



MEMORANDUM

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

FROM: Mashell Smith, Land Management Supervisor, Office of Real Estate Services

DATE: December 10, 2019

SUBJECT: F#9941-1803 Right of Way Street Application and Commissions Meetings
[2,067 square foot portion of W. 49th Street].

Attached are the departmental comments and other information pertinent to the referenced street vacation (2,067 square foot portion of W. 49th Street commonly known as 1304 & 1306 W. 49th Street). The area being requested for vacation will be added to adjacent property. The adjacent property is the future development of a ~~2,008~~ **8,008** square foot two story office building. All affected departments and private utility franchise holders have reviewed this request and recommend approval, subject to the following conditions:

1. Austin Transportation Department:
 - A public sidewalk easement (SE) will be required for a portion of the Right of Way (ROW) that is being vacated. Access must be for pedestrians, scooters, and all ages, all ability bicycle traffic with ADA compliant access/pathways. Area to be approximately 887 square feet.
2. Austin Water Utility:
 - A water line easement will be retained over AWU facilities.

Public notice was sent to Brentwood Neighborhood Associations and owners within 300' of the two parcels. Objections are attached to this memo and summarized below:

Shelly Ogle – Objects to sidewalk being taken away and installing parallel parking.

Stephanie Anderson – Concerned about increased commercialization encroaching into residential neighborhood.

Brentwood Neighborhood Association – Do not support the street vacation for parking spaces. Want parking at rear of building. The proposed vacation is not conducive to pedestrian movement in the neighborhood.

As additional backup I am attaching a letter from Civiltude summarizing public outreach and a letter to Civiltude discussing public outreach.

The applicant has requested that this item be submitted for placement on the **December 10, 2019 Planning Commission Agenda**.

Staff contact: Mashell Smith, Land Management Supervisor, (512) 974-7079

Applicant: Nhat Ho, nhat@civiltude.com
Civiltude Engineers & Planners, (512) 761-6161

Property Owner: Woodrow W49 Partners, LLC

The applicant and/or the property owner's representative will be present at the meeting to answer any questions regarding the development project and vacation request.