

APPLICATION FOR STREET OR ALLEY VACATION

File No. 2021 019241
Department Use Only

DATE: August 12, 2021
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: x; Alley: _____; ROW x Hundred Block: 1900-2099
Name of Street/Alley/ROW: Cornell Street Is it constructed: (Yes) No
Property address: 2001 Rosewood Avenue
Purpose of vacation: affordable housing

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0206100101 0206100102
Survey & Abstract No.: _____
Lot(s): 1-6 Block: 3 Outlot: 62
Subdivision Name: DIV B HART V D SUBD
Plat Book 594 Page Number 21 Document Number _____

Neighborhood Association Name: _____
Address including zip code: _____

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): <u>YES</u> / <u>NO</u>	
Subdivision: Case (circle one) <u>(YES)</u> / NO	<u>C8-1945-1716</u>
Zoning Case (circle one): <u>(YES)</u> NO	<u>C14H-2015-0008</u>

PROJECT NAME, if applicable:

Name of Development Project: Pathways at Rosewood Courts
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: City of Austin Housing Authority (as shown on Deed)
Address: 1124 S IH 35 Frontage Rd Phone: (512) 477-4488 Fax No.: (____)
City: Austin County: Travis State: Texas Zip Code: 78704
Contact Person/Title: Sylvia Blanco Cell Phone: (512) 477-4488 x.2101
Email Address: sylviab@hacanet.org
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: Vanessa Mendez
Firm Name: Dunaway Associates
Address: 5707 Southwest Pkwy Bld 2 Suite 250
City: Austin State: TX Zip Code: _____
Office No.: (512) 399-5371 Cell No.: (512) 299-8019 Fax No.: (____)
EMAIL ADDRESS: vmendez@dunaway.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



February 23, 2021

Office of Real Estate Services
City of Austin
505 Barton Springs Road, Suite 1350
Austin, TX 78704

Re: Pathways at Rosewood Courts
Vacation of Cornell Street Right-of Way
between Chicon Street and Poquito Street

Good Day,

The *Pathways at Rosewood Courts* project is an affordable housing development operated by the Housing Authority of the City of Austin (HACA). The site currently contains twenty-five multifamily buildings, which are approximately 80 years old. The proposed redevelopment will demolish all but eight of these historic structures. The remaining eight structures will be gutted and refurbished to contemporary standards and will provide 20 multifamily units. Three new multifamily buildings will also be constructed, providing an additional 164 units. A portion of the site is also being set aside for affordable single-family style units.

Cornell Street is a dedicated right-of-way; however, there is a building constructed within it and the paved street does not connect Chicon and Poquito. There is a significant elevation difference between Chicon and Poquito which is mitigated by terraced retaining walls that make a vehicular connection impossible. There is also currently no pedestrian access, although stairs may have been attached to the retaining walls at one time.

The preliminary inquiries to Austin Water and the Austin Transportation Department suggest that the City does not maintain this ROW nor the private utilities within it; it is treated essentially as private property. By releasing this right-of-way to HACA in fact, the actual responsibility for maintenance would be clear, and HACA can legitimately make use of the property to enhance the development and better meet their mission to provide quality affordable housing to the citizens of Austin.

1. *Is this a residential or commercial project?* Residential, although City code classifies multifamily residential as a commercial use.

2. *How was the area to be vacated dedicated? By plat or separate instrument?* Separate instrument, but we continue to investigate. A survey from June 1938, "*Map of Surveys of Portions of Outlot 62 Division "B" City of Austin made for The Housing Authority Housing Project Tex. 1-2*" was included as a deed exhibit when HACA bought the land in July 1938. However, we have discovered a version of this same exhibit onto which the Cornell Street ROW was drawn, being carved out of Lot 5 of the M.L. Jones Estate (no recording information).

3. *Did the City purchase the area to be vacated?* Unknown

4. *Are both the area to be vacated and your property in the same subdivision?* Yes, the M.L. Jones Estate (no recording information).



5. *Is the area to be vacated functional right-of-way, or is it only dedicated on paper?* Dedicated on paper only; the area is being used as a pair of private drives and has a building in it. No vehicular or pedestrian through access is currently available.
6. *Are there any utility lines within the area to be vacated?* Yes, a water line (meter) which shall be preserved within an easement, and a wastewater line and overhead utilities which shall be ultimately removed and replaced with private services.
7. *How do you plan to develop the area to be vacated?* The west portion of the paved drive will remain to preserve the historic nature of the site. The east portion is proposed to be a parking lot, and single-family style affordable housing. Pedestrian connectivity will be provided to link Chicon and Poquito.
8. *Has a site plan been submitted on your project?* No
9. *Is your project a Unified Development?* Yes, it will be, as the tract is made up of numerous parcels.
10. *Is your project a SMART Housing Project?* Yes, it will participate in the SMART Housing program.
11. *When do you anticipate starting construction of the development?* April 2022
12. *What is the current zoning on the adjacent properties?* MF-4-NP and MF-4-H-NP
13. *What is the current status of the adjacent properties?* Rosewood Courts occupies both sides of Cornell Street (including a building within the Cornell Street ROW).
14. *What type of parking facilities currently exist?* There are a few on-street parking spaces along Cornell Street that provide parking to the current Rosewood Courts residents. With the redevelopment of the site, these spaces will be reduced or eliminated in order to provided easier fire truck access into the development.
15. *Will your parking requirements increase with the expansion?* The parking requirements will decrease due to the parking provisions of the Affordability Unlocked Ordinance (20190509-027); the parking demand on the adjacent streets is also expected to decrease due to the significant increase in surface parking provided by the redevelopment and new surface parking lot.
16. *How will the increase be handled?* No increase on adjacent streets is expected.
17. *Have any agreements or easements been executed with the adjacent landowners or in draft form?* No, HACA owns the abutting tracts.
18. *Does the area to be vacated lie within the Austin Downtown Plan (DAP)?* No
19. *Does the area to be vacated lie within UT boundaries?* No
20. *Does the proposed vacation support the Priority Programs and policy directives set forth in*



the Imagine Austin Comprehensive Plan? Yes, most particularly the historic preservation policies, the housing policies, the neighborhood policies, and the children, families, and education policies. The redevelopment project as a whole further supports the recreation and open space policies, and the wastewater, potable water, and drainage policies.

If you have any questions or concerns, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "J Segura", written over a horizontal line.

J Segura, PE
Senior Technical Engineer

RELEASE DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 0.676 OF AN ACRE (29,468 SQUARE FEET) IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF OUTLOT 62, DIVISION "B", OF THE TOPOGRAPHICAL MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, DATED 1840, OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID 0.676 OF AN ACRE (29,468 SQUARE FEET) TRACT BEING FURTHER DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 2ND TRACT IN A DEED TO THE HOUSING AUTHORITY OF THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 593, PAGE 467 OF THE DEED RECORDS OF SAID COUNTY AND STATE, AND BEING A PORTION OF LOTS 5 THROUGH 8 (INCLUSIVE) OF THE W.D. HART SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 2, PAGE 147 OF THE PLAT RECORDS OF SAID COUNTY AND STATE, SAID 0.676 OF AN ACRE (29,468 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING, at a 5/8" iron rod with plastic cap (Dunaway Assoc.) set in the northwest line of said 2nd Tract, same being the southeast right-of-way line of Chicon Street (60' R.O.W.), from which a 5/8" iron rod with plastic cap (Dunaway Assoc.) set at the southwest corner of said 2nd Tract, same being the northwest corner of Lot 1, Block A, College Heights Annex Austin, Texas, a subdivision recorded in Book 3, Page 51, Plat Records of said County and State, bears S20°26'54"W, 149.73 feet;

THENCE, with the northwest line of said 2nd Tract, same being the southeast line of said Chicon Street, N20°26'54"E, 59.09 feet to a 5/8" iron rod with plastic cap (Dunaway Assoc.) set;

THENCE, through the interior of said 2nd Tract, and through the interior of said Lot 5 and Lot 6, N78°14'54"E 634.42 feet to an "X" in concrete set in the east line of said Lot 6, same being the west right-of-way line of Poquito Street (50' R.O.W.);

THENCE, with the east line of said Lot 6, said, same being the west line of said Poquito Street, S11°45'06"E, 20.00 feet to a calculated point at the southeast corner of said Lot 6, same being the northeast corner of an alley vacated by the City Council of the City of Austin as recorded in Volume 602, Page 106, Deed Records of said County and State;

THENCE, with the south line of said Lot 5 and Lot 6, same being the north line of said vacated alley, S78°14'54"W, 152.00 feet to a calculated point at the southwest corner of said Lot 5, same being the northwest corner of said vacated alley;

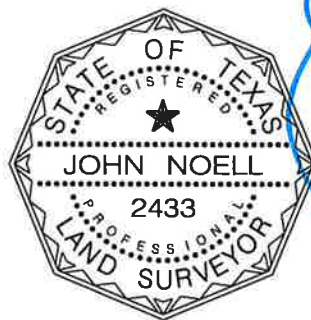
THENCE, with the west line of said vacated alley, same being the west line of said W.D. Hart Subdivision and the east line of said 2nd Tract, S11°45'06"E, 20.00 feet to a calculated point at the southwest corner of said vacated alley, same being the northwest corner of said Lot 7;

THENCE, with the south line of said vacated alley, same being the north line of said Lot 7 and Lot 8, N78°14'54"E, 152.00 feet to a calculated point at the southeast corner of said vacated alley, same being the northeast corner of said Lot 8 and in the west line of said Poquito Street;

THENCE, with the east line of said Lot 8, same being the west line of said Poquito Street, S11°45'06"E, 10.00 feet a 5/8" iron rod with plastic cap (Dunaway Assoc.) set, from which a 5/8" iron rod with plastic cap (Dunaway Assoc.) set at the southeast corner of said Lot 8, same being in the north line of Yale Street (40' R.O.W.), bears S11°45'06"E, 130.00 feet;

THENCE, through the interior of said Lot 7 and Lot 8, and through the interior of said 2nd Tract, S78°14'54"W, 665.91 feet to the POINT OF BEGINNING and containing 0.676 of an acre (29,468 square feet) of land.

Field Notes Prepared by:
Dunaway Associates
5707 Southwest Parkway
Building 2, Suite 250
Austin, Texas 78735
(512) 306-8252
TBPLS 10065900




John Noell, R.P.L.S. #2433

June 1, 2021
Date

Map attached.

Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83 (1986 Adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

References: TCAD: 02 0610 0101, 02 0610 0102, 02 0610 0301, 02 0610 0302.
Austin Grid: MK-22.

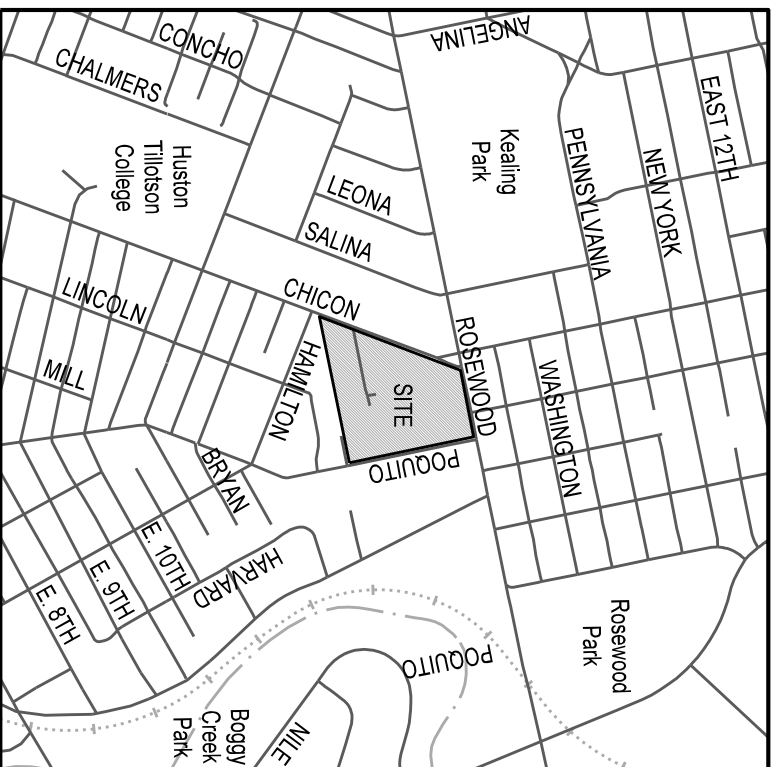
1

PATHWAYS AT ROSEWOOD COURTS

2001 ROSEWOOD AVE., 78702

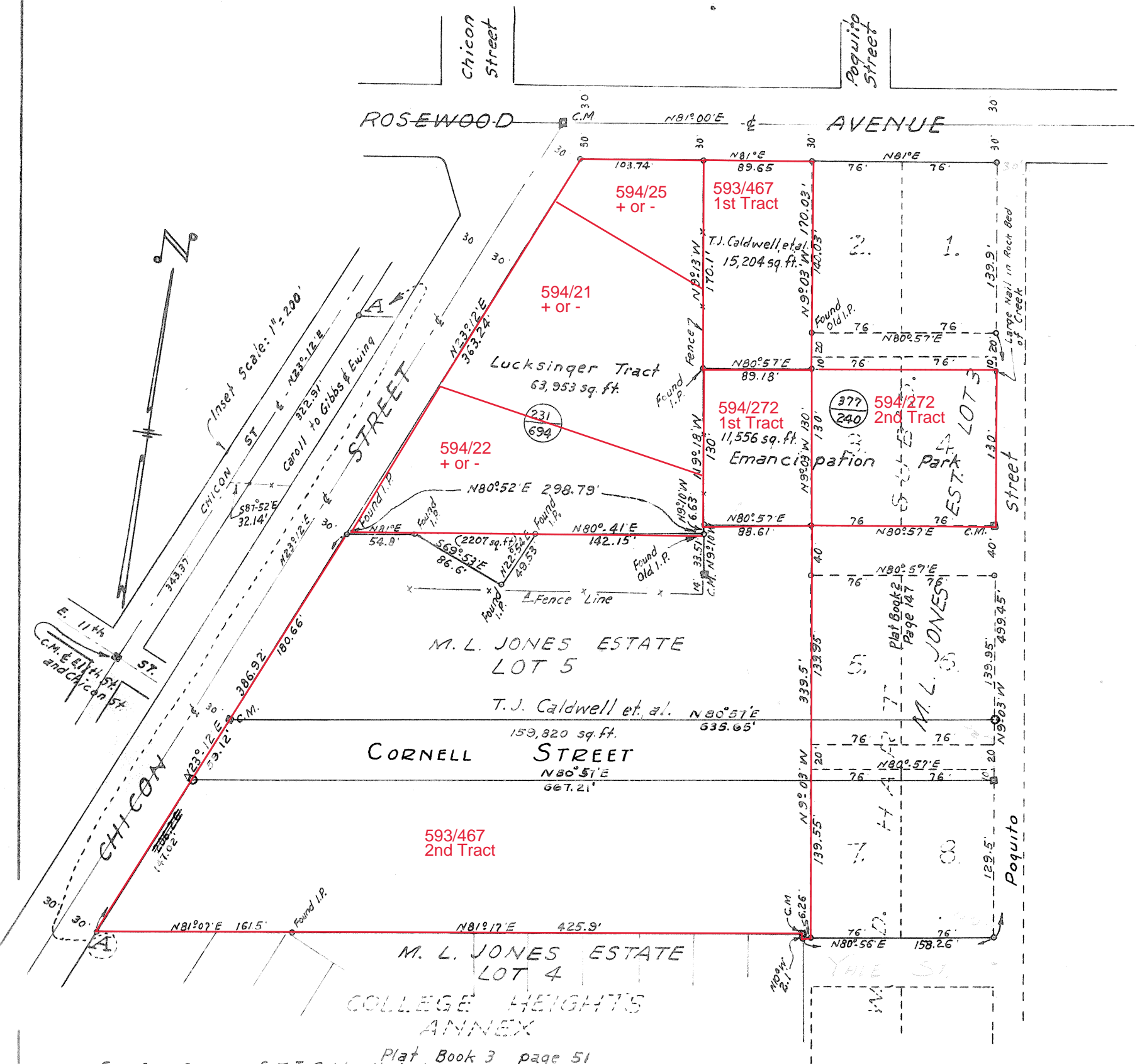
MAPSCO GRID K22
PAGE 585V

VICINITY MAP (NTS)



BOGGY CREEK WATERSHED
URBAN WATERSHED

MAP OF SURVEYS
OF PORTIONS OF OUTLOT 62
DIVISION "B"
CITY OF AUSTIN
MADE FOR
THE AUSTIN HOUSING AUTHORITY
HOUSING PROJECT TEX. 1-2



Plat Book 3 page 51
A: S.W. corner of T.J. Caldwell et al.
tract of land as used for the S.W. corner of Lot 5
since the year 1913 to the personal knowledge of
Orin E. Metcalfe. Also the N.W. corner of the
Carroll to Gibbs & Ewing tract - See Travis County
Deed Records Book 254, Page 336; Plat Book 3 Pages 4, 51.

Surveyed: June 10, 1938
Metcalfe Engineering Co.

By: Orin E. Metcalfe

Orin E. Metcalfe C.E.
Licensed Land Surveyor
CITY OF AUSTIN
Office of City Engineer
135 East 6th Street
Austin, Texas. 2 C 759

Travis CAD

Property Search Results > 194973 HOUSING AUTHORITY OF AUSTIN
for Year 2020

Tax Year: 2020

Property

Account

Property ID:	194973	Legal Description:	LOT 1-6 BLK 3 OLT 62 DIV B HART V D SUBD
Geographic ID:	0206100102	Zoning:	MF4
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	1140 POQUITO ST TX	Mapscot:	
Neighborhood:	FORMERLY EEXMP	Map ID:	020211
Neighborhood CD:	_EEXMP		

Owner

Name:	HOUSING AUTHORITY OF AUSTIN	Owner ID:	175517
Mailing Address:	1124 S IH 35 AUSTIN, TX 78704-2614	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,097,600	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$2,097,600	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$2,097,600	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$2,097,600	

Taxing Jurisdiction

Owner:	HOUSING AUTHORITY OF AUSTIN
% Ownership:	100.0000000000%
Total Value:	\$2,097,600

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
01	AUSTIN ISD	1.102700	\$2,097,600	\$0	\$0.00		
02	CITY OF AUSTIN	0.533500	\$2,097,600	\$0	\$0.00		
03	TRAVIS COUNTY	0.374359	\$2,097,600	\$0	\$0.00		

0A	TRAVIS CENTRAL APP DIST	0.000000	\$2,097,600	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$2,097,600	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.105800	\$2,097,600	\$0	\$0.00
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$2,097,600	\$0	\$0.00
Total Tax Rate:		2.226665			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$46,706.53

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	1.6051	69920.00	0.00	0.00	\$2,097,600	\$0

Roll Value History

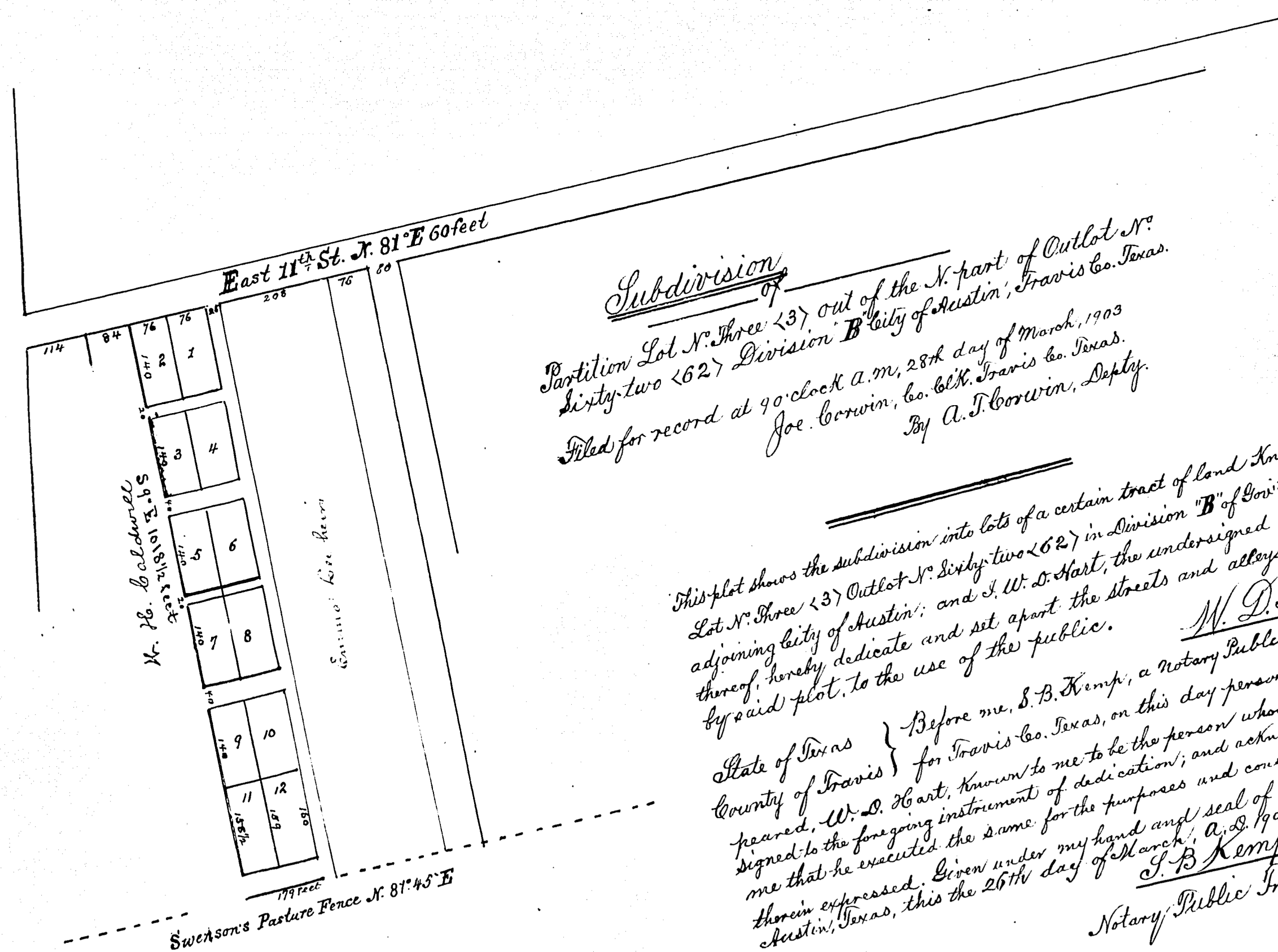
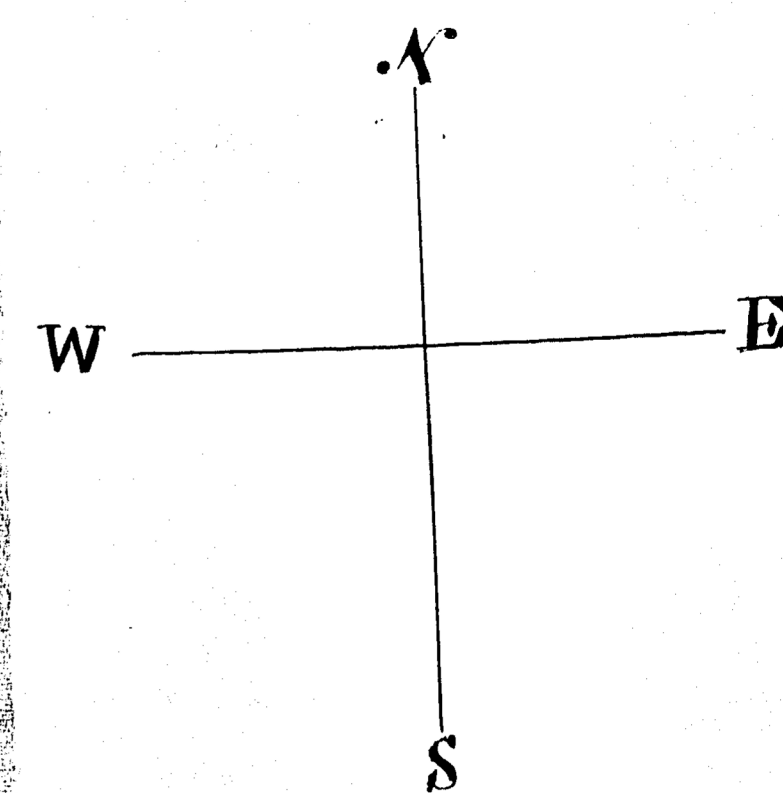
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$0	\$2,097,600	0	2,097,600	\$0	\$2,097,600
2019	\$0	\$2,097,600	0	2,097,600	\$0	\$2,097,600
2018	\$0	\$2,097,600	0	2,097,600	\$0	\$2,097,600
2017	\$0	\$1,048,800	0	1,048,800	\$0	\$1,048,800
2016	\$0	\$1,048,800	0	1,048,800	\$0	\$1,048,800

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
---	-----------	------	-------------	---------	---------	--------	------	-------------

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.



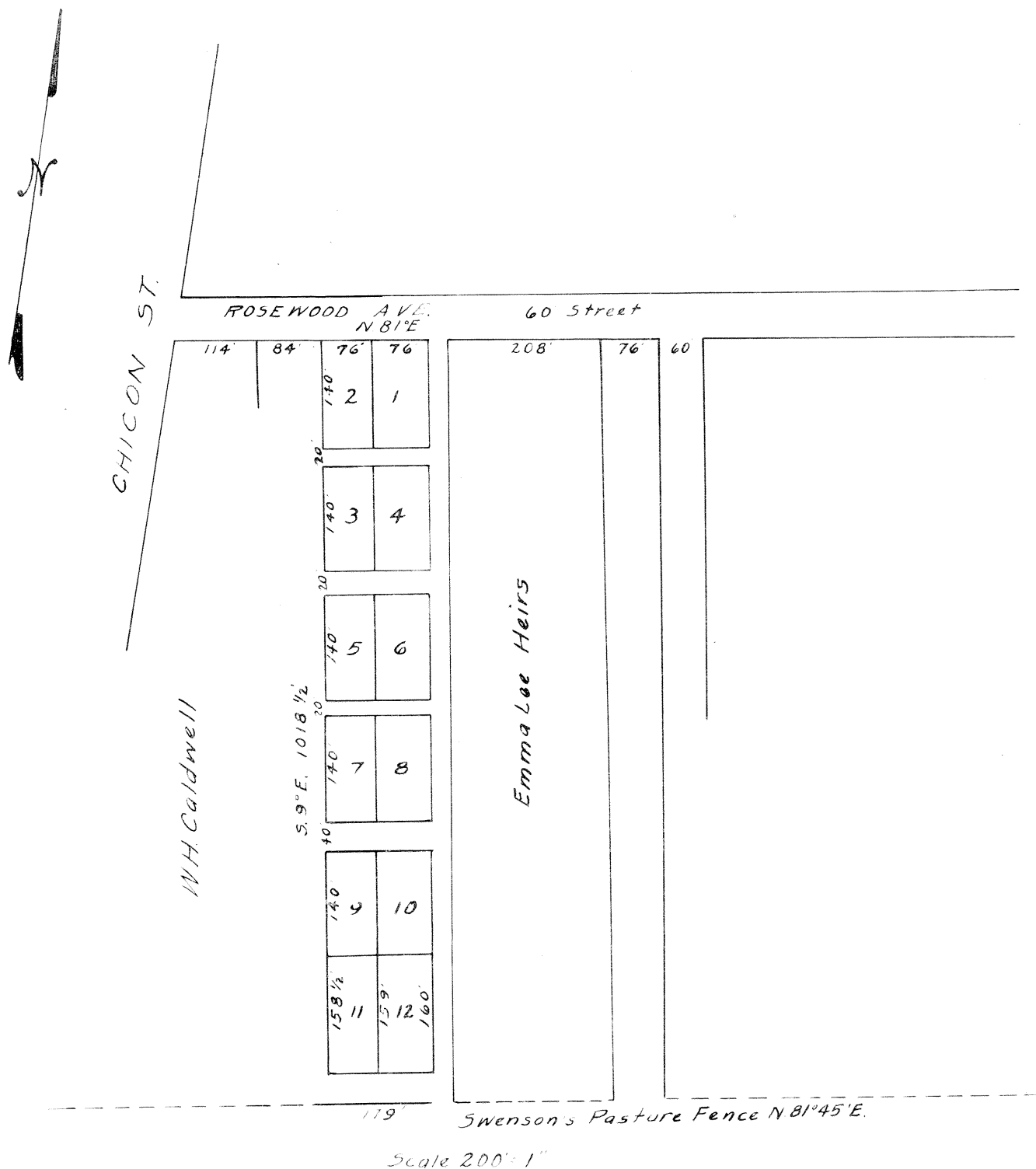
Subdivision
Partition Lot N. Three (23) out of the N. part of Outlot N.
Sixty-two (62) Division B City of Austin, Travis Co. Texas.
Filed for record at 9 o'clock A.M., 28th day of March, 1903.
Joe. Corwin, Co. Clk. Travis Co. Texas.
By A. J. Corwin, Deputy.

This plot shows the subdivision into lots of a certain tract of land known as
Lot N. Three (23) Outlot N. Sixty-two (62) in Division B of Unit Tract
adjoining City of Austin; and S. W. D. Hart, the undersigned owner
thereof, hereby dedicate and set apart the streets and alleys as shown
by said plot, to the use of the public.

State of Texas } Before me, S. B. Kemp, a Notary Public in and
County of Travis } for Travis Co. Texas, on this day personally ap-
peared, W. D. Hart, known to me to be the person whose name is
signed to the foregoing instrument of dedication; and acknowledgments
me that he executed the same for the purposes and considerations
therein expressed. Given under my hand and seal of office, at
Austin, Texas, this the 26th day of March, A. D. 1903.

S. B. Kemp
Notary Public Travis Co. Texas

Scale 200 feet = 1 Inch



W.D. HART

Subdivision of Partition Lot no. 3
Out of the N. Part of Outlot no. 62
Division B City of Austin, Travis Co. Tex.

This Plat shows the subdivision into lots of a certain Tract of land known as Lot 3 Outlot 62 in Division B Government Tract adjoining City of Austin and I, W.D. Hart, the undersigned owner thereof dedicate and set apart the streets and alleys as shown by said plat to the use of the public

W.D. Hart

Traced from Travis County Court Records Plat Book 2
Page 147 for City of Austin Engr. Dept. by W.P. Holloway 1936

Filed for Record March 28, 1903 at 9 00 A M
Joe Corwin - Clerk