

SUMMARY OF REVIEW COMMENTS REPORT

F#10048-1810 ALLEY VACATION (689 SF PORTION)

[BETWEEN W 17TH ST AND W 18TH ST, AND GUADALUPE ST AND SAN ANTONIO ST]

CONDITIONAL APPROVAL COMMENTS

AUSTIN WATER

ASSESSMENT: Case No.: 10048-1810 Alley Vacation (689 sq. ft.) West 17th Street.

See response given below:

Austin Water (AW) has no objection to the vacation of **689 sq. ft.** portion out of a 20-ft wide tract of land, known as the alley dedicated in the Plat of Outlot 33, Division "E", right of way between West 17th Street and West 18th Street, and extending from Guadalupe Street to San Antonio Street in the City of Austin Travis County, Texas.

However, there is an active 6-inch concrete wastewater line within the requested area for vacation, which requires protection and considerations. This line provides service to multiple properties including the West Campus Apartments locate at 1715 Guadalupe Street, built in 2014.

In exchange for AW approval on the vacation request, a new wastewater easement must be dedicated to the city covering the active wastewater line. Once the new wastewater line diverting proposed and existing wastewater flows is completed, tested, and approved by City of Austin and as-built plans for the new wastewater line has been received and approved by AW infrastructure Records the new easement can be request for released." – **Angela Baez, Austin Water**

AT&T

ASSESSMENT: "Records show an aerial fiber and copper cable in this tract. Facilities along this tract can't be vacated until an agreement is reached for relocation" – **David Williams, AT&T**

CHARTER/SPECTRUM COMMUNICATIONS

ASSESSMENT: "Spectrum approves under the condition of the relocation of existing equipment is provided by the Customer/Owner/Developer." – **Timothy White, Charter Communications**

APPROVED COMMENTS

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

MEMORANDUM

Case No: 10048-1810
Date: Oct 9, 2018

SUBJECT: ALLEY VACATION

() Lucy Cabading	AT&T	() Robynne Heymans	PARD
() Eben Kellogg	Austin Energy	() Mehrnaz Mehraein	DSD (LUR-Drainage)
() Mike Turner	Austin Resource Recovery	() Sangeeta Jain	DSD (LUR-Transportation)
() Michael Zavala		() Rolando Rodriguez	FIRE
() Rob Spillar	Austin Transportation Director	() Joe White	
() Lee Austin	(cc: Eric Bollich)	() Timothy White	Charter/Spectrum
() Dhamrat Ravi		() Aaron Diaz	Texas Gas Services
() Leslie Altamirano		() Humberto Rey	P&Z (Urban Design)
() Mike Schofield		() Wendy Rhoades	P&Z (Zoning Review)
() Nathan Wilkes		() Janae Spence	PWD (Urban Trails Connectivity)
() Angela Baez	Austin Water	() Annabel Ulary	WPD (Engineering)
() Jenna Neal	Austin Water	() Mark Walters	P&Z (Comp. Planning)
() Bruna Quinonez	Code Compliance	() Eric Dusza	PWD (Sidewalk & Special Projects)
() Carlos DeMatos	CTM – GAATN	() David Boswell	PWD (Office of Engineering Street & Bridge)
() Anthony Platt	Google		Grande Communication
() Andy Creel	Google	() Daniel Pina	EMS
() Frederic Ritter	Google	() Milissa Warren	

An application request has been received for the vacation of **689 SF portion out of a 20-ft wide tract of land**, known as the alley right of way between W. 17th St. and W. 18th St., and extending from Guadalupe St. to San Antonio St.

Please review this request and return your comments to Kim Vasquez (512) 974-9241.

Email landmanagement@austintexas.gov
Mail City of Austin
Office of Real Estate Services, 13th Floor
P.O. Box 1088
Austin, TX 78767

*****Due Date: October 29, 2018**

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).

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

Comments: _____

Reviewed by: _____ Telephone: _____

Date: _____

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

October 2, 2018

City of Austin
Office of Real Estate Services
505 Barton Springs Road, Suite 1350
Austin, Texas 78704
Attn: Land Management Division

Re: Alley Vacation Applications (2) – Alley running between West 18th
and West 17th Streets immediately west of Guadalupe Street

Greetings:

Attached are two applications for the vacation of the alley running between West 18th and West 17th Streets west of Guadalupe Street. The property currently owned by Stephen McNally is expected to be conveyed to the owner of the remaining property, Travis Hotel Group LLC or its successor in interest, during the processing of this alley vacation.

The purpose of this request is to allow for future development of the block as one project. Below are answers to the application questions.

1. Is this a residential or commercial project?

Applicant anticipates a commercial development consisting of an office and Travis County courts facility.

2. How was the area to be vacated dedicated? By plat or by separate instrument?

The alley was dedicated by the Plat of the City of Austin dated July 1876 and available at the Austin History Center as L-0033.

3. Did the City purchase the area to be vacated? (i.e., by Street Deed)

We found no deed or easement.

4. Are both the area to be vacated and your property in the same "subdivision"?

The alley to be vacated is located within one of the Outlots of the City of Austin and all properties adjacent to the alley are in the same Outlot.

5. Is the area to be vacated functional right-of-way, or is it only dedicated on paper?

Currently, the alley is paved and used for surface parking access.

6. Are there any utility lines within the area to be vacated? If yes, what are your plans for the utilities? 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.

Yes, there is an operational wastewater line in the alley. The plan would be to dedicate easements as necessary and relocate the wastewater line as part of the project to maintain service to the buildings across Guadalupe. Service to the only remaining building on the block will not be required because it will be demolished.

7. How do you plan to develop the area to be vacated?

The development plans are for a Travis County courts facility and a future office building.

8. Has a site plan been submitted on your project?

No.

9. Is your project a Unified Development?

It is anticipated the owner's contiguous properties will be replatted to a single lot or part of a Unified Development Agreement.

10. Is your project a S.M.A.R.T. Housing Project?

No.

11. When do you anticipate starting construction of the development?

Construction is anticipated to begin in 2019.

12. What is the current zoning on the adjacent properties?

DMU

13. What is the current status of the adjacent properties?

Adjacent properties are surface parking and a commercial/residential building that will be

demolished as part of the development.

14. What type of parking facilities currently exist?

Surface parking is available adjacent to the alley.

15. Will your parking requirements increase with the expansion?

Any redevelopment would meet or exceed code requirements for parking.

16. How will the increase be handled?

Parking will be handled on site below grade.

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?

The property lies in the Uptown/Capitol District and meets AU-5 as it will provide opportunities for Downtown office and employment uses. Keeping Travis County courts in downtown allows easier access for City of Austin and Travis County residents from all parts of the City and County by utilizing the existing and future planned transit systems.

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?

No, the area to be vacated lies south of Martin Luther King Boulevard.

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

This proposed alley vacation supports the Priority Programs in the areas of Compact and Connected and Workforce. The redevelopment will increase employment opportunities close to downtown with urban transit options, such as train, bus and bike way.

Thank you in advance for your time and consideration of this application. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2394.

Respectfully,



Michael J. Whellan

APPLICATION FOR STREET OR ALLEY VACATION

File No. 10048-1810
Department Use Only

DATE: 10/9/2018
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: X; ROW _____ Hundred Block: 1700
Name of Street/Alley/ROW: 17th & 18th St between San Antonio & Guadalupe Is it constructed: Yes No
Property address: 408 W. 17th Street
Purpose of vacation: Redevelopment of block

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 02120021710 and 0210021709
Survey & Abstract No.: _____
Lot(s): _____ Block: _____ Outlot: 33, Division E, portion
Subdivision Name: Mitzi Davis Subdivision (portion of Outlot 33)
Plat Book 46 Page Number 56 Document Number _____

Neighborhood Association Name: _____
Address including zip code: _____

RELATED CASES

FILE NUMBERS

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

PROJECT NAME, if applicable:

Name of Development Project: 1700 Guadalupe
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: Stephen McNally (as shown on Deed)
Address: P.O. Box 848 Phone: () _____ Fax No.: () _____
City: Austin County: Travis State: Texas Zip Code: 78767
Contact Person/Title: Stephen McNally Cell Phone: () _____
Email Address: _____
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: Judy Santerre
Firm Name: Armbrust & Brown, PLLC
Address: 100 Congress Avenue, Suite 1300
City: Austin State: Texas Zip Code: 78701
Office No.: (512) 435-2394 Cell No.: (512) 461-4501 Fax No.: () _____
EMAIL ADDRESS: jsanterre@abaustin.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: _____
Landowner/Applicant

EXHIBIT " "

PARTIAL ALLEY VACATION

1708 GUADALUPE STREET

BEING 689 SQUARE FEET OF LAND, MORE OR LESS, BEING A PORTION OF THE EXISTING 20 FOOT WIDE ALLEY AS DEDICATED IN THE PLAT OF OUTLOT 33, DIVISION "E", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at an iron pipe found at the point of intersection of the northerly right-of-way line of West 17th Street (60' ROW) with the westerly right-of-way line of Guadalupe Street (80' ROW) for the southeast corner of that certain called 0.409 of an acre tract of land, being Lot A, of the Mitzi Davis Subdivision as recorded in Volume 46, Page 56, of the Plat Records of Travis County, Texas, said lot A being conveyed by deed to Travis Hotel Group LLC as recorded in Document Number 2015000329 of the Official Public Records of Travis County, Texas;

THENCE N 18° 46' 57" E, along the westerly right-of-way line of Guadalupe Street, a distance of 182.48 feet to a set spindle for the northeast corner of said Lot A;

THENCE N 71° 01' 10" W, along the common dividing line between said alley and said Lot A, a distance of 139.36 feet to a ½" iron rod found for the northwest corner of said Lot A same being the northeast corner of that certain called E. 25' of W 138' of S 128' of Outlot 3, Division E as conveyed by deed to Stephen McNally as recorded in Volume 10331, Page 486 of the Real Property Records of Travis County, Texas, and being the **TRUE POINT OF BEGINNING** for this partial alley vacation;

THENCE N 18° 11' 51" E, through said alley, along a prolongation of the common dividing line between said tracts of land, a distance of 10.00 feet to a calculated point in the centerline of said alley;


THENCE N 71° 01' 10" W, along the centerline of said alley, a distance of 68.86 feet to a calculated point for a re-entrant corner of this partial alley vacation said point being on the prolongation of the common dividing line between the west line of that certain called the center 44' of the W 138' of the south 128' of Outlot 33, Division E, as conveyed to Stephen McNally as recorded in Volume 10031, Page 486, of the Official Public Records of Travis County, Texas, with the east line of that certain called the W 69' of the S 128' of Outlot 33, Division E as conveyed to the Travis Hotel Group LLC as recorded in Document Number 2015000330 of the Official Public Records of Travis County, Texas;

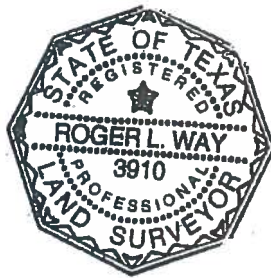
THENCE S 18° 44' 47" W, through said alley, along the prolongation of said common dividing line a distance of 10.00 feet to a ½" iron rod found for the northwest corner of said McNally tract of land, same being same being the northeast corner of said Travis Hotel Group LLC tract of land;

THENCE S 71° 01' 10" E, along the common dividing line between said McNally tracts of land and said alley, for a distance of 68.96 feet to **THE POINT OF BEGINNING**, and containing 689 square feet of land, more or less.

This description is based upon an on the ground survey of the above said tracts of land by All Points Surveying dated September 03rd, 2015.

This metes and bounds description is to accompany an illustration map of same date.


ROGER L. WAY
R.P.L.S. No. 3910
JOB No. 01B23918



9/26/15
Date

TCAD PARCEL ID:
AUSTIN GRID:

ALL POINTS SURVEYING
1714 Fortview Road, Suite 200, Austin, TX 78704
Telephone: (512) 440-0071 Fax: (512) 440-0199

SCALE: 1"=50'



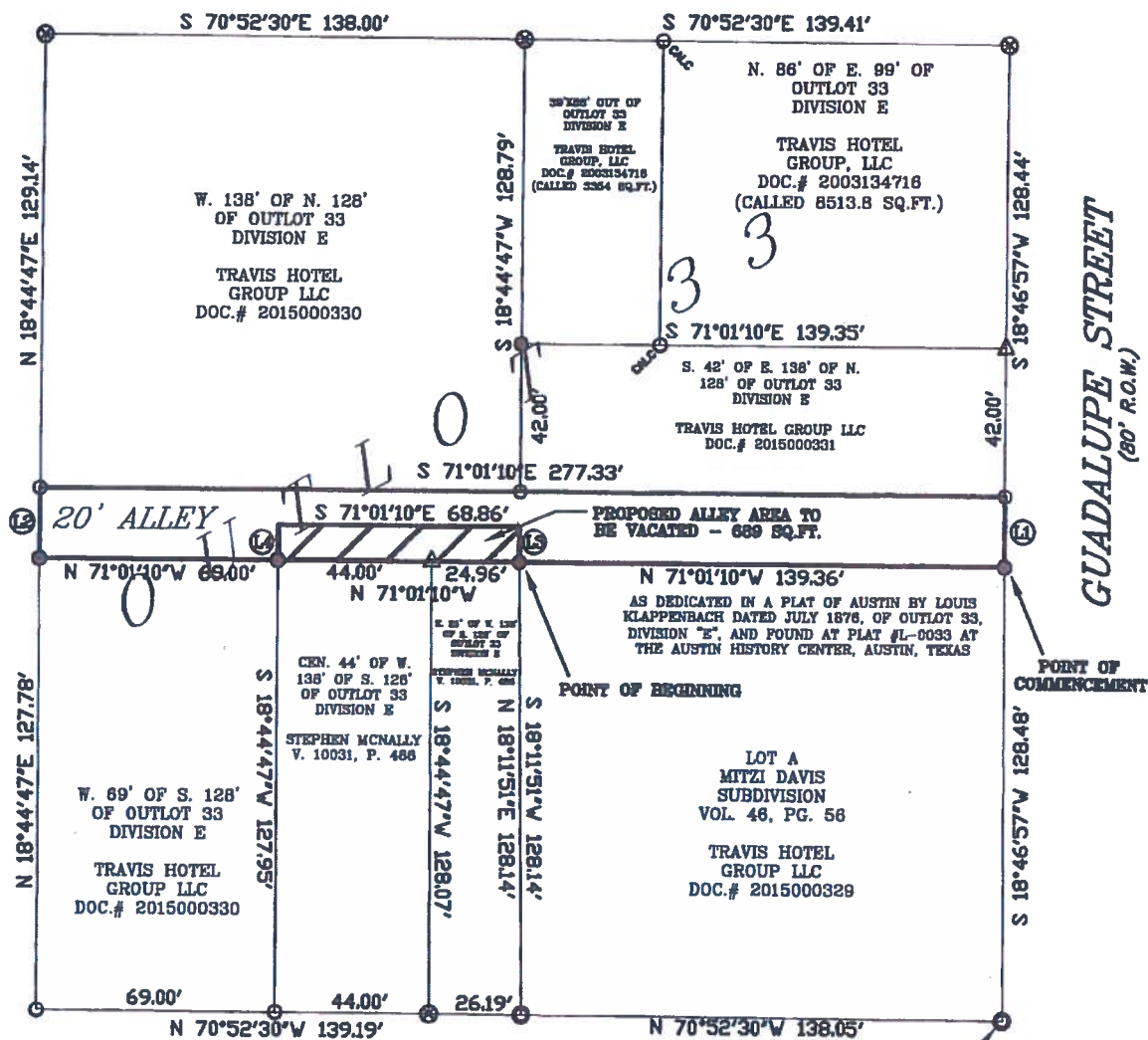
WEST 18th STREET
(60' R.O.W.)

LEGEND

- | | |
|---|---------------|
| ○ | IRON ROD SET |
| ● | IRON ROD FND. |
| ○ | PIPE FND. |
| ● | SPINDLE SET |
| ● | SPINDLE FND. |
| △ | NAIL SET |
| ⊗ | X SET |

SAN ANTONIO STREET
(80' R.O.W.)

GUADALUPE STREET
(80' R.O.W.)



WEST 17th STREET
(60' R.O.W.)

LINE TABLE

- (1)
 L-S 18°48'57"W 20.00'
 (2)
 L-N15°44'47"E 20.00'
 (3)
 L-S 18°11'51"W 10.00'
 (4)
 L-N 18°44'47"E 10.00'



Page 2 contd

ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

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

FIRM REGISTRATION # 10118900

Date: _____
Job No. _____

09-20-18
09823018

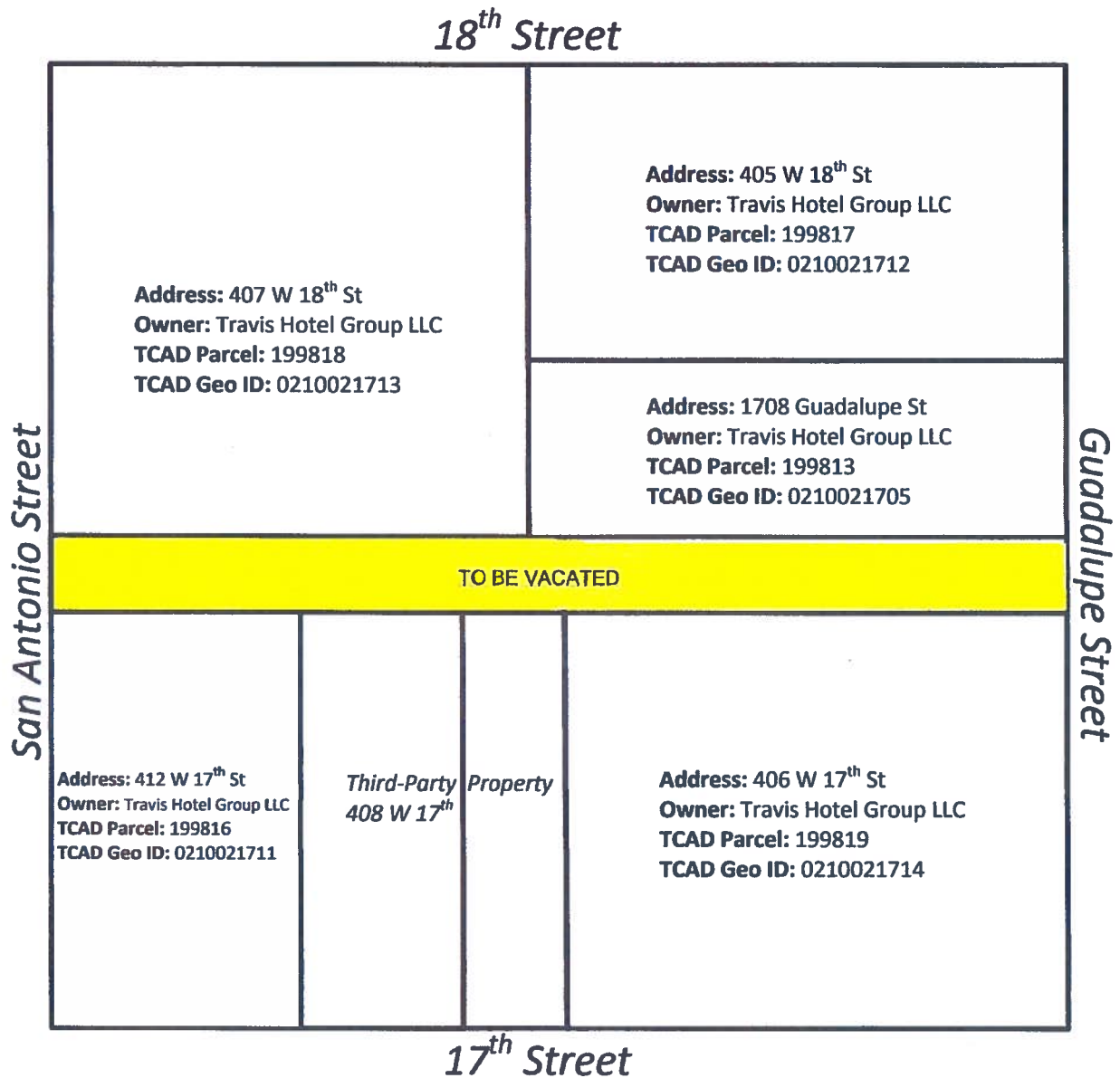


Location Map



Alley Vacation

Located between the north and south halves of Outlot 33, Division E, City of Austin, also described as between 17th Street and 18th Street at San Antonio Street and Guadalupe Street.





Travis CAD

Property Search Results > 199814 MCNALLY STEPHEN for Year Tax Year: 2018

Property

Account

Property ID:	199814	Legal Description:	E 25' OF W138' OF S 128' OF OLT 33 DIVISION E
Geographic ID:	0210021709	Zoning:	DMU
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	408 W 17 ST TX 78701	Map ID:	021001
Neighborhood:	05CBD		
Neighborhood CD:	05CBD		

Owner

Name:	MCNALLY STEPHEN	Owner ID:	183537
Mailing Address:	PO BOX 848 AUSTIN , TX 78767-0848	% Ownership:	100.0000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$400,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$400,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$400,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$400,000	

Taxing Jurisdiction

Owner: MCNALLY STEPHEN
% Ownership: 100.0000000000%
Total Value: \$400,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$400,000	\$400,000	\$4,768.00
02	CITY OF AUSTIN	0.444800	\$400,000	\$400,000	\$1,779.20
03	TRAVIS COUNTY	0.369000	\$400,000	\$400,000	\$1,476.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$400,000	\$400,000	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$400,000	\$400,000	\$429.54
68	AUSTIN COMM COLL DIST	0.100800	\$400,000	\$400,000	\$403.20
Total Tax Rate:		2.213985			

Taxes w/Current Exemptions: \$8,855.94

Taxes w/o Exemptions: \$8,855.94

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.0735	3200.00	0.00	0.00	\$400,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$400,000	0	400,000	\$0	\$400,000
2017	\$0	\$272,000	0	272,000	\$0	\$272,000
2016	\$0	\$249,600	0	249,600	\$0	\$249,600
2015	\$0	\$224,000	0	224,000	\$0	\$224,000
2014	\$0	\$224,000	0	224,000	\$0	\$224,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/29/1986	SW	SPECIAL WARRANTY DEED	INTERFIRST BANK AUSTIN N A TRU	MCNALLY STEPHEN	10031	00486	
2	5/8/1986	WD	WARRANTY DEED	WILLIAMS MYRTLE MRS	INTERFIRST BANK AUSTIN N A TRU	09821	00510	
3	6/21/1962	WD	WARRANTY DEED		WILLIAMS MYRTLE MRS	02459	00512	

Questions Please Call (512) 834-9317

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Travis CAD

Property Search Results > 199815 MCNALLY STEPHEN for Year 2018

Property

Account

Property ID:	199815	Legal Description:	CEN 44' OF W 138' OF S128' OF OLT 33 DIVISION E
Geographic ID:	0210021710	Zoning:	DMU
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	408 W 17 ST TX 78701	Map ID:	021001
Neighborhood:	05CBD		
Neighborhood CD:	05CBD		

Owner

Name:	MCNALLY STEPHEN	Owner ID:	183537
Mailing Address:	PO BOX 848 AUSTIN , TX 78767-0848	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$555,280	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$704,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,259,280	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,259,280	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,259,280	

Taxing Jurisdiction

Owner: MCNALLY STEPHEN
% Ownership: 100.0000000000%
Total Value: \$1,259,280

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$1,259,280	\$1,259,280	\$15,010.62
02	CITY OF AUSTIN	0.444800	\$1,259,280	\$1,259,280	\$5,601.28
03	TRAVIS COUNTY	0.369000	\$1,259,280	\$1,259,280	\$4,646.75
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,259,280	\$1,259,280	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$1,259,280	\$1,259,280	\$1,352.28
68	AUSTIN COMM COLL DIST	0.100800	\$1,259,280	\$1,259,280	\$1,269.35
Total Tax Rate:		2.213985			

Taxes w/Current Exemptions: \$27,880.28

Taxes w/o Exemptions: \$27,880.27

Improvement / Building

Improvement #1: OFFICE (SMALL) State Code: F1 Living Area: 6996.0 sqft Value: \$555,280

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	D - 5		1965	3498.0
2ND	2nd Floor	WV - 5		1965	3498.0
011	PORCH OPEN 1ST F	* - 5		1965	45.0
303	STAIRWAYS FV	F-V - *		1965	1.0
551	PAVED AREA	AA - *		1965	3180.0
SO	Sketch Only	SO - *			76.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1293	5632.00	0.00	0.00	\$704,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$555,280	\$704,000	0	1,259,280	\$0	\$1,259,280
2017	\$621,280	\$478,720	0	1,100,000	\$0	\$1,100,000
2016	\$255,860	\$478,720	0	734,580	\$0	\$734,580
2015	\$235,400	\$394,240	0	629,640	\$0	\$629,640
2014	\$165,440	\$394,240	0	559,680	\$0	\$559,680

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/29/1986	SW	SPECIAL WARRANTY DEED	INTERFIRST BANK AUSTIN NA TRUS	MCNALLY STEPHEN	10031	00486	
2	5/8/1986	WD	WARRANTY DEED	WILLIAMS MYRTLE	INTERFIRST BANK AUSTIN NA TRUS	09821	00510	
3	6/21/1962	WD	WARRANTY DEED		WILLIAMS MYRTLE	02499	00512	

Questions Please Call (512) 834-9317

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