

<b>M E M O R A N D U M</b>
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**TO:** Fayez Kazi, Chair  
Planning Commission Members

**FROM:** Andy Halm, Senior Property Agent  
Land Management Section  
Office of Real Estate Services

**DATE:** October 15, 2019

**SUBJECT:** F# 10115-1903 – Sub-surface Encroachment of a portion of East Cesar Chavez Street, Comal Street and Willow Street Alley Right-of-Way by a parking garage near the intersection of East Cesar Chavez Street and Comal Street.

Attached are the departmental comments and other information pertinent to the referenced right of way encroachment. **The area being requested for encroachment will be used for parking garage for a new commercial building (office and retail).** 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 **October 22, 2019, Planning Commission Agenda** for their consideration.

Staff contact: Andy Halm at 974-7185 or [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)

Applicant: Alejandra Flores

Property Owner: 1500 CC, LLC

Ms. Alejandra Flores and property owner will be present at the meeting to answer any questions regarding the project, if needed.

Andy Halm, Senior Property Agent  
Land Management Division

**OFFICE OF REAL ESTATE SERVICES**

Attachments

**DEPARTMENTAL SUMMARY OF COMMENTS**

F# 10115-1903 FOR THE ENCROACHMENT OF A PORTION OF WEST CESAR CHAVEZ STREET, COMAL STREET AND WILLOW STREET ALLEY RIGHT OF WAY BY THE PROPOSED SUB-SURFACE PARKING GARAGE.

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**CONDITIONAL APPROVAL COMMENTS****AT&T**

ASSESSMENT: Approval is subject to relocation of AT&T facilities. – **David Williams, AT&T**

**AUSTIN RESOURCE RECOVERY**

ASSESSMENT: ARR has four commercial customers at 1519 E Cesar Chavez St, with garbage and recycle carts in alley way. Services would be put on hold during construction, but please make sure all carts are kept on site and in a safe place. – **Michael Zavala, Austin Resource Recovery**

**AUSTIN WATER**

ASSESSMENT: Austin Water (AW) has no objection to the subsurface encroachment of a portion of East Cesar Chavez Street, Comal Street and Willow Street Alley. The encroachment is a proposed subsurface, 0.0744 acre (3,240 sq. ft.) parking garage.

At East Cesar Chavez Street there is an existing 12-inch ductile iron water main near by the proposed area of the encroachment. At Comal Street there is an 8-inch concrete wastewater main & at the Willow Street Alley there is a 2.5-inch cast iron water main and 6-inch concrete wastewater main within the proximity of proposed encroachment area.

The applicant provided new exhibits showing the distance between the proposed encroachment and all existing AW infrastructures is more than the minimum horizontal separation of 5-ft. by UCM 2.9.2 B (2) and 2.9.4. C (4). – **Angela Baez, Austin Water**

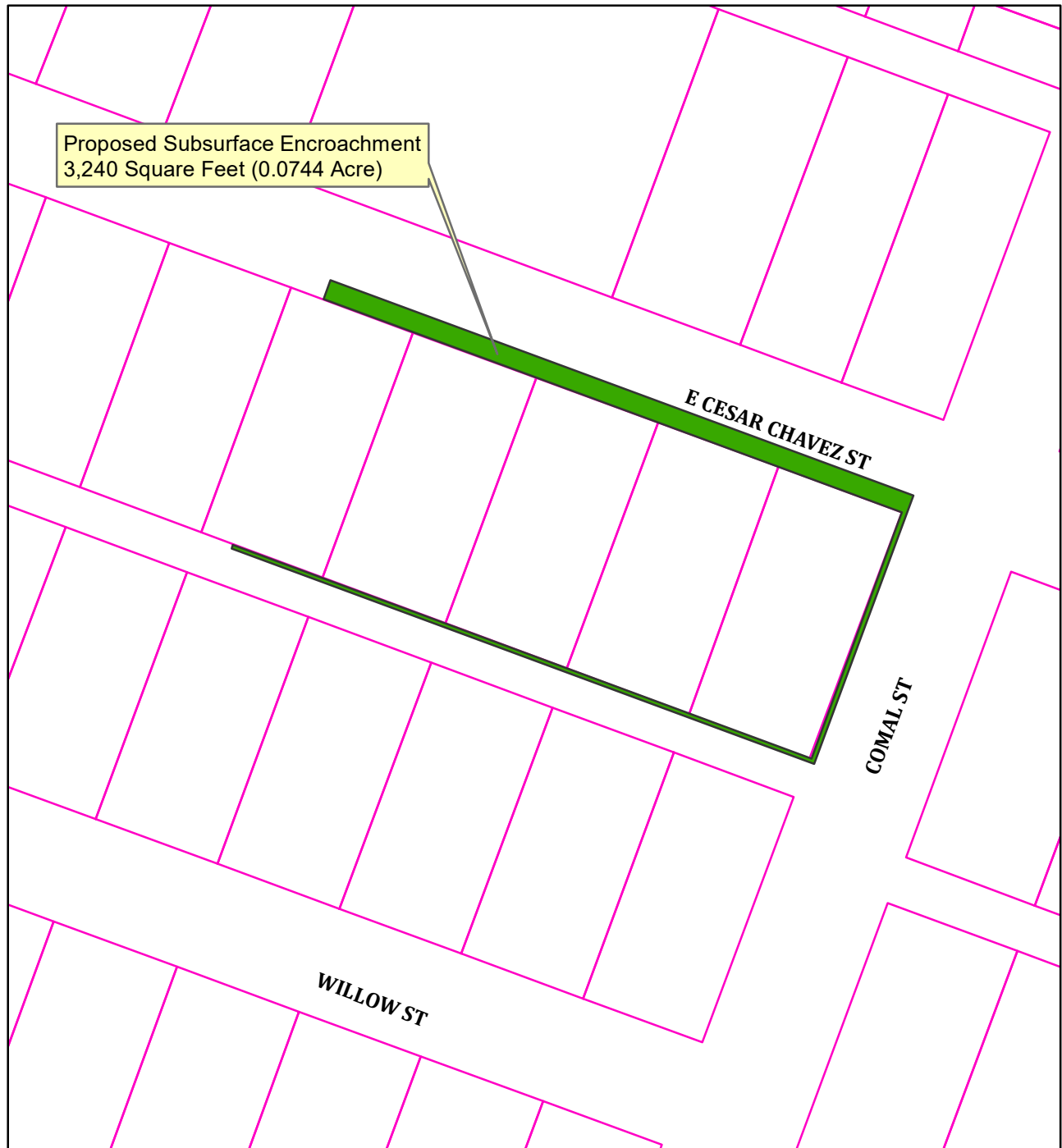
**GOOGLE**

ASSESSMENT: Google has permits to install facilities on the northwest corner of the proposed site within the next 6 months. Developer to coordinate with Google Fiber in the installation of parking garage. - **Lorena Valdez, Google**

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## APPROVED COMMENTS

• DEVELOPMENT SERVICES Planning Review	• PARKS & RECREATION
• AUSTIN ENERGY	• DEVELOPMENT SERVICES <u>Land Use Review</u> (Engineering)
• TRANSPORTATION	• DEVELOPMENT SERVICES <u>Land Use Review</u> (Transportation)
• CAPITAL METRO	• PLANNING & ZONING <u>Neighborhood Planning</u>
• TRANSPORTATION (Mobility Bonds)	• PLANNING & ZONING <u>Urban Design</u>
• CTM-GAATN	• PLANNING & ZONING <u>Zoning Review</u>
• EMS	• PUBLIC WORKS (Office of City Engineer)
• FIRE	• PUBLIC WORKS (Sidewalks & Special Projects)
• TIME WARNER CABLE/ CHARTER	• WATERSHED PROTECTION <u>Engineering</u>
• GRANDE COMMUNICATIONS	• PUBLIC WORKS (Safe Route to School)
• TEXAS GAS	• PUBLIC WORKS (Urban Trails)



## Proposed Right-Of-Way Subsurface Encroachment at East Cesar Chavez Street, Comal Street, and Alley



City of Austin  
Real Estate Services



0 75 150 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, 10/16/2019

## MEMORANDUM

Case No.: 10115-1903

Date: March 27, 2019

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
( ) Carlo DeMatos	CTM – GAATN	( ) Eric Dusza	PWD – Sidewalk & Special Proj
( ) Milissa Warren	EMS	( ) Aleksina Chapman	PWD – Urban Trails
( ) Sonny Pelayo	Fire	( ) Amir Emamian	PWD – Safe Route to School
( ) Fredrick Ritter	Google	( ) Aaron Diaz	Texas Gas
( ) Daniel Pina	Grande Communication	( ) Timothy White	Time Warner
( ) Robynne Heymans	PARD	( ) Annabell Ulary	WPD (Engineering)
( ) Ron Menard	Building Review	( ) Gregory Pepper	ATD - Mobility Bond

A request has been received for sub-surface encroachment of a portion of East Cesar Chavez Street, Comal Street and Willow Street Alley. The encroachment is a proposed sub-surface, 0.0744 acres (3,240 square feet) parking garage. The total area of the encroachment is approximately 0.0744 acres, 3,240 square feet located at 1501 East Cesar Chavez Street, Austin, Texas.

Please review this request and return your comments to Andy Halm (974-7185), email address: [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov) or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **April 16, 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: \_\_\_\_\_

ROW ID# 12164065

## Application for an Encroachment Agreement

File No. 10115-1903  
Department Use OnlyDATE: 3/25/19  
Department Use Only

## 1. TYPE OF ENCROACHMENT

Encroachment Type:	<input type="checkbox"/> Aerial	<input checked="" type="checkbox"/> Sub-surface	<input type="checkbox"/> Surface
List TYPE OF ENCROACHMENT to be placed on Public Property: <u>Sub-surface</u> <u>Parking Garage</u>			
Has encroachment been installed prior to application: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Adjoins property at the following street address: <u>1501 E Cesar Chavez</u>			

## 2. PROPERTY DESCRIPTION OF ENCROACHMENT AREA

Parcel #: 0202051306, 0202051308, 0202051310			
Survey & Abstract No. _____			
Lot(s) <u>6, 7, 8, 9 &amp; 10</u>	Block <u>1</u>	Outlot <u>34 &amp; 36</u>	
Subdivision Name: <u>DIV O WELCH</u>			
Plat Book _____	Page Number _____	Document Number <u>2018038115, 2018038118, 2017169819</u>	
County/Records: Travis		County: <u>Deed</u>	Real Property Official Public
NOTE: Attach three dimensional metes and bounds survey of Encroachment area.			

## 3. RELATED CASES

Existing Site Plan: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	FILE NUMBERS <u>SP-2018-0520C</u>
Subdivision: Case: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	
Building Permit: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	

## 4. APPLICANT INFORMATION

Name: <del>Sergio Lozano PE</del> <u>Max Martinez</u>		
Firm Name: <u>LOC Consultants, Civil Division, Inc.</u>		
Address: <u>1715 E. 7th Street</u>	City: <u>Austin</u>	State: <u>TX</u>
Zip: <u>78702</u>	Phone: <u>456-251-5146</u>	Fax No.: ( )
EMAIL ADDRESS: <u>Max@locivil.com</u>		

## 5. DEVELOPER INFORMATION

Name: <u>Austin Pfister</u>		
Firm Name: <u>1500 CC LLC</u>		
Address: <u>PO Box 688</u>	City: <u>Georgetown</u>	State: <u>Texas</u>
Zip: <u>78627</u>	Phone: <u>325-374-7614</u>	Fax No.: ( )

**6. LANDOWNER INFORMATION**Name: ISOO CC LLC (as shown on Deed)Address: PO BOX 688 City: Georgetown State: TexasZip: 78627 Phone: (325) 371-7614 Fax No.: ( )Lienholder Name: N/A

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: N/A

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: ( ) Fax No.: ( )

Contact Person: \_\_\_\_\_ 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#EA \_\_\_\_\_

EXHIBIT “ ”

(Encroachment Agreement)  
East Cesar Chavez Street, Comal Street & Alley

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0744 ACRES (3,240 SQUARE FEET), BEING A PORTION OF EAST CESAR CHAVEZ STREET (PLATTED AS EAST WATER STREET – 60’ RIGHT-OF-WAY), COMAL STREET (60’ RIGHT-OF-WAY) AND ALLEY (18’ RIGHT-OF-WAY) ALL OF WHICH BEING PUBLIC RIGHTS-OF-WAYS WITH THE CITY OF AUSTIN, AND BEING ADJACENT TO LOT 6, LOT 7, LOT 8, LOT 9 AND LOT 10, BLOCK “1” SUBDIVISION OF OUTLOTS 34 AND 36 DIVISION “O” AUSTIN MADE BY DR. S.M. WELCH, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID LOT 6 CONVEYED TO 1500 CC, LLC IN DOCUMENT NO. 2017169819 OF THE (O.P.R.T.C.T.), SAID LOT 7 AND LOT 8 CONVEYED TO 1500 CC, LLC IN DOCUMENT NO. 2018038118 OF THE (O.P.R.T.C.T.), AND SAID LOT 9 AND LOT 10 CONVEYED TO 1500 CC, LLC IN DOCUMENT NO. 2018038115 OF THE (O.P.R.T.C.T.), SAID 0.0744 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.537.2384  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a chiseled “X” in concrete found for the intersection of the south right-of-way line of said East Cesar Chavez Street and the west right-of-way line of said Comal Street, and being the northeast corner of said Lot 10, and being an interior ell-corner in the west line and **POINT OF BEGINNING** hereof;

**THENCE**, with the south right-of-way line of said East Cesar Chavez and the north line of said Lot 6, Lot 7, Lot 8, Lot 9 and Lot 10, **N69°34’36”W**, passing at a distance of 122.16 feet a 1-inch iron pipe found for the northwest corner of said Lot 9 being the northeast corner of said Lot 8, and passing at 239.14 feet a 5/8-inch iron rod found for the northwest corner of said Lot 7 being the northeast corner of said Lot 6, in all a distance of **277.04** feet to a calculated point for an exterior ell-corner in the west line hereof, from which a calculated point (from which a 1/2-inch iron pipe found bears **S19°47’20”W**, a distance of 0.64 feet) for the northwest corner of said Lot 6 and the northeast corner of Lot 5 of said Welch Subdivision conveyed to Louis Tash in Document No. 2002124680 of the (O.P.R.T.C.T.) bears, **N69°34’36”W**, a distance of 16.71 feet;

**THENCE**, leaving the north line of said Lot 6, over and across said East Cesar Chavez Street, said Comal Street and said Alley the following five (5) courses and distances:

- 1) **N20°25’24”E**, a distance of **8.92** feet to a calculated point for the northwest corner hereof,
- 2) **S69°34’36”E**, a distance of **279.33** feet to a calculated point for the northeast corner hereof,
- 3) **S20°25’24”W**, a distance of **128.67** feet to a calculated point for the southeast corner hereof,
- 4) **N69°34’36”W**, a distance of **279.33** feet to a calculated point for the southwest corner hereof,
- 5) **N20°25’34”E**, a distance of **1.75** feet to a calculated point for an exterior ell-corner in the west line hereof, being in the north right-of-way line of said Alley and being in the south line of said Lot 6, from which a calculated point (from which a 1/2-inch iron pipe found bears **S19°47’20”W**, a distance of 0.64 feet) for the southwest corner of said Lot 6, and being the southeast corner of said Lot 5 bears, **N69°34’36”W**, a distance of 17.05 feet;



F#10115-1903  
F#EA \_\_\_\_\_

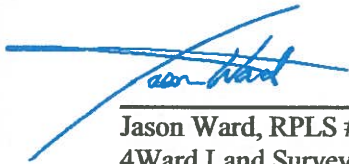
**THENCE**, with the north right-of-way line of said Alley and the south line of said Lot 6, Lot 7, Lot 8, Lot 9 and Lot 10, **S69°34'36"E**, passing at a distance of 43.10 feet a 1/2-inch iron rod found for the southeast corner of said Lot 6, being the southwest corner of said Lot 7, passing at 160.26 feet a 1/2-inch iron pipe found for the southeast corner of said Lot 8 and the southwest corner of said Lot 9, in all a distance of **277.22** feet to a 1/2-inch iron rod found for the intersection of the west right-of-way line of said Comal Street and the north right-of-way line of an Alley (18' right-of-way), being the southeast corner of said Lot 10, and being the most southerly southwest corner hereof;

**THENCE**, with the east line of said Lot 10 and the west right-of-way line of said Comal Street, **N20°20'00"E**, a distance of **118.00** feet to the **POINT OF BEGINNING**, and containing 0.0744 acres (3,240 square feet) of land, more or less.

**Elevation Note:** This encroachment easement begins at an elevation of 420 feet (NAVD 88) and extends to an elevation of 465 feet (NAVD 88). This 3D encroachment agreement has a volume of 145,800 cubic feet.

**NOTE:**

Surveyed on the ground December 21, 2017. 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 1.000057074708. See attached sketch (reference drawing: 00629-EA-3D-1.dwg)



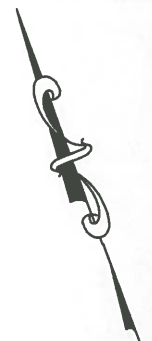
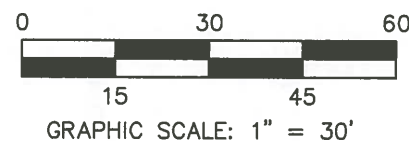
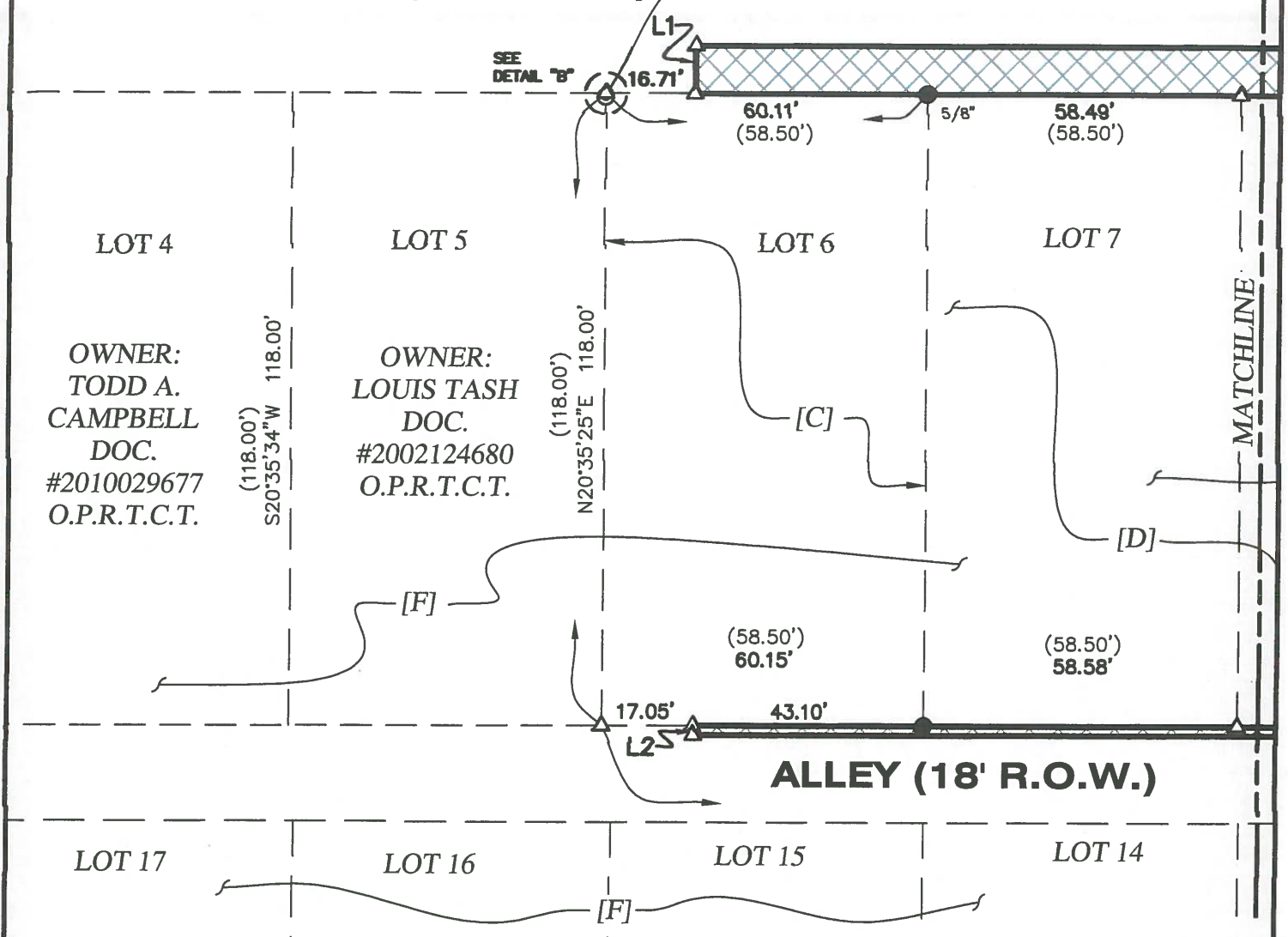
2/26/19

Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC  
TBPLS Firm #10174300



TCAD # 188887, 188889 & 188891  
COA GRID # J-21 & K-21

**EAST CESAR CHAVEZ STREET  
(PLATTED AS EAST WATER STREET)  
(60' R.O.W.)**

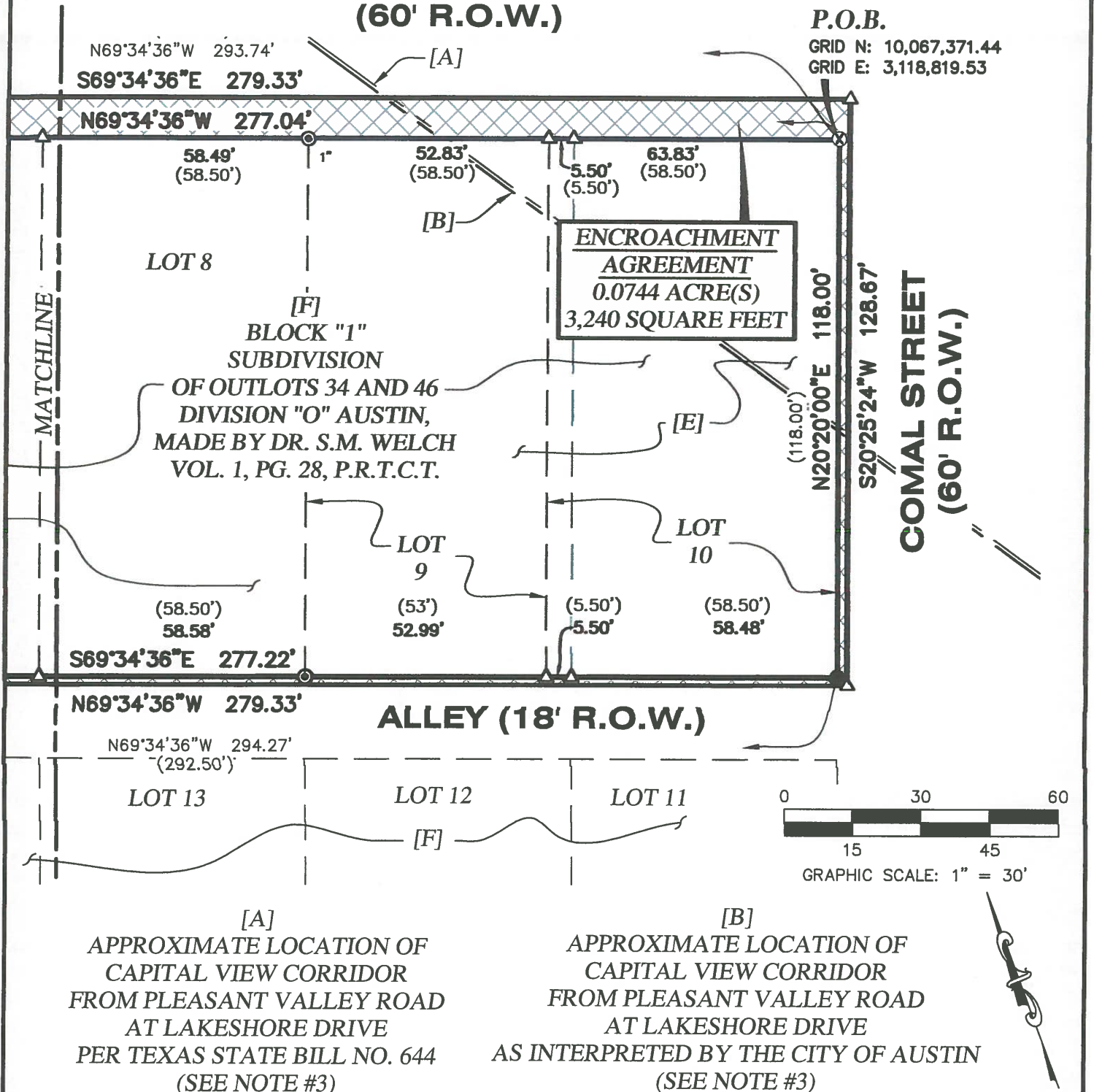


**0.0744 ACRE  
ENCROACHMENT  
AGREEMENT  
City of Austin,  
Travis County, Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	2/26/2019
Project:	00629
Scale:	1" = 30'
Reviewer:	PRB
Tech:	CC
Field Crew:	TF/FG
Survey Date:	DEC. 2017
Sheet:	1 OF 3

**EAST CESAR CHAVEZ STREET  
(PLATTED AS EAST WATER STREET)  
(60' R.O.W.)**



**P.O.B.**  
GRID N: 10,067,371.44  
GRID E: 3,118,819.53

N69°34'36"W 293.74'  
S69°34'36"E 279.33'

N69°34'36"W 277.04'

58.49'  
(58.50')

52.83'  
(58.50')

5.50'  
(5.50')

63.83'  
(58.50')

**LOT 8**

[F]

**BLOCK "1"**  
**SUBDIVISION**

**OF OUTLOTS 34 AND 46**  
**DIVISION "O" AUSTIN,**  
**MADE BY DR. S.M. WELCH**  
**VOL. 1, PG. 28, P.R.T.C.T.**

**LOT 9**

**LOT 10**

(58.50')  
58.58'

(53')  
52.99'

(5.50')  
5.50'

(58.50')  
58.48'

S69°34'36"E 277.22'

N69°34'36"W 279.33'

**ALLEY (18' R.O.W.)**

N69°34'36"W 294.27'  
(292.50')

**LOT 13**

**LOT 12**

**LOT 11**

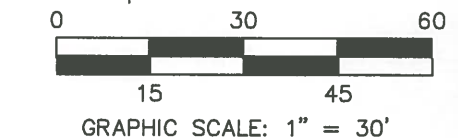
[F]

[A]

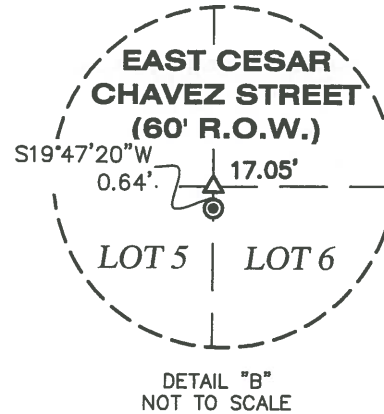
**APPROXIMATE LOCATION OF**  
**CAPITAL VIEW CORRIDOR**  
**FROM PLEASANT VALLEY ROAD**  
**AT LAKESHORE DRIVE**  
**PER TEXAS STATE BILL NO. 644**  
**(SEE NOTE #3)**

[B]

**APPROXIMATE LOCATION OF**  
**CAPITAL VIEW CORRIDOR**  
**FROM PLEASANT VALLEY ROAD**  
**AT LAKESHORE DRIVE**  
**AS INTERPRETED BY THE CITY OF AUSTIN**  
**(SEE NOTE #3)**



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N20°25'24"E	8.92'
L2	N20°25'24"E	1.75'



*Jason Ward*  
2/26/2019

## LEGEND

— — —	PROPOSED EASEMENT LINE
— — —	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "WARD-5811" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊗	IRON ROD WITH "WATERLOO" CAP FOUND (UNLESS NOTED)
⊗	CHISELED "X" FOUND IN CONCRETE
△	CALCULATED POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 1 PG. 28

TCAD# 188887, 188889, AND 188891  
COA GRID# J21 AND K21

## 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 1.000057074708.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- 3) THERE IS A DISCREPANCY BETWEEN THE LOCATION OF THE CVC (CAPITOL VIEW CORRIDORS) AS DESCRIBED IN TEXAS STATE BILL NO. 644 AND THE CVC SUPPLIED IN THE DRAWING SUPPLIED BY THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT. THE ORIGIN POINT FOR THE CENTER OF THE CAPITOL DOME DESCRIBED IN TEXAS STATE BILL NO. 644 DIFFERS FROM THE ORIGIN POINT FOR THE CENTER OF THE CAPITOL DOME BASE (NATIONAL GEODETIC SURVEY PID #BM0900) USED BY THE COA PUBLIC WORKS DEPARTMENT BY ±3'. THE APPROXIMATE LOCATIONS OF BOTH CAPITOL VIEW CORRIDORS ARE SHOWN.
- 4) THIS ENCROACHMENT AGREEMENT BEGINS AT AN ELEVATION 420' (NAVD 88) AND EXTENDS VERTICALLY TO AN ELEVATION OF 465' (NAVD 88). THIS 3D ENCROACHMENT AGREEMENT HAS A VOLUME OF 145,800 CUBIC FEET.

**0.0744 ACRE  
ENCROACHMENT  
AGREEMENT  
City of Austin,  
Travis County, Texas**



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

Date:	2/26/2019
Project:	00629
Scale:	1" = 30'
Reviewer:	PRB
Tech:	CC
Field Crew:	TF/FG
Survey Date:	DEC. 2017
Sheet:	3 OF 3





March 18, 2019

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

**RE: 1515 E Cesar Chavez  
Encroachment Agreement Transmittal Letter**

To whom it may concern,

The following questions have been answered to support our reason for an Encroachment Agreement:

1. Is this a residential or commercial project?

**Commercial.**

2. How was the area of encroachment dedicated? By plat or by separate instrument?

**By plat, Vol. 1 Pg. 28.**

3. Did the City purchase the area where the proposed encroachment would be located? (i.e., by Street Deed)

**No, the area was dedicated by plat, Vol. 1 pg. 28.**

4. Does the encroachment currently exist, or is it only proposed on paper?

**Presently, it is only proposed on paper.**

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.

**Yes. We began relocation processes for existing utilities through AULCC.**

6. How do you plan to develop the proposed encroachment area?

**The encroachment area will be used as a subsurface parking garage.**

7. Has a site plan been submitted on your project? If not, is the project exempt from the site plan process?

**A site plan has been submitted (SP-2018-0520C).**

8. Is your project a Unified Development?

**Yes.**

9. Is your project a S.M.A.R.T. Housing Project?

**No.**

10. When do you anticipate starting construction of the development?

**September 2019.**



1715 E. 7th Street, Austin, Texas 78702  
(512) 524-0677    s.ergio@locchil.com

11. What is the current status of the adjacent properties?

**There are single family homes south of our site. As for north, west and east of our site, all properties are for commercial uses.**

12. What type of parking facilities currently exist?

**Currently there is a parking lot for a restaurant, and an abandoned car wash has parking for local commuters.**

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?

**No.**

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?

**Yes.**

15. Does the proposed encroachment support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how?

**Yes, the subject site supports Austin's economy by recreating spaces for small local businesses, as well as investing in a compact and connected Austin.**

Your favorable review is very much appreciated. If you have any questions, please contact me at (512) 587-7236.

Sincerely,



Sergio Lozano-Sanchez, P.E.  
Principal



**1515 E CESAR CHAVEZ, AUSTIN, TX, 78702**

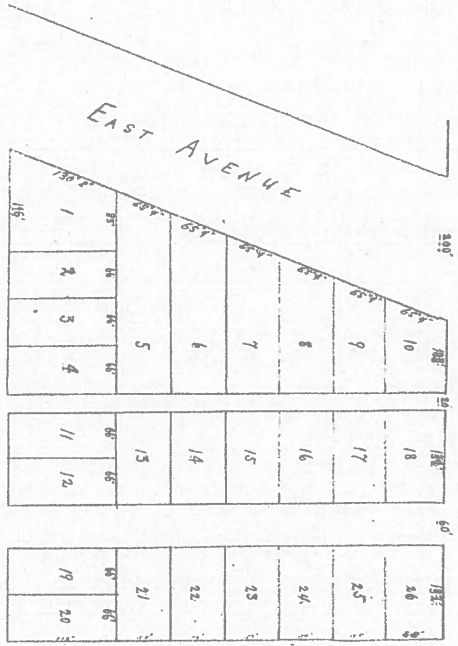
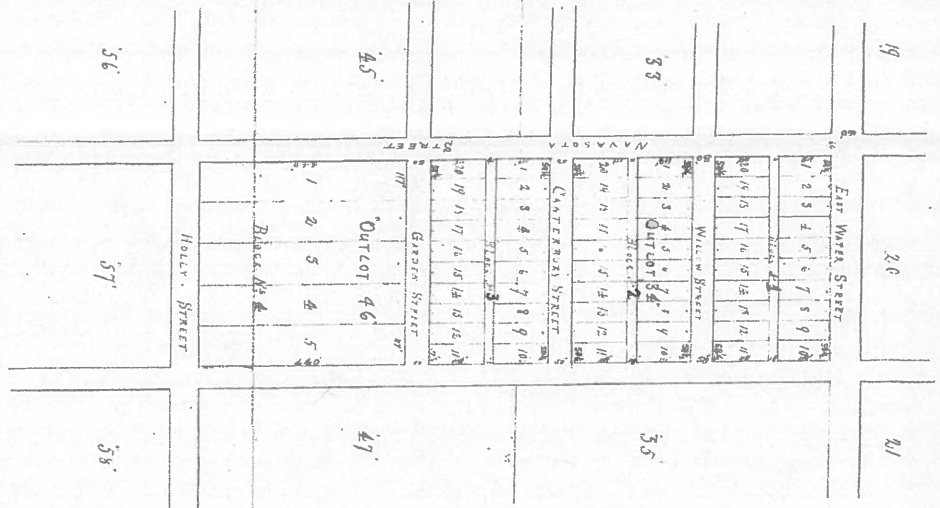


**Color Satellite photo of Encroachment Area**

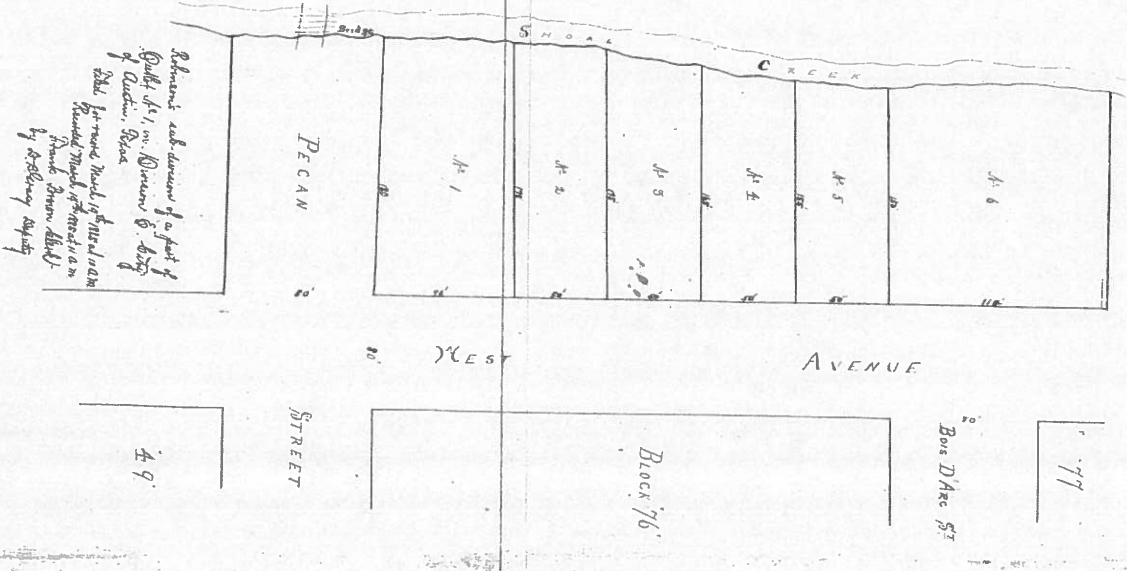
**Prepared By:**  
**LOC Consultants Civil Division INC.**  
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SUBDIVISION OF LOTS 34 & 46 DIVISION O AUSTIN  
 MADE BY D<sup>S</sup> S. M. WELCH  
 Filed for record Nov 27<sup>th</sup> 1894 at 6 o'clock P.M.  
 Recorded Nov 27<sup>th</sup> 1894 at 6 o'clock P.M.  
 Frank Brown Clerk  
 by D. B. Keagy Deputy



Frank Brown Clerk  
 by D. B. Keagy Deputy  
 Filed for record Nov 27<sup>th</sup> 1894 at 6 o'clock P.M.  
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By D<sup>S</sup> S. M. WELCH  
 SAMANTHA LOPEZ  
 14 2019