pool and recreation pool and the code required shower and restroom facilities.**
8. Has a site plan been submitted on your project? **Yes. SP-2017-0186C**
9. Is your project a Unified Development? **No**
10. Is your project a S.M.A.R.T. Housing Project? **No**
11. When do you anticipate starting construction of the development? **As soon as granted ROW Vacation or site and building permits. Approximately October 2017.**
12. What is the current zoning on the adjacent properties? **Adjacent to the proposed ROW vacations, the properties are zoned P-HD-NCCD-NP, it's the entire block. The other nearby properties of 44th St and Ave G are in Hyde Park Historic Neighborhood, SF-3, Museum, and SF-4.**
13. What is the current status of the adjacent properties? **Adjacent to the proposed ROW vacations, the current status or use is Parkland (the entire block) – known as the Shipe Neighborhood Park.**
14. What type of parking facilities currently exist? **Off Street parking.**
15. Will your parking requirements increase with the expansion? **No, but an upgraded to current American's With Disabilities parking space will be provided.**
16. How will the increase be handled? **NA**
17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form? If yes, please include this in your letter and provide us with a copy. **No**
18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Does it meet DAP criteria? **No**

Shipe Neighborhood Park- Pool Renovation

CIP 10150.002

Robin Camp, Project Manager Public Works Department

Thursday, September 14, 2017

19. Does the area to be vacated lie within UT boundaries: East of Lamar Boulevard, west of IH-35, north of Martin Luther King Boulevard, and south of 45th Street? **Yes**

20. Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how?

1. **Invest in a compact and connected Austin.**
 - a. Pool continues the use of a neighborhood pool within walking, bicycling and bus services.
 - b. Sidewalks added contribute to complete community.
 - c. Capital Improvement Project re-invests assets already in community
2. **Sustainably manage our water resources.**
 - a. Overaged pool is leaking water
 - b. Efficient new equipment lowers cost to operate
3. **Continue to grow Austin's economy by investing in our workforce, education systems, entrepreneurs, and local businesses.**
 - a. The Hyde Park neighborhood businesses are supported by users of this pool
4. **Use green infrastructure to protect environmentally sensitive areas and integrate nature into the City.**
 - a. New project built to Sustainability checklist using LEED principals
 - b. Included in ROW and Site Permit application is easement to Waller Creek watershed
5. **Grow and invest in Austin's creative economy.**
6. **Develop and maintain household affordability throughout Austin.**
 - a. Neighborhood pool supports complete community goals
 - b. Neighborhood pools are free of entry fees
7. **Create a Healthy Austin Program.**
 - a. Promotes exercise and outdoor activity
 - b. Promotes family activities

APPLICATION FOR STREET OR ALLEY VACATION

File No. 9877-1709
Department Use OnlyDATE: 9/15/2017
Department Use Only

TYPE OF VACATION

Alley unconstructed/44th St & Ave G

Type of Vacation: Street: Alley; ROW: ROW Hundred Block: constructed
 Name of Street/Alley/ROW: 44TH AND AVE G Is it constructed: --- No Property
 address: 4400 AVE G Purpose of vacation:
EXTEND DECK, RETAINING WALL AND SEAT WALL IN THE RIGHT OF WAY
ELEMENTS OF RENOVATED NEIGHBORHOOD POOL

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 215914
 Survey & Abstract No.: _____
 Lot(s): _____ Block: All of 3 Outlot: _____
 Subdivision Name: Hyde Park Addition
 Plat Book 1 Page Number 67 Document Number _____

Neighborhood Association Name: HYDE PARK NEIGHBORHOOD ASSOCIATION Address
 including zip code: P.O. Box 49427, Austin, Texas 78765

RELATED CASES

FILE NUMBERS

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

SP-2017-0186C

PROJECT NAME, if applicable:

Name of Development Project: Shipe Neighborhood Park Pool Renovation 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: _____ Phone: () _____ Fax No.: () _____
 City: _____ County: _____ State: _____ Zip Code: _____
 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: Robin A Camp, Project Manager
 Firm Name: Public Works Department Project Management Division
 Address: PO Box 1088
 City: Austin State: TX Zip Code: 78767-1088
 Office No.: (512) 974-7830 Cell No.: () _____ Fax No.: () _____
 EMAIL ADDRESS: robin.camp@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

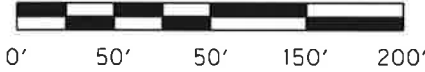
Robin A Camp
Project Manager, Public Works

Item C-18

L3 45th STREET 60' RIGHT-OF-WAY PLAT BOOK 1, PAGE 67 P.R.T.C.T. 10 of 15

REVISED REQUEST

GRAPHIC SCALE
1"=50'



**WILLIAM PORTER SURVEY
ABSTRACT NO. 7**

BLOCK 3
HYDE PARK ADDITION
PLAT BOOK 1, PAGE 67
P.R.T.C.T.

CITY OF AUSTIN
VOL. 434, PG. 259
D.R.T.C.T.

60' RIGHT-OF-WAY
PLAT BOOK 1, PAGE 67
P.R.T.C.T.
AVENUE F

80' RIGHT-OF-WAY
PLAT BOOK 1, PAGE 67
P.R.T.C.T.
AVENUE G

LEGEND:

- △ CALCULATED POINT
- NAIL FOUND
- ⊙ MONUMENT FOUND
- 1/2-IN IRON ROD WITH PLASTIC CAP STAMPED "HALFF"
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.T.C.T. PLAT RECORDS OF TRAVIS CO., TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS CO., TEXAS

LINE	BEARING	DISTANCE
L1	N27°41'12"E	21.50'
L2	N27°41'12"E	8.50'
L3	S62°19'53"E	12.00'
L4	S62°18'48"E	5.50'

44th STREET
60' RIGHT-OF-WAY
PLAT BOOK 1, PAGE 67
P.R.T.C.T.

P.O.B.
L1
L2

P.O.C.

N62°19'59"W 154.93'

N62°19'59"W 181.92'

N.T.S. S27°41'12"W 469.94'

N27°41'12"E 399.99'

S27°41'12"W 399.99'

N27°41'12"E 200.00'

S27°41'12"W 208.50'

12-FOOT WIDE ALLEY PLAT BOOK 1, PAGE 67, P.R.T.C.T.

**RIGHT-OF-WAY
VACATION
7,153 SQ. FT.
0.164 AC.**

S62°19'59"E 129.92'

N62°19'59"W 147.42'



9500 AMBERGLEN BLVD., BLDG. F, STE. 125
AUSTIN, TEXAS 78729-1102
TEL (512) 777-4600
FAX (512) 252-8141
TBPLS FIRM NO. 10029807

RIGHT-OF-WAY VACATION
SHIPE POOL
44TH ST. & AVE. G
TRAVIS COUNTY, AUSTIN, TX.

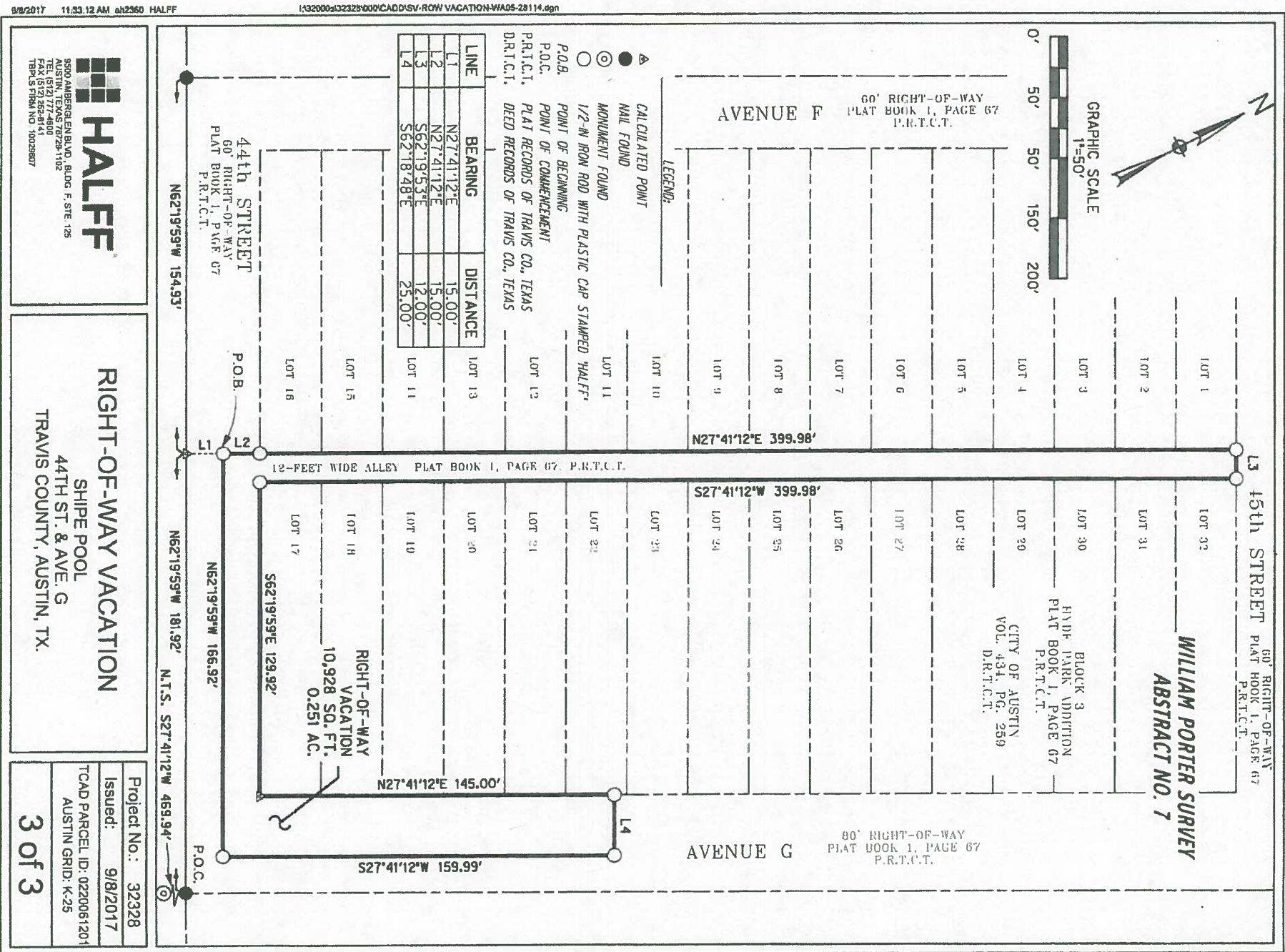
Project No.: 32328

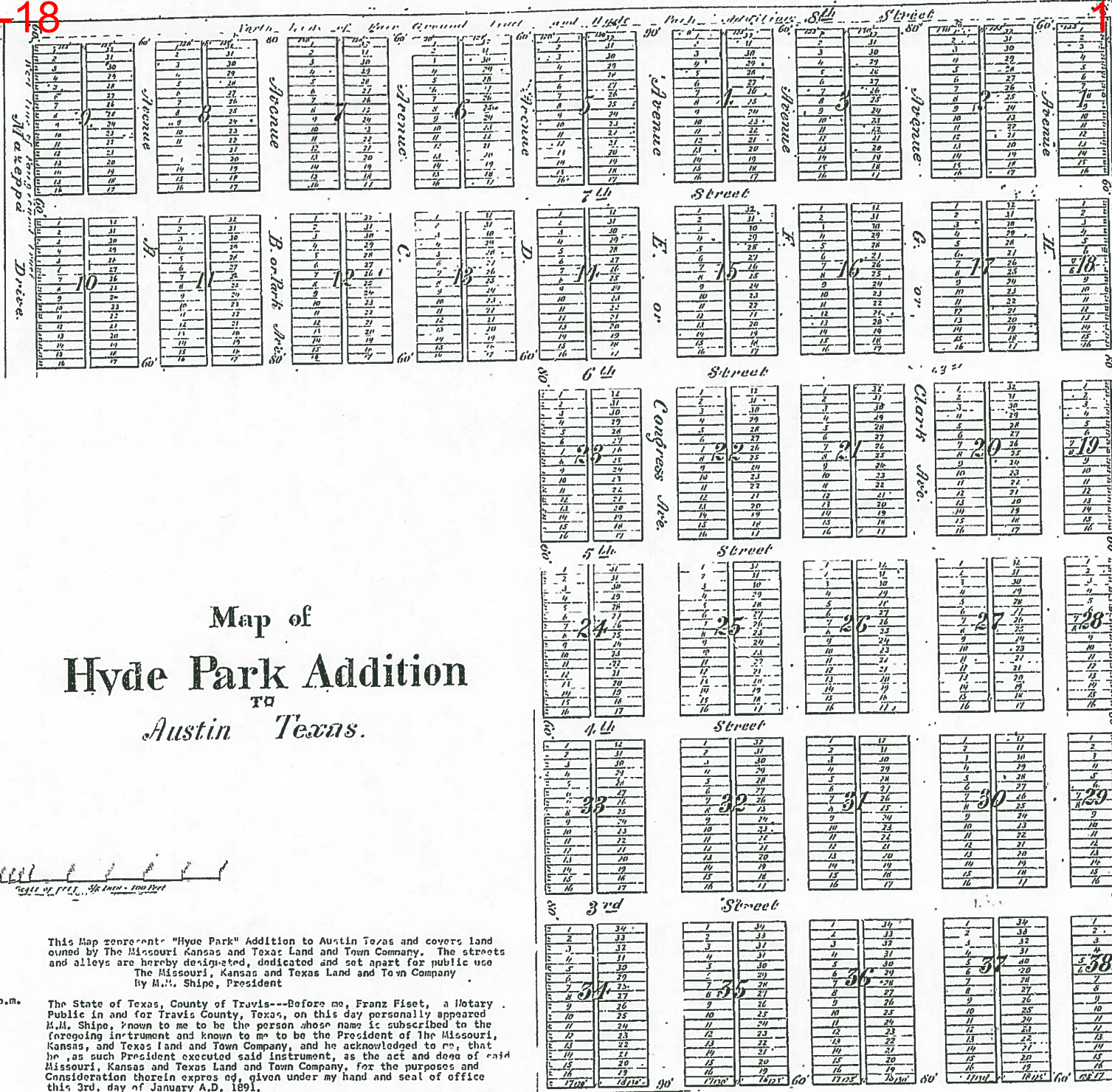
Issued: 2/16/2018

TCAID PARCEL ID: 0220061201
AUSTIN GRID: K-25

3 of 3

PREVIOUS REQUEST





Travis CAD

Property Search Results > 215914 CITY OF AUSTIN for Year
2017

Tax Year: 2017

Property

Account

Property ID:	215914	Legal Description:	ALL OF BLK 3 HYDE PARK ADDN NO 1
Geographic ID:	0220061201	Zoning:	SF3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	4400 AVENUE G TX	Mapsco:	
Neighborhood:	FORMERLY ZEXMP	Map ID:	021801
Neighborhood CD:	_ZEXMP		

Owner

Name:	CITY OF AUSTIN	Owner ID:	100073
Mailing Address:	2110-A BOCA RATON DR STE 103 AUSTIN, TX 78747	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$3,738,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$3,738,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$3,738,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$3,738,000	

Taxing Jurisdiction

Owner: CITY OF AUSTIN
 % Ownership: 100.0000000000%
 Total Value: \$3,738,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$3,738,000	\$0	\$0.00
02	CITY OF AUSTIN	0.441800	\$3,738,000	\$0	\$0.00
03	TRAVIS COUNTY	0.383800	\$3,738,000	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$3,738,000	\$0	\$0.00

Travis CAD - Property Details

Page 2 of 2

2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110541	\$3,738,000	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.102000	\$3,738,000	\$0	\$0.00
Total Tax Rate:		2.230141			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$83,362.67

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	2.4518	106800.00	0.00	0.00	\$3,738,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$0	\$3,738,000	0	3,738,000	\$0	\$3,738,000
2016	\$0	\$3,738,000	0	3,738,000	\$0	\$3,738,000
2015	\$0	\$3,738,000	0	3,738,000	\$0	\$3,738,000
2014	\$0	\$667,500	0	667,500	\$0	\$667,500
2013	\$0	\$667,500	0	667,500	\$0	\$667,500

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (512) 834-9317

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