## **MEMORANDUM**

Case No.: 9663-1603 Date: March 11, 2016

SUBJECT: ALLEY VACATION			
( ) Lucy Cabading ( ) Melody Giambruno ( ) Katrina Fenrick ( ) Rob Spillar ( ) Angela Baez ( ) Roberto Gonzalez ( ) Bruna Quinonez ( ) Carlos Dematos ( ) Milissa Warren ( ) Frank Alvarez ( ) Scott Cunningham ( ) Luis Mata	AT&T Austin Energy Austin Resource Recovery Austin Transportation Director Austin Water Capital Metro Code Compliance CTM – GAATN EMS Fire Google Grande Communication	( ) Marilyn Lamensdorf ( ) David Marquez ( ) Sangeeta Jain ( ) Mark Walters ( ) Humberto Rey ( ) Wendy Rhoades ( ) David Boswell ( ) Nadia Barrera ( ) Christian Barraza ( ) Joseph Boyle ( ) Katina Bohrer	PARD DSD (LUR-Engineering) DSD (LUR-Transportation) P&Z (Comp. Planning) P&Z (Urban Design) P&Z (Zoning Review) PWD – Office of City Eng'r PWD (connectivity) Texas Gas Time Warner WPD (Engineering)
	n received for a full vaca ig from E. Dean Keeton St		
email address: la	request and return your coundmanagement@austinte. Real Estate Services, 505   5, 2016.	<u>xas.gov</u> or Fax: 97	4-7088. Physical
APPROVAL:	YES Yes,	Subj. to Reqm't	No
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	:



March 1, 2016

Mr. Eric Hammack Real Estate Supervisor City of Austin Office of Real Estate Services 505 Barton Springs Rd Austin, Texas 78704

RE:

Request for Alley Vacation

E. Dean Keeton Street and Red River Street

Austin, Travis County, Texas

Dear Mr. Hammack,

Please accept this letter and attached materials as our formal request to vacate the alley located at 924 E. Dean Keeton, extending from E. Dean Keaton Street to Red River Street. The alley, dedicated by original plat in Book 2, page 160, currently bisects a developed apartment property, providing vehicle access to a private parking lot located immediately adjacent to Red River Street.

The property adjacent to the existing ROW includes Lots 5, 6, and 7 (to the east), and lots 8, 9, 10, and 11 (to the west) of Block 3, Fellman Heights Subdivision. The property is all zoned GR-MU-CO-NP/MF-6-CO-NP. The lots are connected by a single development and share a common owner, 924 Dean Keeton Investors, Ltd. Today, lots 5, 6, and 7 total only 0.178 acres and are located on the intersection of Dean Keeton and Red River, which inhibits standalone development on these parcels due to size and access. Because of this, all 7 lots are intended to be redeveloped as a single project, requiring an alley vacation to connect the two properties. The property will be redeveloped with a commercial use.

The alley vacation request is being submitted concurrently with a subdivision plat for the property, however no site plan has been submitted at this time. Because the alley does not contain any existing operational public utilities, no site plan amendments are required as part of the vacation, and we are therefore proposing to process the vacation in advance of the site plan process. There is one existing abandoned public water line within the alley today that is proposed to remain until the time of redevelopment of the property, when it will be either removed or remain abandoned depending on the proposed site plan. This plan is consistent with Austin Water Utility design requirements for existing abandoned facilities.

The property and alley in question is located within the UT area and in the Hancock Neighborhood Planning Area, within the CANPAC zoning limits. The proposed redevelopment will meet the intent of the current property zoning.

The alley vacation also meets the goals of the CANPAC zoning ordinance and the Imagine Austin Plan goals. The alley vacation will encourage infill redevelopment in the urban core, increasing density near

Endeavor Real Estate Group T 512-682-5500 500 West 5<sup>th</sup> Street, Suite 700 | Austin, TX 78701



the University of Texas Campus and multiple transit options, helping to create a 'compact and connected Austin' and providing an investment in our local education system.

Should any additional information be required for review and approval of this application, please do not hesitate to contact me.

Sincerely,

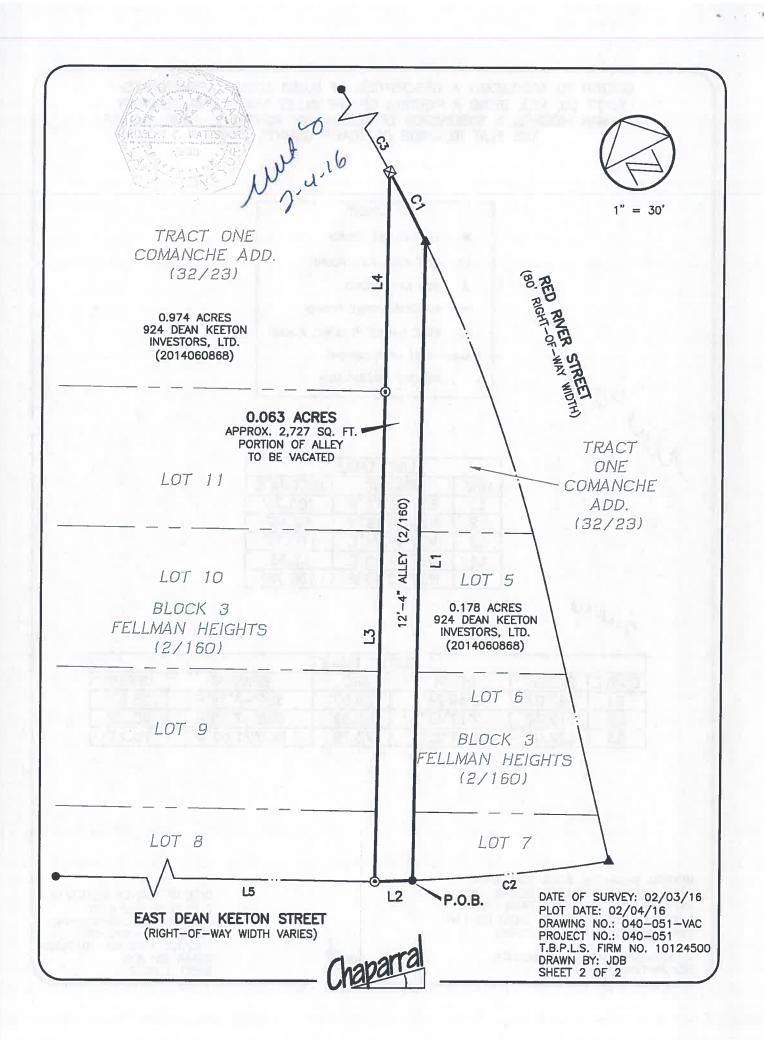
Megah Wanek

## APPLICATION FOR STREET OR ALLEY VACATION

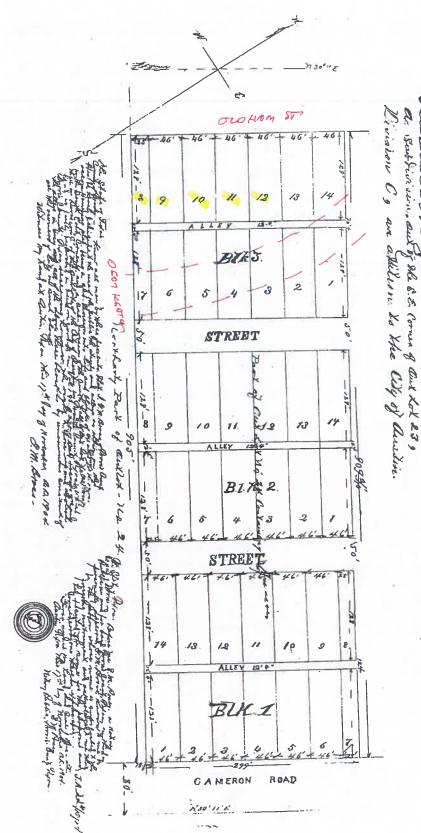
File No. 9663 - 1603	DATE: 3/11/2016			
Department Use Only	Department Use Only			
TYPE OF VACATION				
Type of Vacation: Street: Alley: V . ROW	Hundred Block			
Type of Vacation: Street:; Alley:; ROW Name of Street/Alley/ROW:;	Is it constructed: Yes No			
Name of Street/Alley/ROW: NA Property address: 924 DEAN KEETON Purpose of vacation: REDEL TROUBLE OF	Is it constituted. Tes 140			
Purpose of vacation: PEDELOPMENT OF DA	PROEL PEWNFIGURING OF NON. WIMPHAN			
	lot			
PROPERTY DESCRIPTION ADJACENT TO ARE	CA TO BE VACATED			
Parcel #: 02140706190000, 0214070621				
Survey & Abstract No.: SEE ATTACHED DESCRIPTION & SURVEY.  Lot(s): Block: Outlot:				
Lot(s): Block: Outlot:	<u> </u>			
Subdivision Name:				
Subdivision Name: Page Number Doo	cument Number			
	IAHBORHOOD PLANNING AREA (CANPAL)			
Address including zip code 805 W. 29+4.5T.				
reading alphone.	TOTAL STEPLENS			
RELATED CASES				
	FILE NUMBERS			
Existing Site Plan (circle one): YES / NO	SEE LETTER			
Subdivision: Case (circle one): YES/NO	C&-			
Zoning Case (circle one): YES / NO				
PROJECT NAME, if applicable:				
Name of Development Project: 924 DEAN K	EFTON			
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: 924 DEAN KEETON INVESTORS	(as shown on Deed)			
Address: 500 W., 5Th STREET (SE 700 Phone: (SI2) 682. 5505 Fax No.: ()				
City: AUSTIN County: TRAVS State: TEXAS Zip Code: 1831				
Contact Person/Title: MEATIN WANEK Cell Phone: (512) 620-7 027				
Email Address: MWANEK @ ENDEAVOR - RE.com  (If multiple owners are joining in this request, complete names and addresses for each must be attached.)				
(11 multiple owners are Joining in this request, complet	e names and addresses for each must be attached.)			
APPLICANT INFORMATION				
Name: MEGAN WANEK				
Firm Name: ENDEAVOR REAL ESTATE GROUP				
Address: 500 W. 5th STREET, GUITE 700				
City: AV671N State: X Zip Code: 78701				
Office No.: (512) 682-5585 Cell No.: (512) 680-7027 Fax No.: ()				
EMAIL ADDRESS: MUANEK@ ENDEAVOR - PE.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 <u>nonrefundable</u> 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 <u>prior</u> to placing the item on the Council Agenda for final approval.

Signed By: Landowner Applic







Silad for record Two 18th 1904, at 12 o'cloud am. Recorded Mov. 26" 1904 at 10 o'cloud. a.M.

Yol 2 Page 160