

MEMORANDUM

TO: Gilda Powers, Urban Transportation Commission Coordinator
Austin Transportation Department

FROM: Eric J. Hammack, Property Agent Supervisor
Land Management Section
Office of Real Estate Services

DATE: August 5, 2014

SUBJECT: F# 9268-1310 Vacation of an unconstructed Alley between East 3rd and East 4th Streets and between East Avenue and Waller Creek (Adjacent to: 300 & 306 East Avenue).

Attached is the vacation review packet and the departmental comments for the above referenced alley vacation request in the downtown area.

All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to area being retained as public utility easement and as a drainage easement.**

The applicant has requested that this item be submitted for placement on the **August 12th, 2014 Urban Transportation Commission Agenda** for their consideration.

Staff contact: Eric Hammack at 974-7079 or landmanagement@austintexas.gov

Applicant: James Schissler

Property Owner: Lion Outdoor, LLC

Mr. James Schissler (Applicant) or Mrs. Michele Rogerson-Lynch (Applicant representative) will be prepared to conduct a presentation at the meeting and will answer any questions regarding the project and vacation request.



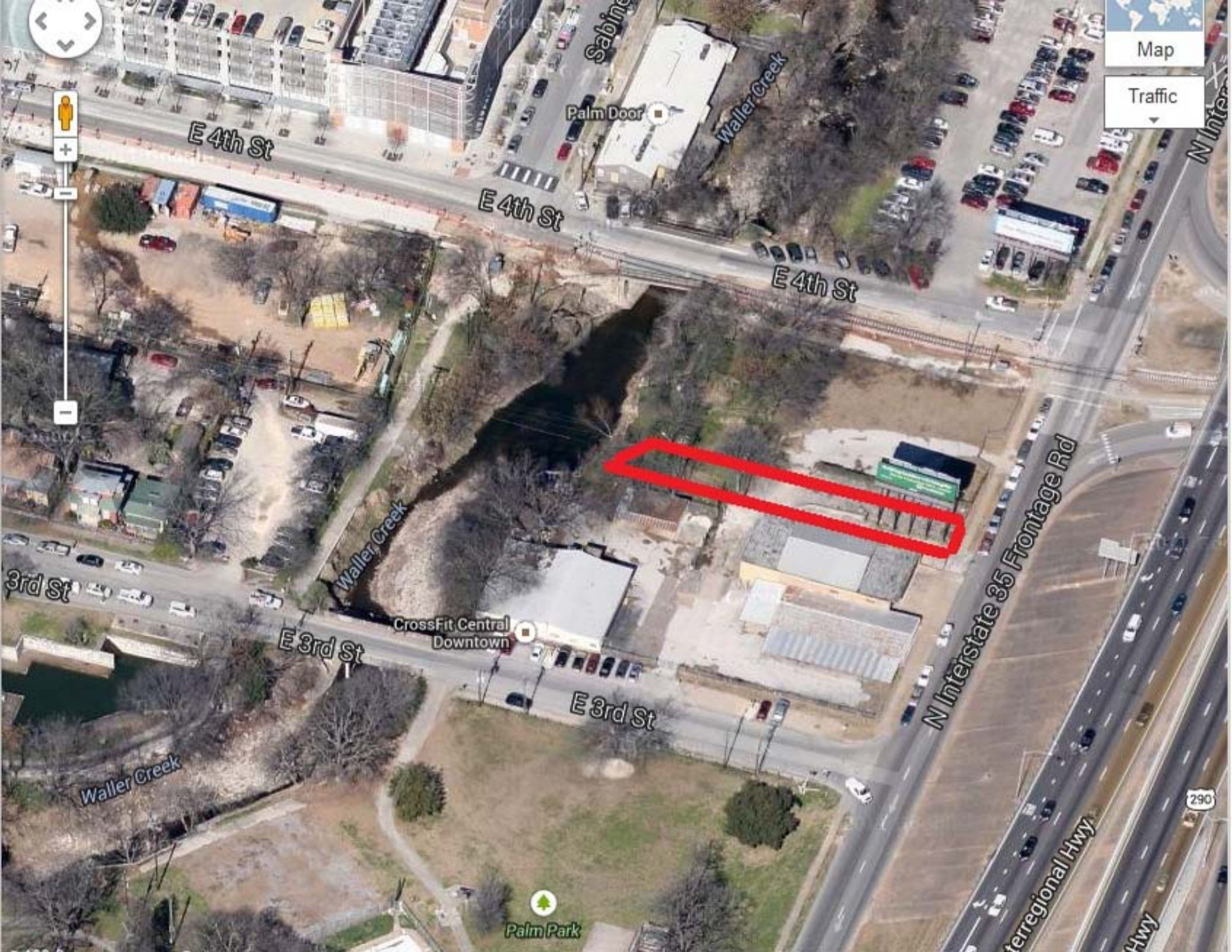
Eric J. Hammack, Property Agent Supervisor
Land Management Section

OFFICE OF REAL ESTATE SERVICES

Attachments

DEPARTMENT COMMENTS FOR THE VACATION OF THE UNCONSTRUCTED
ALLEY BETWEEN EAST 3RD AND EAST 4TH STREETS, AND BETWEEN EAST
AVENUE AND WALLER CREEK.
(ADJACENT TO: 300, 306 EAST AVENUE).

AT&T	RETAIN AS EASEMENT
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION	APPROVE
AUSTIN WATER	RETAIN AS EASEMENT
CODE COMPLIANCE	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	DEFER TO WATERSHED
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Urban Design)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS DIRECTOR	APPROVE
REPUBLIC SERVICES	APPROVE
TEXAS GAS SERVICES	RETAIN EASEMENT OR RELOCATE UTILITIES AT DEVELOPER EXPENSE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	RETAIN DRAINAGE EASEMENT



Map

Traffic

E 4th St

Palm Door

Sabino St

Waller Creek

E 4th St

E 4th St

N Interstate 35 Frontage Rd

E 3rd St

Waller Creek

E 3rd St

CrossFit Central Downtown

E 3rd St

Waller Creek

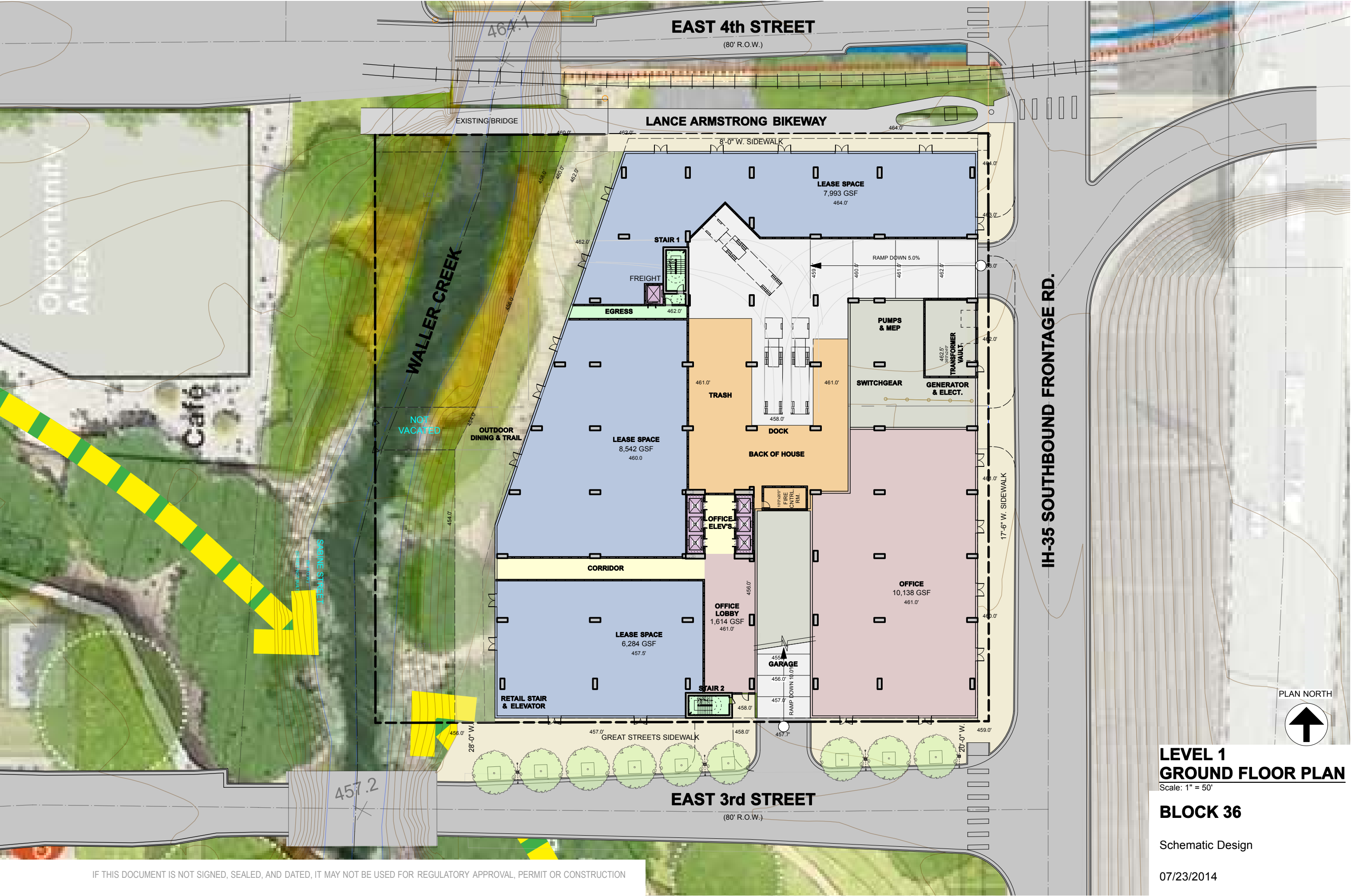
N Interstate 35 Frontage Rd

Palm Park

290

Interregional Hwy

Hwy



**LEVEL 1
GROUND FLOOR PLAN**

Scale: 1" = 50'

BLOCK 36

Schematic Design

07/23/2014

IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

MEMORANDUM

Case No.: 9268-1310

Date: Oct. 7, 2013

SUBJECT: **ALLEY VACATION**

() Patti Moore	AT&T	() Luis Mata	Grande Communication
() Melody Giambruno	Austin Energy	() Danielle Guevara	PDRD (LUR-Engineering)
() Rob Spillar	Austin Transportation Director	() Joe Almazan	PDRD (LUR-Transportation)
() Angela Baez	Austin Water	() Mark Walters	PDRD (N'borhood Planning)
() Ann Hargrove	Austin Resource Recovery	() Humberto Rey	PDRD (Urban Design)
() Bruna Quinonez	Code Compliance	() Wendy Rhoades	PDRD (Zoning Review)
() Brent Bright	CTM – GAATN	() Cuong Tran	PW - City Engineer
() Milissa Warren	EMS	() Larissa Prince	Texas Gas
() David Brietzke	Fire	() Scott Wratten	Time Warner
() Fabien Villeneuve	Google	() Pam Kearfott	WPD (Engineering)

A request has been received for vacation of a portion of an Alley between East 3rd Street & East 4th Street and Sabine Street & East Ave.

Please review this request and return your comments to Eric Hammack (974-7079), 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 21, 2013.**

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

Comments: _____

Prepared by: _____

Reviewed by: _____

Telephone: _____

Date: _____

September 30, 2013

Texas Board of Professional Engineers Registration No. F-439

Ms. Chris Muraida
City of Austin Real Estate Services
505 Barton Springs Road, Suite 1350
Austin, Texas 78704

Re: Alley Vacation Application
700 Block of 3rd Street Alley
Block 36, Original City of Austin Plat
Austin, TX

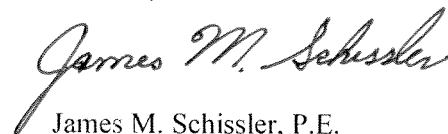
Dear Ms. Muraida:

On behalf of our client, Lion Outdoor LLC, Jones & Carter, Inc. is requesting the vacation of a portion of the City of Austin alley right-of-way that splits Block 36 of the Original City of Austin Plat for a proposed commercial use. Lion Outdoor LLC owns the eight lots on both sides of the alley. The alley was originally dedicated with the Original City of Austin plat.

The alley has never been constructed and a portion of it falls within Waller Creek; it is currently fenced off as part of the parking area for the adjacent property. There are existing utility lines within the alley and the owner proposes to have them abandoned or relocated as part of the construction of a building on that would encompass a large portion of Block 36 as shown on the attached schematic site plan. A formal Site Development Permit application has not been submitted since there are several other City regulations that we are working through, such as the Waller Creek Master Plan and the Capital View Corridor. The project will be a unified development on the portions of the eight lots that can be developed. The building will be office use and ground level retail or restaurant uses coinciding with the Waller Creek Master Plan and the project will not include SMART Housing. The start of construction is anticipated to be January, 2015. Block 36 falls within the CBD – Central Business District and the site is currently used for outside storage and fitness training. The property to the south is City parkland, the property to the east is partially developed and the property to the north is currently the site of the Waller Creek tunnel construction zone. The parking is currently surface parking and the proposed building will require structured parking at or below grade. There are no adjacent property owners since Lion Outdoor LLC owns the entire block.

We appreciate your consideration of this alley vacation request and its approval. If you have any questions or require additional information, please contact me at (512) 441-9493.

Sincerely,



James M. Schissler, P.E.

JMS/bgn
J:\Projects\A455\049\general\letters\ROW Vacation Letter.doc
Enclosures

File No. 9268-1310 Application for Street or Alley Vacation
Department Use Only DATE: 10-7-13
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: X; ROW _____ Hundred Block: 700 East
Name of Street/Alley/ROW: Block 36 Alley Is it constructed: Yes (No)
Property address: 300 & 306 East Avenue; 701 E. 4th Street; 702, 706 & 708 E. 3rd Street
Purpose of vacation: Allow development of Block 36 with single building

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 020404 1801, 1806-1812
Survey & Abstract No.: _____
Lot(s): 1-8 Block: 36 Outlot: _____
Subdivision Name: Original City of Austin
Plat Book _____ Page Number _____ Document Number _____

Neighborhood Association Name: Downtown Austin neighborhood Assn.
Address including zip code: P.O. Box 997, Austin, TX 78767

RELATED CASES

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

FILE NUMBERS

PROJECT NAME, if applicable:

Name of Development Project: Block 36
Is this a S.M.A.R.T. Housing Project (circle one): YES / (NO)

OWNER INFORMATION

Name: Lion Outdoor LLC (as shown on Deed)
Address: 4330 S. Mopac, Ste. 150 Phone: (512) 926-7740 Fax No.: ()
City: Austin County: Travis State: TX Zip Code: 78735
Contact Person/Title: William Reagan Cell Phone: ()
Email Address: Billyreagan@reaganaustin.com
(If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

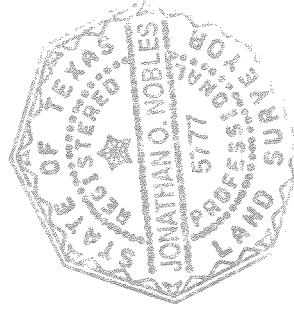
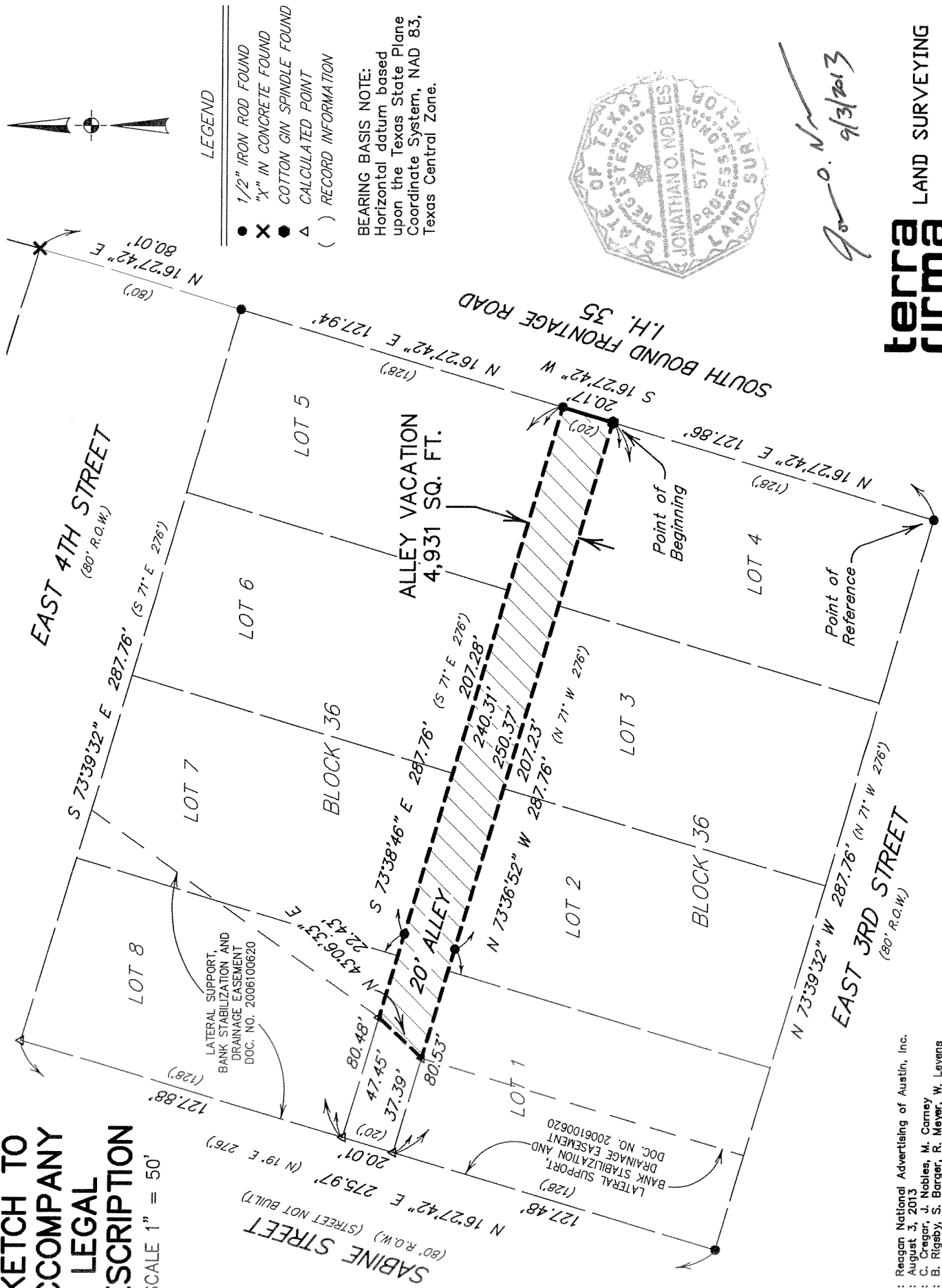
Name: James M. Schissler, P.E.
Firm Name: Jones & Carter, Inc.
Address: 1701 Directors Blvd. Suite 400
City: Austin State: TX Zip Code: 78744
Office No.: (512) 441-9493 Cell No.: (512) 496-6481 Fax No.: (512) 445-2286
EMAIL ADDRESS: JSchissler@jonescarter.com

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and 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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'

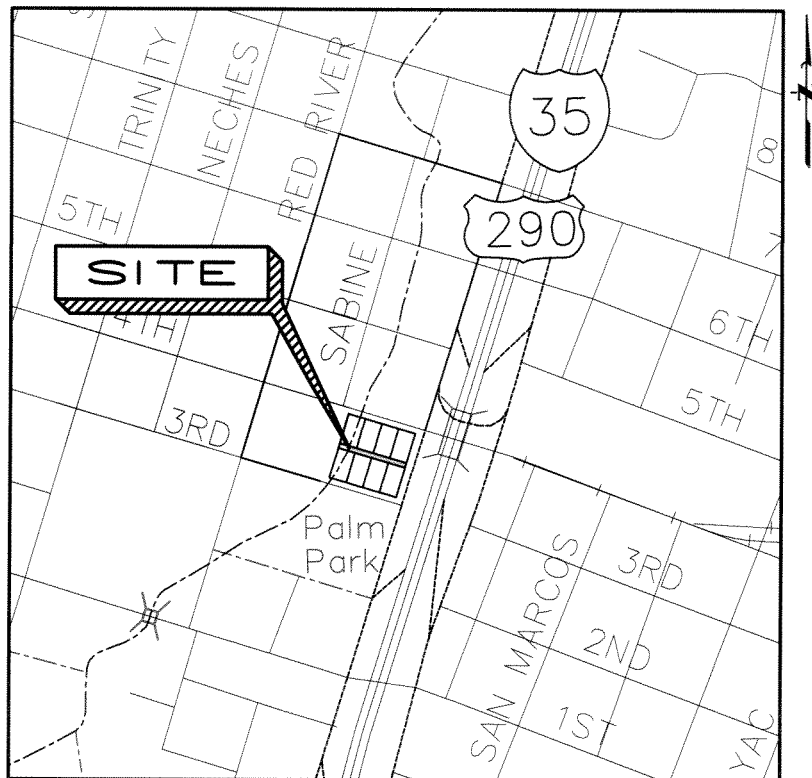


Jon O. Nobles
9/3/2013

terra firma LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101
1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
TEL (512) 328-8373 • FAX (512) 445-2286

Client : Reagan National Advertising of Austin, Inc.
Date : August 3, 2013
Office : C. Cregar, J. Nobles, M. Carney
Crew : B. Rigaby, S. Berger, R. Meyer, W. Levens
F.B. : 601/40
Job No : 0A455-0049-00/550
File : J:\Projects\A455\049\Survey\Point Files\0A455-049-00-001.crd
J:\Projects\A455\049\Survey\Point Files\0A455-049-00-001.crd



BLOCK 36

LOCATION MAP

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

Texas Board of Professional Engineers Registration No. F-439
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 800'

DATE: 8/14/2013

JOB NO: A455-0049