

MEMORANDUM

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

FROM: Mashell Smith
Land Management Section
Office of Real Estate Services

DATE: March 17, 2020

SUBJECT: F# 10071-1812 – Surface encroachment of a portion of East 6th Street near IH-35 southbound frontage for columns and lighted arch.

Attached is the Master Comment Report for the case reviewers and other information pertinent to the referenced right of way encroachment. **The area being requested for encroachment will be used for columns and arch with electric services and lighting.** All affected departments and private utility franchise holders have reviewed this request and recommend approval.

The applicant has requested that this item be submitted for placement on the **March 24, 2020, Planning Commission Agenda** for their consideration.

Staff contact: Mashell Smith (512-974-7079), or mashell.smith@austintexas.gov

Applicant: Nhat Ho

Property Owner: Parking Lot Sixth LC

Applicant/property owner will be present at the meeting to answer any questions regarding the project, if needed.

Mashell Smith, Supervisor
Land Management Division

OFFICE OF REAL ESTATE SERVICES

(Attachments follow)

MASTER COMMENT REPORT

As of: March 17, 2020

PROJECT NUMBER: 2018-215140 LM

PROJECT NAME: F# 10071-1812 725 East 6th Street; 6TH STREET ARCH

LOCATION: 725 E 6TH ST, AUSTIN, TX 78701



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM AT&T (SWBT)				
Approved	Lucy Cabading	512-974-7185	02/13/2019	02/13/2019
Comments:	Approved per David Williams 1-23-19 512-870-4760			

LM ATD Review

Rejected	Ravi Dhamrat	512-974-1217	02/13/2019
Comments:	The proposed structure may conflict with TxDOT's future plans for IH35 and the frontage road.		

As of: March 8, 2020

PROJECT NUMBER: 2018-215140 LM

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LOCATION: 725 E 6TH ST, AUSTIN, TX 78701

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
Approved With Conditions	Ravi Dhamrat	512-974-1217	09/05/2019	09/05/2019
Comments:	ATD's review of this application is only related to the transportation aspects of this encroachment agreement. ATD's approval is conditional upon City Council approval.			

LM Austin Resource Recovery Review

Approved With Conditions	Austin Resource Recovery Review	01/07/2019	01/07/2019
Comments:	ARR services trash cans at the NW and SW corners of E 6th St and IH35. As long as the encroachment does not block these cans from being accessible, ARR approves of this encroachment.		

As of: March 8-15 2020

PROJECT NUMBER: 2018-215140 LM

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LOCATION: 725 E 6TH ST, AUSTIN, TX 78701

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM AW Infrastructure Management

Approved	Angela Baez	512-972-0221	01/15/2019	01/15/2019
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Comments: See comments provided.

LM Capital Metro

Approved	Roberto Gonzalez	512-974-7185	01/18/2019	01/18/2019
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Comments: Capital Metro has no objection to this encroachment application as it will not affect current or future transit operations.

As of: March 15, 2020

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LOCATION: 725 E 6TH ST, AUSTIN, TX 78701

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Drainage Engineering Review

Approved	Drainage Engineering Review		12/31/2018	12/31/2018
Comments:	None			

As of: March 15, 2020

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LM DSD - Planning Review

Rejected	Emeka Onuoha	512-974-6404	01/16/2019	
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Comments: BPBD1. SPECIAL INSPECTIONS: Please have the Registered Design Professionals in Responsible Charge of this project complete and return the Statement of Special Inspections Checklist. Please submit an additional loose-leaf copy that is not directly stapled to the plans. The form can be downloaded at: http://www.austintexas.gov/sites/default/files/files/Planning/Applications_forms/Statement_of_Special_Instructions.pdf

- o SI WAIVER: Based on the scope of work, Special Inspections would typically be required. Please have the Design Professionals in Responsible charge fill out the form, either listing all the required inspections, or checking off the box on page one for Waving special inspections
- o SIGNATURE: The special inspections form was only signed by the engineer. Please have the architect sign and date the form to confirm all architectural items have been addressed.

BPBD2. ENGINEER SEAL REQUIRED: Please affix engineers seal on your drawings including structural drawings.

Approved	Emeka Onuoha	512-974-6404	02/24/2020	02/24/2020
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Comments: Structural Plans and Special Inspections have been added to attachments 2/24/20 JA

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LM Electric Review

Approved With Conditions	Eben Kellogg	512-322-6050	01/28/2019	01/28/2019
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Comments: Approved with requirements attached in memo,

LM EMS Review

Approved	Milissa Warren	(512)972-7234	01/03/2019	01/03/2019
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Comments: EMS will support staff recommendation on this request.

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LM Fire For Site Plan Review

Approved	Sonny Pelayo	512-974-0194	01/18/2019	01/18/2019
Comments: None				

LM GAATN Review

Approved	Carlos DeMatos	(512) 974-6513	07/02/2019	07/02/2019
Comments: None				

As of: March 15, 2020

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LM Google Fiber Texas

Approved	Fredric Ritter	512-974-7185	02/13/2019	02/13/2019
Comments:	Google Fiber does not have any facilities in the requested Encroachment area. Fredrick Ritter 1-23-19 559-307-1320			

LM Grande Communications

Approved	Daniel Pina	512-974-7185	01/18/2019	01/18/2019
Comments:	None			

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LM PARD / Planning & Design Review

Approved	Kelsey Veazey		01/14/2019	01/14/2019
Comments:	None			

LM PAZ Long Range Planning Review

Approved	Mark Walters	512-974-7695	03/01/2019	03/01/2019
Comments:	The encroachment is not in opposition to the Imagine Austin Comprehensive Plan and the case should go to the PC since it is within the boundaries of the Council-adopted Downtown Austin Plan.			

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LM PWD Safe Route to Schools Review

Approved	Aleksiina Chapman	(512) 974-77978	01/18/2019	01/18/2019
Comments:	No comments from Safe Routes To School.			

LM PWD Sidewalks & Special Projects Review

Approved	Eric Dusza	512-974-6504	01/18/2019	01/18/2019
Comments:	SSPD has no objections or comments.			

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LM PWD Urban Trails Review

Approved	Aleksiina Chapman	(512) 974-77978	01/18/2019	01/18/2019
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Comments: No comments from Urban Trails.

LM PWD-OCE Review

Rejected	David Boswell	512-974-7071	01/17/2019	
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Comments: Provide structural drawings that are signed and sealed by a Texas licensed (structural) engineer.

Approved	David Boswell	512-974-7071	01/22/2020	01/22/2020
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Comments: Comments addressed. See email dated 01/22/20.

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LM Texas Gas Services

Approved	Aaron Diaz	512-974-7185	02/13/2019	02/13/2019
Comments:	Approved - No conflicts expected Aaron Diaz 1-22-19 512-465-1132			

LM Time Warner Cable / Charter

Approved	Timothy White	512-974-7185	01/03/2019	01/03/2019
Comments:	Spectrum approves. If any further assistance is needed please contact Timothy White 512-808-9830 Timothy.White@charter.com			

As of: March 15, 2020

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LM Transportation Planning

Rejected	Chris Yanez	512-974-9455	01/07/2019	
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Comments:	Need additional information from the applicant.			
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Approved	Chris Yanez	512-974-9455	09/10/2019	
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Comments:	None			09/10/2019
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LM Urban Design Review

Approved With Conditions	Benjamin Campbell		06/14/2019	06/14/2019
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Comments:	Approved with Conditions: The applicant should install 2 replacement cedar elms along E. 6th Street between Congress Avenue and IH 35 to replace the current trees/tree wells.			
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LM Watershed Engineering Review

Approved With Conditions	Marie Lancaster	(512)974-1347	01/16/2019	01/16/2019
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Comments: WPD approves this encroachment with the following conditions:
- There needs to be 2-ft of separation between improvements and drainage infrastructure.
- Please note, even with the required separation WPD will require TV inspection of the storm drain before and after construction.

Mobility Bond Review

Approved	Gregory Pepper	512-974-7282	01/03/2019	01/03/2019
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Comments: No review required. Not within a 2016 mobility Bond Corridor.

MEMORANDUM

Case No.: 10071-1812
Date: December 28, 2018

SUBJECT: **ENCROACHMENT OF STREET RIGHT OF WAY**

() Lucy Cabading	AT&T	() Laura Authur	DSD (Drainage Engineering)
() Eben Kellogg	Austin Energy – Electric Review	() Sangeeta Jain	DSD (Transportation Planning)
() Mike Turner	Austin Resource Recovery	() Mark Walters	PAZ (Long Range Planning)
() Rob Spillar	ATD Review	() Humberto Rey	PAZ (Urban Design)
() Angela Baez	AWU – Infrastructure Mgmt.	() Wendy Rhoades	PAZ (Zoning Review)
() Roberto Gonzalez	Capital Metro	() David Boswell	PWD – Office of City Eng'r
() Bruna Quinonez	Code Enforcement	() Eric Dusza	PWD – Sidewalk & Special Proj
() Carlo DeMatos	CTM – GAATN	() Aleksiiina Chapman	PWD – Urban Trails
() Milissa Warren	EMS	() Amir Emamian	PWD – Safe Route to School
() Sonny Pelayo	Fire	() Aaron Diaz	Texas Gas
() Fredrick Ritter	Google	() Timothy White	Time Warner
() Daniel Pina	Grande Communication	() Annabell Ulary	WPD (Engineering)
() Robynne Heymans	PARD	() Ron Menard	Building Review
		() Gregory Pepper	ATD - Mobility Bond

A request has been received for surface encroachment of a portion of East 6th Street. The encroachment is a proposed surface, (759 square feet) columns and arch with electric services and lighting. The total area of the encroachment is approximately 759 square feet located at 725 East 6th Street, Austin, Texas.

Please review this request and return your comments to Andy Halm (974-7185), email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **January 18, 2019.**

APPROVAL: _____ YES _____ Yes, Subj. to Req'm'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: _____

Application for an Encroachment Agreement

File No. 10071-1812
Department Use Only

DATE: 12/21/18
Department Use Only

1. TYPE OF ENCROACHMENT

Encroachment Type: ☐ Aerial ☐ Sub-surface ☒ Surface

List TYPE OF ENCROACHMENT to be placed on Public Property: Columns and arch cross E 6th St with electric service and lighting

Has encroachment been installed prior to application: Yes ☐ No ☒

Adjoins property at the following street address: 725 E 6th Street

2. PROPERTY DESCRIPTION OF ENCROACHMENT AREA

Parcel #: 194679
Survey & Abstract No. _____
Lot(s) 1 Block 63 Outlot _____
Subdivision Name: Original City of Austin
Plat Book _____ Page Number _____ Document Number _____
County/Records: 2010145689 County; Deed Real Property Official Public
NOTE: Attach three dimensional metes and bounds survey of Encroachment area.

3. RELATED CASES

Existing Site Plan: YES ☒ NO ☐
Subdivision: Case: YES ☒ NO ☐
Building Permit: YES ☒ NO ☐
FILE NUMBERS
DA-2016-0368

4. APPLICANT INFORMATION

Name: Nhat Ho, PE
Firm Name: Civiltude LLC
Address: 5110 Lancaster Ct City: Austin State: TX
Zip: 78723 Phone: (512) 761-6161 Fax No.: (512) 761-6167
EMAIL ADDRESS: nhat@civiltude.com

5. DEVELOPER INFORMATION

Name: Steve Simon
Firm Name: Pecan Street Owners Association
Address: 9600 Great Hills Trl, Ste 100E City: Austin State: TX
Zip: 78759 Phone: () Fax No.: ()

6. LANDOWNER INFORMATION

Name:	<u>Parking lot Sixth LC</u>			(as shown on Deed)
Address:	<u>PO Box 510</u>	City:	<u>Uvalde</u>	State: <u>TX</u>
Zip:	<u>78802-0510</u>	Phone: ()	Fax No.: ()	
Lienholder Name:				
Lienholder Address:				
Lienholder Phone Number:		Fax Number:		
(If multiple owners are joining in this request – complete names, addresses on each, must be attached.)				

7. LICENSEE INFORMATION, if other than Landowner (Tenant)

Name:	<u>Pecan Street Owner Association</u>			
Address:	<u>9600 Great Hills Trl, Ste 100E</u>	City:	<u>Austin</u>	State: <u>TX</u>
Zip:	<u>78759</u>	Phone: ()	Fax No.: ()	
Contact Person:	<u>Steve Simon</u>	Phone:		

I the undersigned Applicant declare that the information provided in this application is true and correct. I have read and understand that the processing of this Application will be handled in accordance with the Procedure for Requesting an Encroachment Agreement and that no action on processing will be taken without payment of the non-refundable processing fee. I understand that acceptance of this application and fee in no way obligates the City to enter into an Encroachment Agreement. I understand that the value of the Right-of-Way, if allowed to be encroached, will be determined by the City of Austin, Real Estate Services Division, a certified check will be required before scheduling an agenda item for Council review and Certificate of Insurance must be presented before an agreement, if approved, is executed. It is further understood that the City is not responsible for any cost or inconvenience incurred by the Applicant when the application is not approved.

Signed By:  Applicant

Please check the appropriate box.

- ☐ Landowner
- ☐ Tenant
- ☐ Agent for Landowner
- ☒ Agent for Tenant

F#10071-1812
F#EA _____

EXHIBIT " A "

(Encroachment Agreement)
East 6th Street

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0174 ACRE (759 SQUARE FEET), BEING A PORTION OF EAST 6TH STREET (80' RIGHT-OF-WAY), AS SHOWN ON THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID RIGHT-OF-WAYS BEING LOCATED BETWEEN BLOCKS 62 AND 63 OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS SHOWN ON SAID MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID 0.0174 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4WARD
Land Surveying
TBPLS Firm #10174300
PO Box 90876
Austin, TX 78709
512.537.2384
www.4wards.com

COMMENCING, at a Texas Department of Transportation (TxDOT) Type II monument found in the west right-of-way line of Interstate Highway 35 (right-of-way varies), being the north right-of-way line of East 5th Street (80' right-of-way), and being the southeast corner of Lot 4 of said Block 62, and being the southeast corner of a called 0.678 acre tract of land conveyed to HH Austin Hotel Associates, L.P. in Document No. 2007119638 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), from which a (TxDOT) Type II monument found in the east right-of-way line of Sabine Street (80' right-of-way), being in the north right-of-way line of said East 5th Street, and being the southwest corner of Lot 1 of said Block 62, and being the southwest corner of The Sabine Master Condominiums, a condominium plat recorded in Document No. 2007076119 of the (O.P.R.T.C.T.) bears, N73°33'06"W, a distance of 287.30 feet (based on record information, there appears to be approximately 10 feet of excess in the width of Block 62);

THENCE, with the west right-of-way line of said Interstate Highway 35 and the east line of said Block 62, being the east line of said HH Austin Hotel tract, and being the east line of a called 4720 square foot tract of land out of Lot 5 of said Block 62 conveyed to 723 Sixth, L.C. in Document No. 2009190273 of the (O.P.R.T.C.T.), N16°22'47"E, a distance of 276.52 feet to a calculated point in the south line of East 6th Street (80' right-of-way), being the northeast corner of said Lot 5, and being the northeast corner of said 723 Sixth, L.C. tract;

THENCE, with the south right-of-way line of said East 6th Street and the north line of said Block 62, being the north line of said 723 Sixth, L.C. tract N73°33'03"W, a distance of 10.72 feet to a calculated point, from which a nail with "Chaparral" washer found in the south right-of-way line of said East 6th Street, being the west right-of-way line of said Sabine Street bears, N73°33'06"W, a distance of 355.58 feet;

THENCE, leaving the north line of said Block 62, being the north line of said 723 Sixth, L.C. tract, over and across said East 6th Street right-of-way N16°26'54"E, a distance of 5.79 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** hereof,

THENCE, continuing over and across said East 6th Street right-of-way the following four (4) courses and distances:

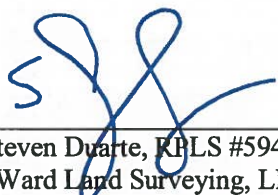
- 1) N73°30'16"W, a distance of 11.50 feet to a calculated point for the southwest corner hereof,
- 2) N16°26'44"E, a distance of 66.00 feet to a calculated point for the northwest corner hereof,
- 3) S73°30'16"E, a distance of 11.50 feet to a calculated point for the northeast corner hereof,
- 4) S16°29'44"W, a distance of 66.00 feet to the **POINT OF BEGINNING** and containing 0.0174 Acre (759 Square Feet) of land, more or less.

F#10071-1802
F#EA _____

Notes:

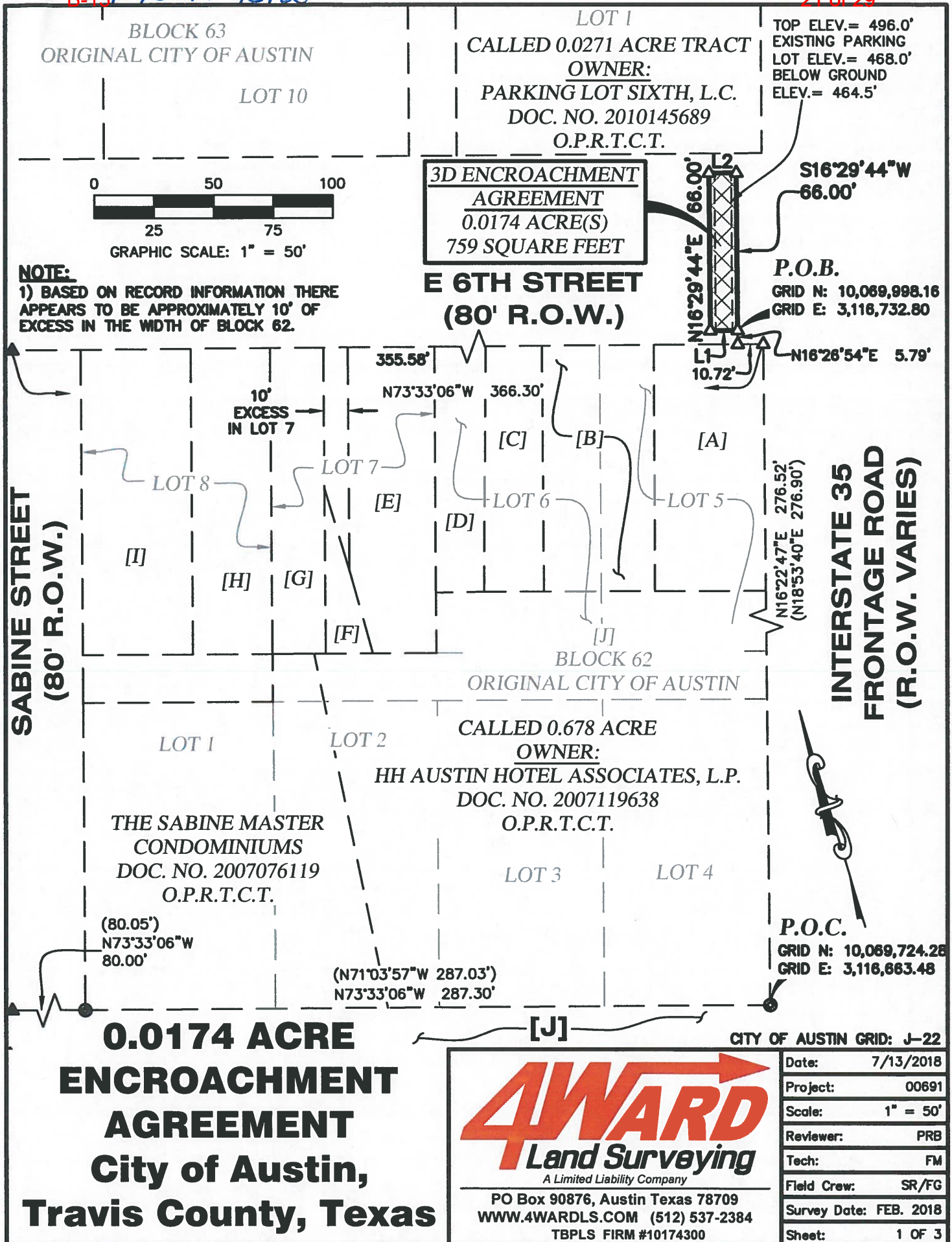
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000058516068. See attached sketch (reference drawing: 00691.dwg.)

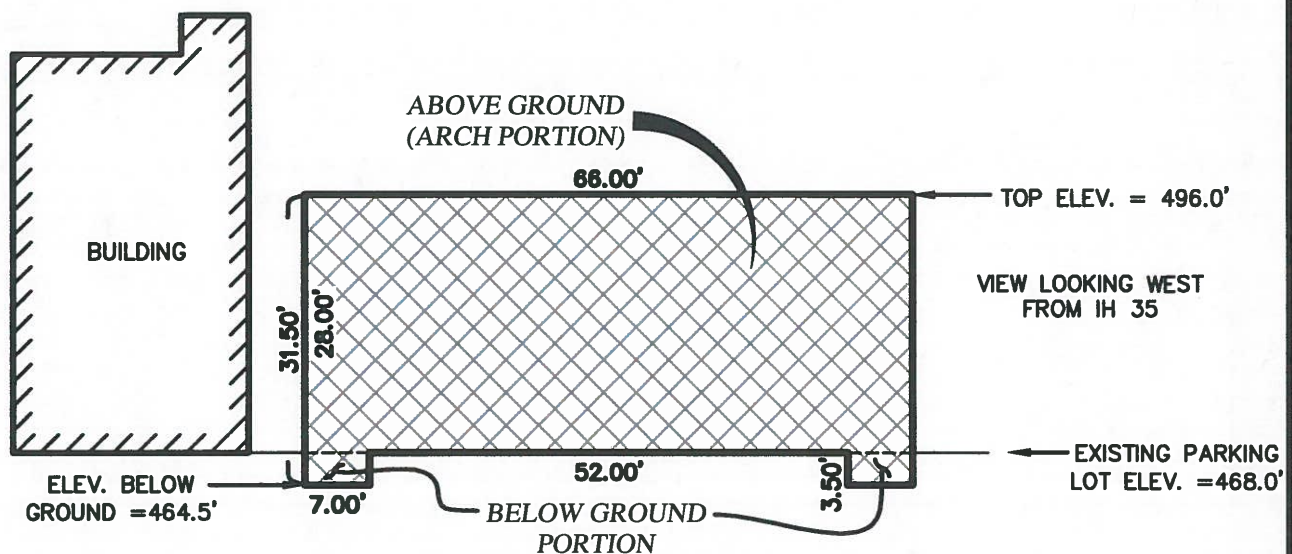
Elevation Note: This encroachment easement begins at an elevation 464.5 feet (NAVD 88) and extends vertically to an elevation of 496.0 feet (NAVD 88). This 3D encroachment agreement has a volume of 13,499.5 cubic feet.


7/13/18
Steven Duarte, RPLS #5940
4Ward Land Surveying, LLC

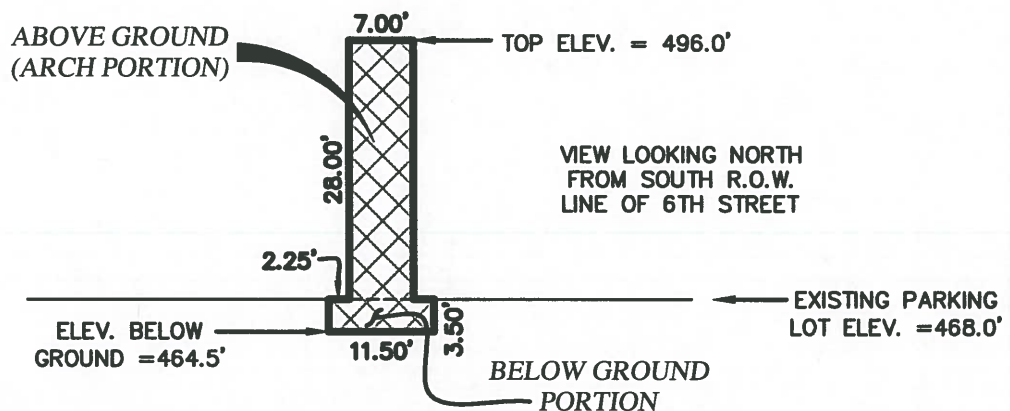
**References:**

COA GRID # J-22



**WEST ELEVATION**

SCALE: 1"=20'

**NORTH ELEVATION**

SCALE: 1"=20'

GENERAL NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000058516068.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- 3) THIS LICENSE AGREEMENT BEGINS AT AN ELEVATION 464.5' (NAVD88) AND EXTENDS VERTICALLY TO AN ELEVATION OF 496.0' (NAVD88). THIS 3D LICENSE AGREEMENT HAS A VOLUME OF 13,499.5 CUBIC FEET.

**0.0174 ACRE
ENCROACHMENT
AGREEMENT
City of Austin,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company

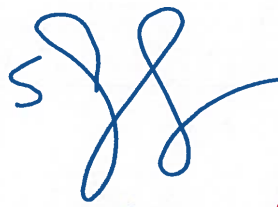
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	7/13/2018
Project:	00691
Scale:	1" = 20'
Reviewer:	PRB
Tech:	FM
Field Crew:	SR/FG
Survey Date:	FEB. 2018
Sheet:	2 OF 3

LEGEND

— — — — —	PROPOSED EASEMENT LINE
— — — — —	EXISTING PROPERTY LINES
⊙	TXDOT TYPE II BRASS DISC FOUND
△	CALCULATED POINT
▲	NAIL WITH "CHAPARRAL" WASHER FOUND
////	BUILDING
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
ELEV.	ELEVATION
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 94 PG. 286

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N73°30'16"W	11.50'
L2	S73°30'16"E	11.50'



7/13/2018



**0.0174 ACRE
ENCROACHMENT
AGREEMENT
City of Austin,
Travis County, Texas**

[A]
CALLED 4720 SQ FT
OUT OF LOT 5, [J]
OWNER:
723 SIXTH, L.C.
DOC. NO. 2009190273
O.P.R.T.C.T.

[C]
CALLED 0.0574 ACRE
OUT OF LOT 6, [J]
OWNER:
SIXTH WEST OF 723, L.C.
DOC. NO. 2011157315
O.P.R.T.C.T.

[E]
CALLED
E 36.5' X 93' OF LOT 7, [J]
OWNER:
ROBERT L. AND
MARY D. OGDEN, L.P.
DOC. NO. 2010052081
O.P.R.T.C.T.

[G]
CALLED WEST 32.5'
OF LOT 7, [J]
OWNER:
CITY OF AUSTIN
VOL. 6886, PG. 2173
D.R.T.C.T.

[I]
CALLED EAST 23.23' OF LOT 8, [J]
OWNER:
LUNDELL LIMITED PARTNERSHIP
VOL. 13120, PG. 562
R.P.R.T.C.T.

[B]
TRACT ONE & TWO
CALLED 0.0543 ACRE
& CALLED 0.0559 ACRE
OWNER:
SIXTH WEST OF 723, L.C.
DOC. NO. 2011177212
O.P.R.T.C.T.

[D]
CALLED WEST 23' OF
N 102.2' OF LOT 6, [J]
OWNER:
JEANETTE CHELF
VOL. 10442, PG. 764
O.P.R.T.C.T.

[F]
CITY OF AUSTIN
70' X 20' TRI OF LOT 7, [J]
NO RECORD INFORMATION

[H]
CALLED EAST 23.23'
OF LOT 8, [J]
OWNER:
CITY OF AUSTIN
VOL. 6820, PG. 1523
D.R.T.C.T.

[J]
**E 5TH STREET
(80' R.O.W.)**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	7/13/2018
Project:	00691
Scale:	1" = 20'
Reviewer:	PRB
Tech:	FM
Field Crew:	SR/FG
Survey Date:	FEB. 2018
Sheet:	3 OF 3

5110 Lancaster Court
Austin, Texas 78723
Firm Registration #12469

Phone 512 761 6161
Fax 512 761 6167
info@civilitude.com
www.civilitude.com



October 24, 2018

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

Re: **Encroachment Agreement**
E 6th Street Archway – 720 E 6th Street, Austin, TX 78701

To whom it may concern,

On behalf of our client, David DeSilva, we are submitting this Site Plan Exemption to construct an archway that extends from 720 E 6th Street to across the street.

1. *Is this a residential or commercial project?*
 - a. The project site is a commercial site (parking lot), and there is no proposed work on the private site. The proposed archway is located at the Right of Way on E 6th Street.
2. *How was the area of encroachment dedicated? By plat or by separate instrument?*
 - a. The area of encroachment is from the original City of Austin plat.
3. *Did the City purchase the area where the proposed encroachment would be located? (i.e., by Street Deed)*
 - a. No, dedicated with City of Austin plat.
4. *Does the encroachment currently exist, or is it only proposed on paper?*
 - a. The encroachment is proposed. There are existing ADA ramps and crosswalks, and no existing structure at the area of encroachment.
5. *Are there any utility lines within the proposed encroachment area? If yes, what are your plans for the utilities? Relocation of utility lines must be at the applicant's expense.*
 - a. The proposed encroachment area does not conflict with any existing utility lines. The attached plans show all the existing utility lines.
6. *How do you plan to develop the proposed encroachment area?*
 - a. This project proposes an archway to be built across E 6th Street along the pedestrian path in the City of Austin ROW, west of the I.H. 35 Southbound Frontage road. This archway will have no conflict with any existing utilities.



CIVILITUDE

ENGINEERS & PLANNERS

5110 Lancaster Court
Austin, Texas 78723
Firm Registration #12469

Phone 512 761 6161
Fax 512 761 6167
info@civiltitude.com
www.civiltitude.com

7. *Has a site plan been submitted on your project? If not, is the project exempt from the site plan process?*
 - a. Site plan exemption has been submitted, the case number is DA-2016-0368.
8. *Is your project a Unified Development?*
 - a. This project is not a Unified Development.
9. *Is your project a S.M.A.R.T. Housing Project?*
 - a. This project is not a S.M.A.R.T. Housing Project.
10. *When do you anticipate starting construction of the development?*
 - a. Construction of this development is intended to start once approval for the encroachment agreement is obtained.
11. *What is the current status of the adjacent properties?*
 - a. The adjacent property of the encroachment area is an existing commercial building on south and parking lot on north.
12. *What type of parking facilities currently exist?*
 - a. The project site is a parking lot, and the proposed archway will not require additional parking.
13. *Does the area of encroachment lie within UT boundaries: East of Lamar Boulevard, west of IH-35, north of Martin Luther King Boulevard, and south of 45th Street?*
 - a. Yes, the area of encroachment lies on E 6th Street west of IH-35.
14. *Does the area of encroachment lie within Downtown boundaries: East of Lamar Boulevard, west of IH-35, north of Lady Bird Lake, and south of Martin Luther King Boulevard?*
 - a. Yes, the area of encroachment lies within Downtown boundaries.
15. *Does the proposed encroachment support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how?*
 - a. The proposed encroachment development will not be part of the Imagine Austin Comprehensive Plan.

If you have any questions or require additional information, please contact me at (512) 761-6161.

Sincerely,

Nhat M. Ho, P.E.



Proposed Right-Of-Way Surface Encroachment Located at 725 East 6th Street



City of Austin
Real Estate Services



0 50 100 Feet

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.

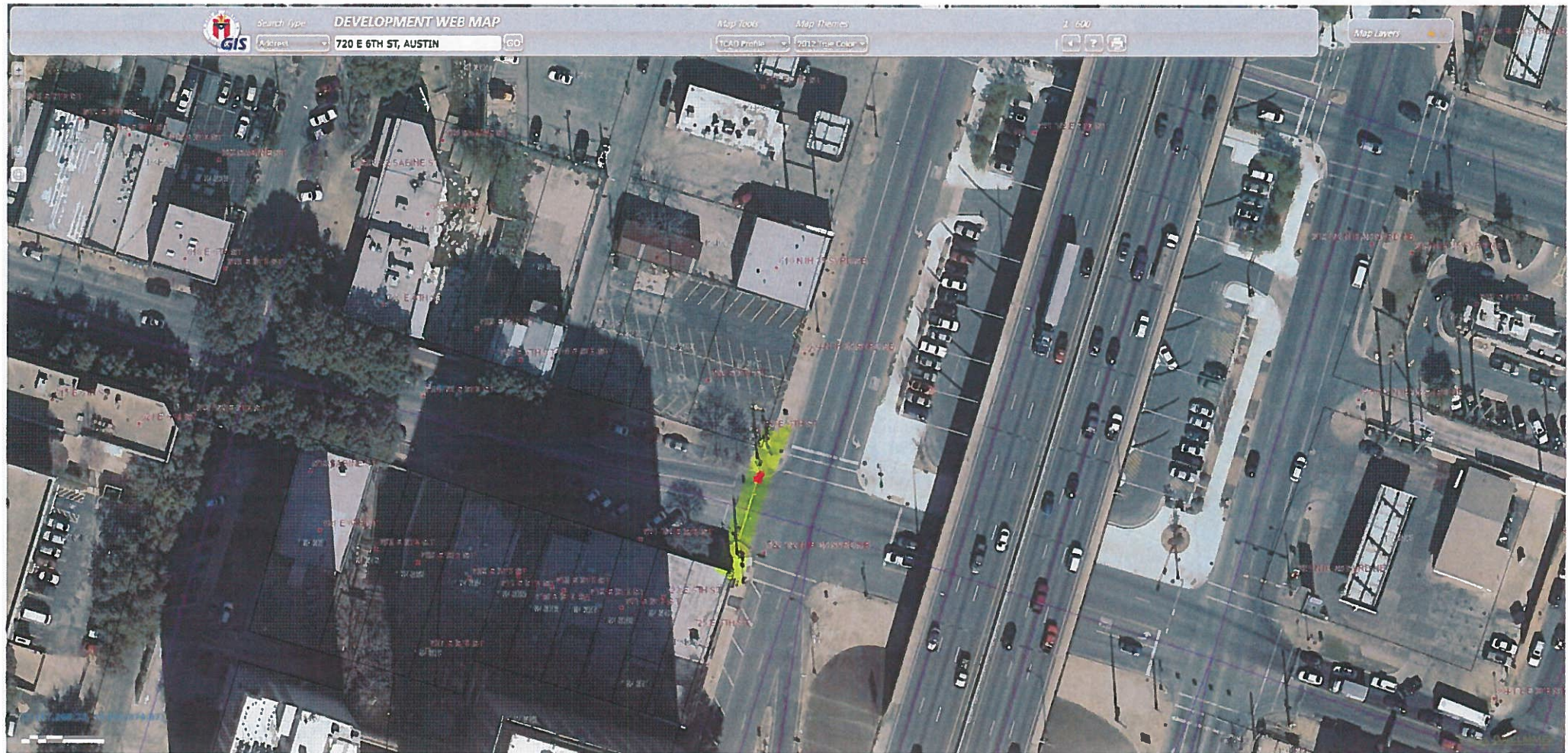
This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by MMcDonald, 2/12/2020



Imagery ©2018 Google, Map data ©2018 Google 20 ft

Arch over 6th Street
720 E 6th Street



0-1-18 Plan of the City of Austin (In-Lots)
1840

