MEMORANDUM

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

SUBJECT: ALLEY VACATION

( ) Lucy Cabading AT&T ( ) Marilyn Lamensdorf PARD
( ) Melody Giambruno Austin Energy ( ) David Marquez DSD (LUR-Engineering)
( ) Katrina Fenrick Austin Resource Recovery ( ) Sangeeta Jain DSD (LUR-Transportation)
( ) Rob Spillar Austin Transportation Director ( ) Mark Walters P&Z (Comp. Planning)
( ) Angela Baez Austin Water ( ) Humberto Rey P&Z (Urban Design)
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A request has been received for a full vacation of an Alley, located at 924 E. Dean Keeton St, extending from E. Dean Keeton St on the south to Red River St on the north.

Please review this request and return your comments to Kim Vasquez (512-974-9241), email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: March 25, 2016.

APPROVAL: _______ YES _______ Yes, Subj. to Reqm’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: _________________________________
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
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,

[Signature]

Megan Wanek
APPLICATION FOR STREET OR ALLEY VACATION

File No. 9663-1603

DATE: 3/11/2014

TYPE OF VACATION

Type of Vacation: Street: X Alley: X ROW ______ Hundred Block: ______
Name of Street/Alley/ROW: 924 DEAN KEETON
Property address: 924 DEAN KEETON
Purpose of vacation: DEVELOPMENT OF PARCEL/RECONFIGURING OF NON-CONSTANT LOT

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 021H0709190000, 021H0709210000
Survey & Abstract No.: SEE ATTACHED DESCRIPTION & SURVEY
Lot(s): ______ Block: ______ Outlot: ______
Subdivision Name: ______
Plat Book ______ Page Number ______ Document Number ______

Neighborhood Association Name: HANCOCK NEIGHBORHOOD PLANNING AREA (CANDL)
Address including zip code: 805 W 29TH ST, AUSTIN, TX 78705 - ADAM STEPHENS

RELATED CASES

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

FILE NUMBERS

SEE LETTER

PROJECT NAME, if applicable:

Name of Development Project: 924 DEAN KEETON
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 LTD. (as shown on Deed)
Address: 500 W 5TH STREET, STE 2200, Phone: (512) 682-9505, Fax No.: ( )
City: AUSTIN County: TX State: TX Zip Code: 78701
Contact Person/Title: MEGAN WITNEK Cell Phone: (512) 682-7027
Email Address: MWWWITNEK@ENDEAVOR-RE.COM
(If multiple owners are joining in this request, complete names and addresses for each must be attached)

APPLICANT INFORMATION

Name: MEGAN WITNEK
Firm Name: ENDEAVOR REAL ESTATE GROUP
Address: 500 W 5TH STREET, SUITE 2200
City: AUSTIN State: TX Zip Code: 78701
Office No.: (512) 682-9505 Cell No.: (512) 682-7027 Fax No.: ( )
EMAIL ADDRESS: MWWWITNEK@ENDEAVOR-RE.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
TRACT ONE
COMANCHE ADD.
(32/23)

0.974 ACRES
924 DEAN KEETON
INVESTORS, LTD.
(20140600868)

0.063 ACRES
APPROX. 2,727 SQ. FT.
PORTION OF ALLEY
TO BE VACATED

LOT 11

LOT 10
BLOCK 3
FELLMAN HEIGHTS
(2/160)

LOT 9

LOT 8

EAST DEAN KEETON STREET
(RIGHT-OF-WAY WIDTH VARIES)

LOT 7

LOT 6
BLOCK 3
FELLMAN HEIGHTS
(2/160)

LOT 5

0.178 ACRES
924 DEAN KEETON
INVESTORS, LTD.
(20140600868)

LOT 1

12-4' ALLEY (2/160)

P.O.B.

DATE OF SURVEY: 02/03/16
PLOT DATE: 02/04/16
DRAWING NO.: 040-051-VAC
PROJECT NO.: 040-051
T.S.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB
SHEET 2 OF 2