



Recommendation for Action

File #: 21-3015, **Agenda Item #:** 20.

9/30/2021

Posting Language

Authorize negotiation and execution of an encroachment agreement with Austin Modern Lofts, LLC, for the permanent aerial encroachments of public right-of-way consisting of approximately 494 square feet for balconies extending along the frontage of Mueller Boulevard and E. 51st Street.

Lead Department

Development Services Department.

Fiscal Note

This item has no fiscal impact.

For More Information:

Mashell Smith, Property Agent Senior, Development Services Department (512) 974-7079;
Jennifer Verhulst, Acting Assistant Director, Development Services Department (512) 974-9318

Additional Backup Information:

A request has been received for permanent aerial encroachments of public right-of-way consisting of approximately 494 square feet on plan for balconies extending along the frontage of Mueller Boulevard and E. 51st Street approximately 16.82 feet above street level displacing a total cubic area of 19,180 feet. This is a mixed-use project with ground floor retail and three floors of multifamily residential above. The encroachments will accommodate projecting balconies on the residential floors 2, 3 and 4.

The total appraised value for the encroachments is \$44,881. A check in the amount of the appraised value has been submitted to the Development Services Department for processing upon approval of this encroachment agreement request. In addition, the applicant has reimbursed the City for the cost of the appraisal and the cost of the public notice requirements sent by certified mail, return receipt requested, to registered neighborhood organizations whose boundaries are within all or a portion of the proposed encroachment areas. No objections were received.

Strategic Outcome(s):

Government that Works for All.