

**M E M O R A N D U M**

TO: Andrew Rivera, Zoning and Platting Commission Liaison
Planning and Zoning Department

FROM: Kim Vasquez, Property Agent Senior
Office of Real Estate Services

DATE: April 3, 2019

SUBJECT: F#10014-1809 Right-of-Way Vacation of 3.13 Acre Portion of Yager Lane

Attached is the Summary of Review Comments Report and Application Packet pertaining to the right-of-way vacation application for approximately 3.13 acre tract of land, being a portion of Yager Lane. The area being requested for vacation will be used for future development. All affected city departments and private utility franchise holders have reviewed the request and recommend approval, subject to the following conditions:

1. Austin Transportation Department:
 - A public access easement will be required for the portion of Right of Way (ROW) that is being vacated.
 - Back-in angle parking will be required for the portion of ROW that is being vacated.
 - Bike lanes will be required for the portion of ROW that is being vacated.
 - The developer will be allowed to close the vacated ROW for special events only.
2. Austin Water Utility:
 - A water line easement will be retained over the entire vacation tract.
3. Grande Communications:
 - No objections; with conditions of full reimbursement if Grande utilities will need to relocate.
4. Development Services Department, Land Use Review (Transportation):
 - Approved with condition. The proposed Yager Lane connection should be approved and built before final approval of this ROW vacation.

The applicant has requested that this item be submitted for placement on the **April 16, 2019 Zoning and Platting Commission Agenda**.

Staff contact: Kim Vasquez, Property Agent Senior
Office of Real Estate Services, 512-974-9241, kim.vasquez@austintexas.gov

Applicant: T. Walter Hoysa, P.E., Senior Project Manager
LJA Engineering, (512) 767-7351, whoysa@lja.com

Adjoining Land Owner: RH Pioneer North, LLC

The applicant and/or property owner's representative will be present at the meeting to answer any questions regarding the project development and vacation request.

Attachment:
Summary of Review Comments Report and Application Packet

MEMORANDUM

Case No: 10014-1809
Date: Sept. 24, 2018

SUBJECT: RIGHT OF WAY VACATION

| | | | |
|----------------------|--------------------------------|-----------------------|-----------------------------------|
| () Lucy Cabading | AT&T | () Robynne Heymans | PARD |
| () Melody Giambruno | Austin Energy | () Mehrnaz Mehraein | DSD (LUR-Drainage) |
| () Mike Turner | 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) |
| () Jenna Neal | Austin Water | () Wendy Rhoades | P&Z (Zoning Review) |
| () Bruna Quinonez | Code Compliance | () David Boswell | PWD (Office of Engineering |
| () Carlos DeMatos | CTM – GAATN | | Street & Bridge) |
| () Milissa Warren | EMS | () Eric Dusza | PWD (Sidewalk & Special Projects) |
| () Roberto Gonzalez | Capital Metro | () Janae Spence | PWD (Urban Trails Connectivity) |
| () Daniel Pina | Grande Communication | () Aaron Diaz | Texas Gas |
| () Anthony Platt | Google | () Rolando Rodriguez | Fire |
| () Andy Creel | Google | () Timothy White | Charter/Spectrum |
| () Frederic Ritter | Google | () Annabell Ulary | WPD (Engineering) |

A request has been received for the right of way vacation of a portion of **E. Yager Lane (approximately 3.13 acres)**, located east of Dessau Rd. and north of E. Parmer Ln., out of the Mariquita Castro Survey Number 50, Abstract 160, Travis County, Texas.

SEE ATTACHED INFORMATION and the PROPOSED RE-DEDICATION of a portion of E. Yager Lane (EastVillage Final Plat Proposal).

Please review this request and return your comments to Kim Vasquez (512) 974-9241.

Email landmanagement@austintexas.gov

Mail City of Austin
Office of Real Estate Services, 13th Floor
P.O. Box 1088
Austin, TX 78767

*****Due Date: October 12, 2018**

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).

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

Comments: _____

Reviewed by: _____

Telephone: _____

Date: _____



3839 Bee Cave Road, Suite 150, Austin, Texas 78746
t 512.306.0228 f 512.306.0338 LJA.com TBPE F-1386

August 23, 2018

Kim Vasquez
City of Austin
Office of Real Estate Services
505 Barton Springs Road
Suite 1350
Austin, Texas 78704

RE: ROW Vacation of 2908 – 4012 block of E. Yager Lane
LJA Project #A551-1001

Dear Kim:

Please find enclosed our application to vacate the right-of-way ("ROW") of the 2908 – 4012 block of E. Yager Lane, which is located north of E. Parmer Lane and Samsung Boulevard. The aforementioned portion of E. Yager Lane splits the lower portion of Travis County Appraisal District Parcel No. 02-5141-0302-0000, which is owned by RH Pioneer North, LLC. The purpose of the vacation is to construct the mixed-use development known as *EastVillage* (previously known as District 54 and Pioneer Crossing North), which is located within the Planned Unit Development ("PUD") known as *Pioneer Crossing* (C814-96-0003). PUD revisions depicting the ROW vacation are noted in City of Austin Case Nos. C814-96-0003.13 and C814-96-0003.14. RH Pioneer North, LLC plans to re-dedicate the vacated ROW as part of new ROW in the *EastVillage* final plat (City of Austin Case No. C8-2017-0193.1A). Said new ROW is to be constructed per *District 54* subdivision construction plans (City of Austin Case No. C8-2017-0193.1B).

Below are further details regarding the reason for the vacation.

1. This is a commercial project for a mixed-use development that will consist of commercial/retail uses, mixed density residential, various open space lots, and a public park.
2. The area to be vacated was not dedicated via plat or easement. It is a prescriptive easement and noted in adjacent deeds as "save and except" tracts.
3. The City never purchased the area to be vacated.
4. The area to be vacated and our property are in the *Pioneer Crossing* Planned Unit Development and are located within the same proposed final plat, currently in process as C8-2017-0193.1A.
5. The area to be vacated is functional right-of-way.
6. There is a 6-inch waterline located with the right-of-way. The waterline is required to be upgraded and replaced as part of the site's Service Extension Request (SER-3980).
7. The vacated area will be used as part of commercial and mixed density residential tracts as well as new ROW (Innovar Circle) that will run through the *EastVillage* development.
8. Subdivision construction plans to construct the new ROW and utilities for the *EastVillage* development have been submitted as C8-2017-0193.1B. Individual site plans for the lots within C8-2017-0193.1A will be submitted at a later date.

Kim Vasquez
City of Austin
Office of Real Estate Services
August 23, 2018
Page 2 of 2

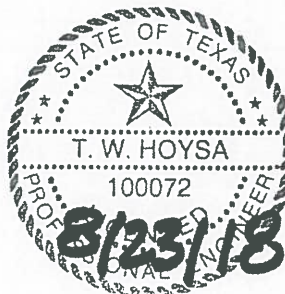
2908 – 4012 block of E. Yager Lane
ROW Vacation Application

9. Our project is part of a Planned Unit Development, *Pioneer Crossing*.
10. Our project is not a SMART Housing Project.
11. We anticipate starting construction on C8-2017-0193.1B in February 2019.
12. The current zoning on the adjacent properties to the proposed vacated ROW is PUD.
13. The property adjacent to the proposed vacated ROW is currently in the City's permitting process as PUD revision C814-96-0003.14, approved preliminary plan C8-2017-0193, final plat application C8-2017-0193.1A, and subdivision construction plan application C8-2017-0193.1B. The adjacent property is currently used for agricultural purposes.
14. There are no existing parking facilities currently on the property to be vacated.
15. Development around the vacated right-of-way will provide off-street parking for all proposed sites.
16. Increased parking demands will be addressed by providing sufficient parking on all tracts adjacent to the redeveloped right-of-way.
17. No agreements have been made with adjacent landowners. The vacation and replacement right-of-way have been specifically designed to not affect adjacent properties.
18. The area to be vacated does not lie within the Austin Downtown Plan.
19. The area to be vacated does not lie with UT boundaries.
20. The proposed vacation and replacement right-of-way supports Priority Programs by maintaining the connectivity currently provided, increasing roadway capacity, replacing a substandard roadway section, and allowing for increased density within the overall project limits.

Please let us know if you have any additional questions or require additional documentation for your review of this vacation request.

Very Truly Yours,
LJA ENGINEERING, INC.


TW Hoysa, P.E.
Project Manager



TWH/ew

cc: Jordan Litwiniak, Reger Holdings

APPLICATION FOR STREET OR ALLEY VACATION

File No. 10014-1809
Department Use OnlyDATE: 9/24/18
Department Use Only

TYPE OF VACATION

Approximately 3.13 acres of E. Yager Ln

Type of Vacation: Street: _____; Alley: _____; ROW X Hundred Block: 2908-4012
 Name of Street/Alley/ROW: E. Yager Lane Is it constructed: (Yes) No
 Property address: 4000 E. Yager Lane, Austin, Texas 78754
 Purpose of vacation: construction of portion of EastVillage (part of Pioneer Crossing Planned Unit Development);
 vacated ROW will be re-dedicated as part of C8-2017-0193.1A (District 54)

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 02-5141-0302-0000
 Survey & Abstract No.: Samuel Cushing Survey No. 70, Abstract 164 and Mariquita Castro Survey No. 50,
 Lot(s): N/A Block: N/A Outlot: N/A Abstract No. 160
 Subdivision Name: N/A
 Plat Book N/A Page Number N/A Document Number N/A

Neighborhood Association Name: N/A
 Address including zip code: N/A

RELATED CASES

| | FILE NUMBERS |
|--|--|
| Existing Site Plan (circle one): <u>(YES)</u> / NO | <u>C8-2017-0193.1B</u> |
| Subdivision: Case (circle one): <u>(YES)</u> / NO | <u>C8-2017-0193 and C8-2017-0193.1A</u> |
| Zoning Case (circle one): <u>(YES)</u> / NO | <u>C814-96-0003.13 and C814-96-0003.14</u> |

PROJECT NAME, if applicable:

Name of Development Project: District 54
 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: RH Pioneer North, LLC (as shown on Deed)
 Address: 2730 Transit Rd Phone: (716) 809-8692 Fax No.: ()
 City: West Seneca County: _____ State: New York Zip Code: 14224
 Contact Person/Title: Jordan Litwiniak Cell Phone: ()
 Email Address: JLitwiniak@regerholdings.com
 (If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

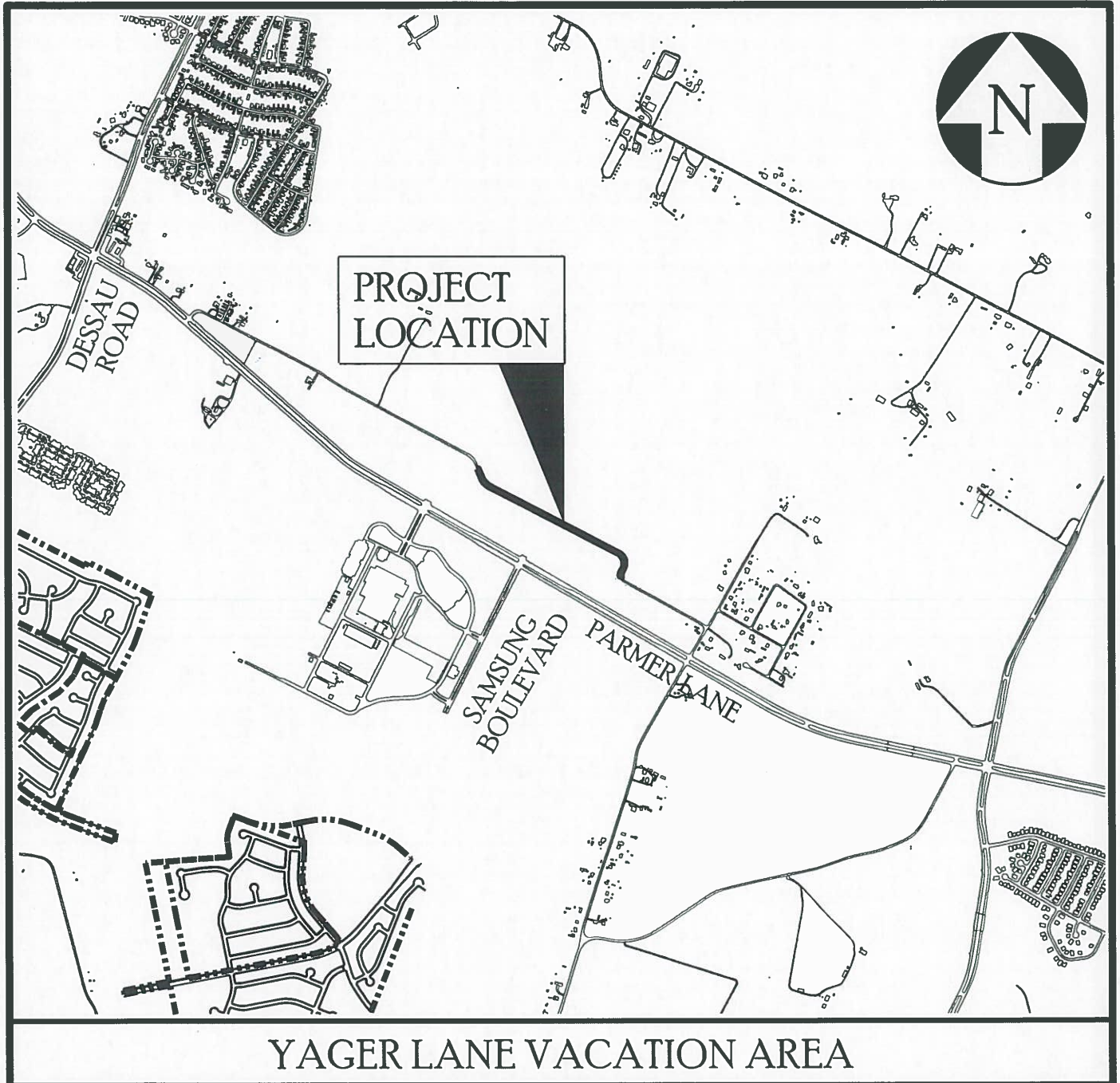
Name: Walter Hoysa
 Firm Name: LJA Engineering, Inc.
 Address: 3839 Bee Cave Rd #150
 City: Austin State: Texas Zip Code: 78746
 Office No.: (512) 306-0228 Cell No.: () Fax No.: ()
 EMAIL ADDRESS: whoysa@LJA.com

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



(N.T.S.)
LOCATION MAP
(N.T.S.)



LANDESIGN SERVICES, INC.

1220 McNeil Road, Suite 200
Round Rock, Texas 78681
TBPLS Firm No. 10001800
512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 3.13 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 3.12 ACRE TRACT OF LAND DESCRIBED AS A SAVE AND EXCEPT TRACT IN DOCUMENT NO. 2017178604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALSO BEING A PORTION OF YAGER LANE (R.O.W. VARIES) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Cotton Spindle found in the Northerly right-of-way line of said Yager Lane and the South line of a called 367.425 acre tract of land described in said Document No. 2017178604, from which a 1/2-inch rebar found for the Southwest corner of a called 38.73 acre tract of land described in Document No. 2018034315 of the O.P.R.T.C.T. and a Southeast corner of said 367.425 acre tract, also being in said Northerly right-of-way line of Yager Lane, bears South 61°10'52" East a distance of 592.46 feet;

THENCE **South 77°04'44" West** along the Southeast line of said 3.12 acre tract, over and across said Yager Lane, a distance of **79.70** feet to a 1-inch iron pipe found in the Southerly right-of-way line of said Yager Lane;

THENCE along the South line of said 3.12 acre tract and the Southerly right-of-way line of said Yager Lane, the following eight (8) courses and distances:

1. **North 27°14'25" East** a distance of **180.54** feet to a 1/2-inch rebar found;
2. **North 08°46'02" East** a distance of **51.35** feet to a 1/2-inch rebar found;
3. **North 19°34'44" West** a distance of **45.34** feet to a 1/2-inch rebar found;
4. **North 36°52'08" West** a distance of **36.11** feet to a 1/2-inch rebar found;
5. **North 56°51'35" West** a distance of **28.96** feet to a 1/2-inch rebar found;

6. **North 62°57'32" West** passing a 1/2-inch rebar found at a distance of 980.80 feet, passing another 1/2-inch rebar found at a distance of 1081.11 feet, and continue for a total distance of **1918.43** feet to a 1/2-inch rebar found;
7. **North 49°50'42" West** a distance of **22.42** feet to a 1/2-inch rebar found; and
8. **North 21°34'31" West** a distance of **214.20** feet to a 1/2-inch rebar found for the Southwest corner of said 3.12 acre tract and the Northeast corner of a called 20.79 acre tract described in Document No. 2013122753 of the O.P.R.T.C.T., from which a 1/2-inch rebar found in the North line of said 20.79 acre tract and said Southerly right-of-way line of Yager Lane, bears North 21°50'01" West a distance of 101.00 feet;

THENCE **North 74°25'09" East along the West line of said 3.12 acre tract**, over and across said Yager Lane, a distance of **58.08** feet to a 1/2-inch rebar found for the Northwest corner of said 3.12 acre tract and being in the Northerly right-of-way line of said Yager Lane, from which a 1/2-inch rebar found in the West line of said 367.425 acre tract and said Northerly right-of-way of Yager Lane, also being the Southeast corner of a called 151.503 acre tract of land described in Document No. 2017203040 of the O.P.R.T.C.T., bears North 26°16'00" East a distance of 73.32 feet;

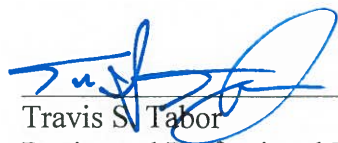
THENCE along the Northerly line of said 3.12 acre tract and said Northerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

1. **South 21°19'09" East** a distance of **164.52** feet to a 1/2-inch rebar found;
2. **South 44°27'08" East** a distance of **33.81** feet to a 1/2-inch rebar found;
3. **South 56°19'11" East** a distance of **53.80** feet to a 1/2-inch rebar found;
4. **South 62°39'57" East** a distance of **1953.49** feet to a 1-inch iron pipe found;
5. **South 26°58'11" West** a distance of **9.31** feet to a 1-inch iron pipe found;
6. **South 07°04'21" West** a distance of **136.13** feet to 1/2-inch rebar found;
7. **South 25°58'07" West** a distance of **122.83** feet to 60D Nail found; and

8. **South 18°31'02" East** a distance of **25.59** feet to the to the **POINT OF BEGINNING** and containing 3.13 acres of land more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). Distances shown hereon are surface values represented in U.S. Survey Feet, based on a grid-to-surface combined adjustment factor of 1.00008978.

This property description was prepared by an on the ground survey made under my supervision and is accompanied by a separate plat of even date. The field work was completed during the month of April 2017.



Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

08/03/2018



Job Number: 17-030

Attachments: CAD Drawing: : L:\LJA\17-030 Pioneer Crossing\DWGS\Yager Vac.dwg

FRED C. MORSE SR. ESTATE
DOC. NO. 2017203040
O.P.R.T.C.T.
(151.503 AC.)



GRAPHIC SCALE

| Line Table | | |
|------------|---------------|--------|
| Line # | Direction | Length |
| L4 | N49° 50' 42"W | 22.42' |
| L5 | S44° 27' 08"E | 33.81' |

YAGER LANE
(R.O.W. VARIES)

N21°50'01"W
101.00'

DYNAMIC FINANCE
CORPORATION
DOC. NO. 2013122753
O.P.R.T.C.T.
(20.79 AC.)

N26°16'00"E
73.32'

58.08'
N74°25'09"E

YAGER LANE
(R.O.W. VARIES)

RH PIONEER NORTH LLC
DOC. NO. 2017178604
O.P.R.T.C.T.
(367.425)

3.12 ACRES
SAVE AND EXCEPT TRACT
DOC. NO. 2011048580
O.P.R.T.C.T.

3.13 ACRES
YAGER LANE
ROW VACATION

L5

53.80'
S56°19'11"E

1953.49'
S62°39'57"E

L4

N62°57'32"W
1918.43'

08/03/2018



RH PIONEER NORTH LLC
DOC. NO. 2017178604
O.P.R.T.C.T.
(367.425)

S. CUSHING SURVEY NO. 70
ABSTRACT NO. 164
M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

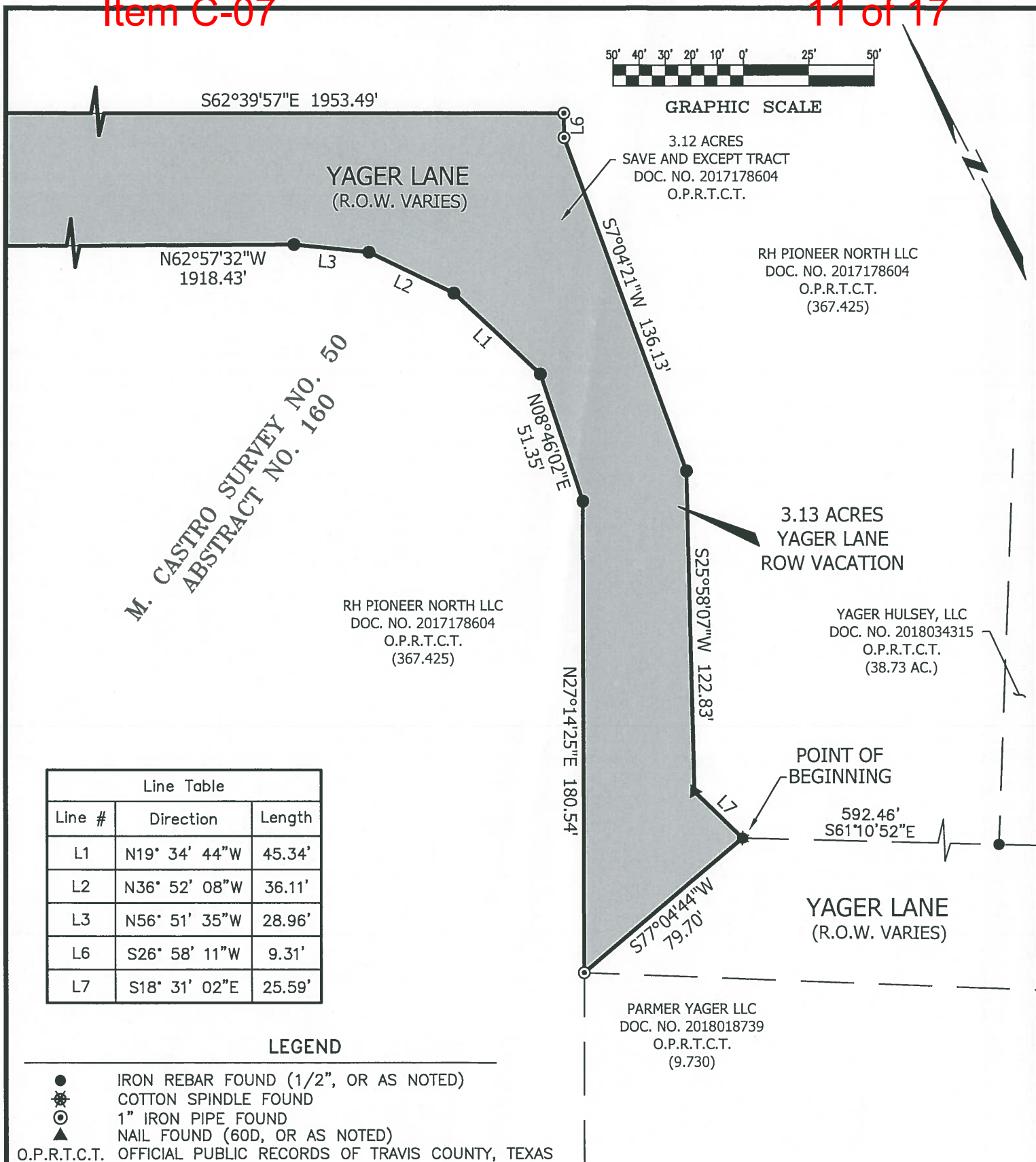
DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00008978.

| | |
|---|------------------|
| JOB NUMBER: 17-030 | DATE: 08/01/2018 |
| PROJECT NAME: PIONEER CROSSING | |
| DRAWING NAME: YAGER VAC.DWG | |
| DRAWING FILE PATH: L:\LJA\17-030 PIONEER CROSSING\DWGS\ | |
| METES AND BOUNDS FILE PATH: L:\LJA\17-030 PIONEER CROSSING\M&B\YAGER VAC.DOC | |
| RPLS: TST | TECH: HAS |
| PARTY CHIEF: JE | CHK BY: TST |
| SHEET 04 of 05 | FIELDBOOKS N/A |
| SCALE: 1" = 50' | |



LANDESIGN
SERVICES, INC.

1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TX 78681
TBPLS FIRM NO. 10001800
512-238-7901



JOB NUMBER: 17-030 DATE: 08/01/2018

PROJECT NAME: PIONEER CROSSING

DRAWING NAME: YAGER VAC.DWG

DRAWING FILE PATH:
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METES AND BOUNDS FILE PATH:
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RPLS: TST TECH: HAS PARTY CHIEF: JE CHK BY: TST

SHEET 05 of 05 FIELDBOOKS N/A SCALE: 1" = 50'



**LANDESIGN
SERVICES, INC.**

1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TX 78681
TBPLS FIRM NO. 10001800
512-238-7901

Travis CAD

Property Search Results > 258973 RH PIONEER NORTH LLC for Tax Year: 2018
Year 2018

Property

Account

| | | | |
|---------------------------|------------|--------------------|---|
| Property ID: | 258973 | Legal Description: | ABS 160 SUR 50 CASTRO M ACR 367.425 (1-D-1) |
| Geographic ID: | 0251410302 | Zoning: | |
| Type: | Real | Agent Code: | |
| Property Use Code: | | | |
| Property Use Description: | | | |

Protest

Protest Status:
Informal Date:
Formal Date:

Location

| | | | |
|------------------|---------------------------|---------|--------|
| Address: | 3407 GREGG LN TX 78653 | Map ID: | 025141 |
| Neighborhood: | 1NE1 | | |
| Neighborhood CD: | 1NE1 | | |

Owner

| | | | |
|------------------|---|--------------|-----------------|
| Name: | RH PIONEER NORTH LLC | Owner ID: | 1751698 |
| Mailing Address: | 2730 TRANSIT ROAD WEST SENECA, NY 14224-2523 | % Ownership: | 100.0000000000% |

Exemptions:

Values

| | | | |
|---------------------------------------|---|-------------|-----------------------|
| (+) Improvement Homesite Value: | + | \$0 | |
| (+) Improvement Non-Homesite Value: | + | \$0 | |
| (+) Land Homesite Value: | + | \$0 | |
| (+) Land Non-Homesite Value: | + | \$0 | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | \$9,603,020 | \$51,719 |
| (+) Timber Market Valuation: | + | \$0 | \$0 |
| <hr/> | | | |
| (=) Market Value: | = | \$9,603,020 | |
| (-) Ag or Timber Use Value Reduction: | - | \$9,551,301 | |
| <hr/> | | | |
| (=) Appraised Value: | = | \$51,719 | |
| (-) HS Cap: | - | \$0 | |
| <hr/> | | | |
| (=) Assessed Value: | = | \$51,719 | |

Taxing Jurisdiction

Owner: RH PIONEER NORTH LLC
% Ownership: 100.0000000000%
Total Value: \$9,603,020

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|--------|-------------|----------|-----------------|---------------|---------------|
|--------|-------------|----------|-----------------|---------------|---------------|

| | | | | | |
|-----------------|-----------------------------------|----------|----------|-----------------------------|------------|
| 02 | CITY OF AUSTIN | 0.444800 | \$51,719 | \$51,719 | \$230.04 |
| 03 | TRAVIS COUNTY | 0.369000 | \$51,719 | \$51,719 | \$190.84 |
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | \$51,719 | \$51,719 | \$0.00 |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.107385 | \$51,719 | \$51,719 | \$55.53 |
| 34 | MANOR ISD | 1.515000 | \$51,719 | \$51,719 | \$783.55 |
| 68 | AUSTIN COMM COLL DIST | 0.100800 | \$51,719 | \$51,719 | \$52.14 |
| Total Tax Rate: | | 2.536985 | | | |
| | | | | Taxes w/Current Exemptions: | \$1,312.10 |
| | | | | Taxes w/o Exemptions: | \$1,312.10 |

Improvement / Building

No improvements exist for this property.

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|------------------|----------|-------------|-----------|-----------|--------------|-------------|
| 1 | IMPR | Improved Pasture | 367.4250 | 16005033.00 | 0.00 | 0.00 | \$9,603,020 | \$51,719 |

Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|----------|
| 2019 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2018 | \$0 | \$9,603,020 | 51,719 | 51,719 | \$0 | \$51,719 |
| 2017 | \$0 | \$9,521,484 | 50,529 | 50,529 | \$0 | \$50,529 |
| 2016 | \$0 | \$9,521,484 | 50,813 | 50,813 | \$0 | \$50,813 |
| 2015 | \$0 | \$8,743,327 | 51,054 | 51,054 | \$0 | \$51,054 |
| 2014 | \$0 | \$2,331,554 | 51,586 | 51,586 | \$0 | \$51,586 |

Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|-----------|------|-------------------------|----------------------|----------------------|--------|------|--------------|
| 1 | 11/2/2017 | SW | SPECIAL WARRANTY DEED | CATHAY BANK | RH PIONEER NORTH LLC | | | 2017178604 |
| 2 | 1/1/2012 | | | | | | | |
| 3 | 4/5/2011 | ST | SUBSTITUTE TRUSTEE DEED | PALMER LANE GOLF INC | CATHAY BANK | | | 2011048580TR |

Questions Please Call (512) 834-9317

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SUMMARY OF REVIEW COMMENTS REPORT

F#10014-1809 RIGHT-OF-WAY VACATION

[3.13 ACRE PORTION OF YAGER LANE]

CONDITIONAL APPROVAL COMMENTS

AUSTIN TRANSPORTATION DEPARTMENT (ATD)

ASSESSMENT: "The applicant has provided additional information for ATD review regarding this ROW vacation ATD initially rejected. ATD is willing to approve this ROW vacation under the following conditions..."

1. A public access easement will be required for the portion of ROW that is being vacated.
2. Back-in angle parking will be required for the portion of ROW that is being vacated.
3. Bike lanes will be required for the portion of ROW that is being vacated.
4. The developer will be allowed to close the vacated ROW for special events only."

– **Ravi Dhamrat, ATD**

AUSTIN WATER UTILITY (AWU)

ASSESSMENT: "Case No.: 10014-1809 at 2908-4012 Block of East Yager Lane is **approved**."

See response given below:

Austin Water (AW) has no objection the vacation of portion of East Yager Lane (**approximately 3.13 acres**), located east of Dessau Road and north of East Parmer Lane, out of the Mariquita Castro Survey Number 50, Abstract 160, Travis County, Texas.

AW approves on the vacation request on condition, **a new Water Line Easement (WLE) must be dedicated to the city** covering the active 6-inch Asbestos Cement (AC) Water Line. The width of the new WLE is the same as the area requested to be vacated. Once the new water line diverting proposed and existing water line is completed, tested, and approved by City of Austin and as-built plans for the new water line has been received and approved by AW Infrastructure Records the new easement can be request for released."

– **Angela Baez, AWU**

GRANDE COMMUNICATIONS

ASSESSMENT: "No objections, with conditions of full reimbursement if Grande utilities will need to relocate." – **Daniel Pina, Grande Communications**

DEVELOPMENT SERVICES DEPARTMENT (DSD) – TRANSPORTATION REVIEW

ASSESSMENT: "Approved with condition: The proposed Yager Lane connection should be approved and built, before final approval of this ROW vacation" – **Sangeeta Jain, DSD Transportation Review**

APPROVED COMMENTS

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| • AT&T | • DEVELOPMENT SERVICES <u>Land Use Review (Engineering)</u> |
| • AUSTIN ENERGY | • PLANNING & ZONING <u>Neighborhood Planning</u> |
| • AUSTIN RESOURCE RECOVERY | • PLANNING & ZONING <u>Urban Design</u> |
| • CODE COMPLIANCE | • PLANNING & ZONING <u>Zoning Review</u> |
| • CTM-GAATN | • PUBLIC WORKS <u>Sidewalks & Special Projects</u> |
| • CAPITAL METRO | • PUBLIC WORKS <u>Street & Bridge Operations</u> |
| • EMS | • PUBLIC WORKS <u>Urban Trails Program</u> |
| • FIRE | • TEXAS GAS |
| • GOOGLE | • CHARTER/SPECTRUM |
| • PARKS & RECREATION DEPARTMENT (PARD) | • WATERSHED PROTECTION DEPARTMENT |
