



## MEMORANDUM

**TO:** Andrew Rivera, Planning Commission

**FROM:** Mashell Smith, Real Estate Services Agent  
Land Management, Development Services Department

**DATE:** May 16, 2023

**SUBJECT:** F# 2023-003019 LM Street Right-of-Way Vacation 5,533 square feet commonly known as Bronze Dr.

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Attached is the Application Packet and Master Comment Report pertaining to the street right-of-way vacation application for an approximately 5,533 square foot portion of land, being the unpaved/undeveloped right of way commonly known as Bronze Dr., as shown on Valley Side Heights, Section 1, a subdivision according to the Plat Records in Volume 7, Page 31, Plat Records, Travis County, Texas. The proposed vacation tract will be added to the abutting parcels. The abutting properties are owned by Atlantic Urbana II Braker Lane, LLC. Per the transmittal letter dated January 9, 2023, received by the City of Austin, the applicant states, "How do you plan to develop the area to be vacated? Response: residential development."

All affected departments and private utility franchise stakeholders have reviewed the application and recommend approval, subject to the reviewers' conditions shown on the attached Master Comment Report. AT & T as well as Austin Energy have "Approved with Conditions".

Per City Code §14-11-71 – Notice to Interested Property Owners Public notice will be sent to owners within 300' of the area to be vacated. The director of the Public Works Department may approve the application after the 10<sup>th</sup> day that the notice is issued; and an affected property owner may submit comments regarding the proposed vacation.

Public Notice was sent to appropriate parties on May 3, 2023. No objections have been received by staff as of the date of this memorandum.

The applicant has requested that this item be submitted for placement on the **May 23, 2023, Planning Commission Agenda.**

**Staff contact:** Mashell Smith, Real Estate Services Agent,  
Development Services Department, 512-974-7191, Mashell.smith@austintexas.gov

**Applicant:** Amanda Brown, HD Brown Consulting, 1-214-695-9219,  
Amanda.brown@hdbrownconsulting.com

**Abutting Landowners:** Atlantic Urbana II Braker Lane, LLC

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

**Attachments:**  
Application Packet  
Master Comment Report

January 26, 2023

Ms. Denise Lucas  
City of Austin  
Development Services Department  
6310 Wilhelmina Dr.  
Austin, TX 78752

**Via Electronic Submittal**

Re: Request for right-of-way (ROW) vacation; .127 acres of existing ROW located along 11513 Wedgewood Dr. (the "Property").

Dear Ms. Lucas:

As representatives of the adjacent owner of the above stated Property we respectfully submit the attached application for ROW vacation (the "Application"). The Property is known as Bronze Drive and was dedicated to the city with the Valley Side Heights subdivision (Travis County Plat, v.7, pg. 31). The Property is currently in the City of Austin full purpose jurisdiction.

The purpose of the application is to allow for a cohesive multifamily residential development. While this application is for Bronze Dr. only, there are two additional applications being submitted concurrently with this application to vacate Cloverlawn Dr. and Silverlawn Dr. to accommodate future development. These ROW's are small stub-outs which have no potential for connection, as the property to the east has been developed as a single-family subdivision which does not provide opposing stub-outs. However, please note, Plaza Drive does have the opportunity for extension to Hickory Grove Drive. The ROW to make this connection will be dedicated with the subsequent subdivision application.

The ROW vacation application requests additional information which is provided below:

1. Is this a residential or commercial project?

*Response:* commercial.

2. How was the area to be vacated dedicated? By plat or by separate instrument?

*Response:* By plat (Valley Side Heights subdivision, Travis County Plat, v.7, pg. 31).

3. Did the City purchase the area to be vacated? (i.e., by Street Deed)

*Response:* No.

4. Are both the area to be vacated and your property in the same "subdivision"? (They must both be in the same subdivision to be eligible.)

*Response:* Yes.

5. Is the area to be vacated functional right-of-way, or is it only dedicated on paper?

*Response:* No. The ROW is not improved and on paper only.

6. Are there any utility lines within the area to be vacated? If yes, what are your plans for the utilities? Applicants should be advised that easements will be retained to protect existing utilities, even if utility relocation is proposed. Also be advised that no structures may be built on, over or under the easements without a license agreement, insurance, and annual fee.  
*Response:* No, there are no utility lines within the area to be vacated.
7. How do you plan to develop the area to be vacated?  
*Response:* residential development.
8. Has a site plan been submitted on your project?  
*Response:* No, however a subdivision is currently in review (C8-2021-0205.0A)
9. Is your project a Unified Development?  
*Response:* No.
10. Is your project a S.M.A.R.T. Housing Project?  
*Response:* No.
11. When do you anticipate starting construction of the development?  
*Response:* Q4 of 2023.
12. What is the current zoning on the adjacent properties?  
*Response:* MF-2.
13. What is the current status of the adjacent properties?  
*Response:* These are platted lots.
14. What type of parking facilities currently exist?  
*Response:* None.
15. Will your parking requirements increase with the expansion?  
*Response:* Yes.
16. How will the increase be handled?  
*Response:* All required parking shall be provided and shall be reviewed and approved with the subsequent site development plan application.
17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form? If yes, please include this in your letter and provide us with a copy.  
*Response:* No.
18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Does it meet DAP criteria?  
*Response:* No.

19. Does the area to be vacated lie within UT boundaries: East of Lamar Boulevard, west of IH-35, north of Martin Luther King Boulevard, and south of 45th Street?

*Response:* No.

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

*Response:* The ROW vacation application will allow for a cohesive missing-middle housing development which will provide a diversity of housing types in the area. Additionally, the ROW dedication for the extension of Plaza Dr. will contribute to a compact and connected Austin.

If you have any questions about this application for ROW vacation or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Respectfully,

By: 

Printed Name:Amanda C. Brown

## APPLICATION FOR STREET OR ALLEY VACATION

File No. 2023-003019  
Department Use OnlyDATE: February 6, 2023  
Department Use Only

## TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_; Alley: \_\_\_\_\_; ROW X Hundred Block: \_\_\_\_\_  
 Name of Street/Alley/ROW: Bronze Drive Is it constructed: Yes (No)  
 Property address: 1513 Wedgewood dr.  
 Purpose of vacation: To remove unnecessary ROW stubs which cannot be extended.

## PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 501266 & 501267  
 Survey & Abstract No.: \_\_\_\_\_  
 Lot(s): Lot 1, Block H & Lot 7, Block G Outlot: \_\_\_\_\_  
 Subdivision Name: Valley Side Heights  
 Plat Book 7 Page Number 31 Document Number \_\_\_\_\_

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

## RELATED CASES

## FILE NUMBERS

Existing Site Plan (circle one): YES (NO)  
 Subdivision: Case (circle one): YES/ NO C8-2022-0289.0A  
 Zoning Case (circle one): YES (NO)

## PROJECT NAME, if applicable:

Name of Development Project: Valley Side Heights ROW Vacation 3 of 3  
 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: Atlantic Urbana II Braker Lane LLC (as shown on Deed)  
 Address: 1005 E. St. Elmo Rd, bldg 5 Phone: ( ) \_\_\_\_\_ Fax No.: ( ) \_\_\_\_\_  
 City: Austin County: Travis State: TX Zip Code: 78745  
 Contact Person/Title: \_\_\_\_\_ Cell Phone: ( ) \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 (If multiple owners are joining in this request, complete names and addresses for each must be attached.)

## APPLICANT INFORMATION

Name: Amanda Brown  
 Firm Name: HD Brown Consulting  
 Address: 210 W 38th Street  
 City: Austin State: TX Zip Code: 78705  
 Office No.: ( ) \_\_\_\_\_ Cell No.: (214) 695-9219 Fax No.: ( ) \_\_\_\_\_  
 EMAIL ADDRESS: Amanda.brown@hdbrownconsulting.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

Exhibit "\_\_\_"

Travis County, Texas

Thomas H. Mays Survey No. 89, A-562

0.127 acre ~ 5,533 square feet

Page 1 of 4

**ROW TO BE VACATED  
FIELD NOTES DESCRIPTION**

DESCRIPTION OF 0.127 OF ONE ACRE (5,533 SQUARE FEET) OF LAND IN THE THOMAS H. MAYS SURVEY NO. 89, ABSTRACT NO. 562, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 20.478 ACRES OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO ATLANTIC URBANA II BRAKER LANE LLC OF RECORD IN DOCUMENT NO. 2021210112, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.127 OF ONE ACRE, BEING ALL OF THE BRONZE DRIVE RIGHT-OF-WAY, A 50-FOOT RIGHT-OF-WAY, AS SHOWN ON VALLEY SIDE HEIGHTS, SEC. 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 7, PAGE 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.127 OF ONE ACRE OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a ½-inch iron rod found in the east right-of-way line of Wedgewood Drive, a 60-foot right-of-way, as shown on the said Valley Side Heights, Sec. 1 subdivision plat, at the southwest corner of Lot 1, Block M, North Oaks Hillside Section 2-B, a subdivision according to the plat or map of record in Volume 62, Page 11, Plat Records of Travis County, Texas, and the northwest corner of Lot 1, Block H, said Valley Side Heights, Sec. 1, same being the northwest corner of the said 20.478 acre tract;

**THENCE** with the east right-of-way line of said Wedgewood Drive and the west line of the said 20.478 acre tract, with the west line of said Lot 1, Block H, Valley Side Heights, Sec. 1, with the arc of a curve to the left, having a radius of 263.75 feet, an arc distance of 112.84 feet, and a chord which bears S 43°59'56" W, a distance of 111.98 feet to a calculated point at the intersection of the east right-of-way line of said Wedgewood Drive and the north right-of-way line of said Bronze Drive, at a point-of-curvature in the southwest line of said Lot 1, Block H, Valley Side Heights, Sec. 1, for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** leaving the east right-of-way line of said Wedgewood Drive, crossing the said 20.478 acre tract, with the south line of said Lot 1 Block H, Valley Side Heights Sec. 1, with the north right-of-way line of said Bronze Drive, with the north line of the tract described herein the following two (2) courses and distances:

1. with the arc of a curve to the left, having a radius of 21.40 feet, an arc distance of 32.10 feet, and a chord which bears S 11°08'39" E, a distance of 29.17 feet to a calculated point-of-tangency, and
2. S 54°00'39" E, a distance of 75.70 feet to a calculated point for the southeast corner of said Lot 1 Block H, Valley Side Heights, Sec. 1, for the northeast terminus of said Bronze Drive, for the northeast corner of the tract described herein;

**THENCE** S 03°51'21" W, continuing across the said 20.478 acre tract, leaving the south line of said Lot 1, Block H, Valley Side Heights, Sec. 1, with the east terminus of said Bronze Drive, with the east line of the tract described herein, a distance of 59.04 feet to a calculated point for the northeast corner of Lot 7, Block G, said Valley Side Heights, Sec. 1, for the southeast terminus of said Bronze Drive, for the southeast corner of the tract described herein;

**THENCE** continuing across the said 20.478 acre tract, with the north line of said Lot 7, Block G, Valley Side Heights, Sec. 1, with the south right-of-way line of said Bronze Drive, with the south line of the tract described herein, the following two (2) courses and distances:

1. N 54°00'39" W, a distance of 99.77 feet to a calculated point-of-curvature, and
2. with the arc of a curve to the left, having a radius of 18.98 feet, an arc distance of 31.00 feet, and a chord which bears S 79°11'22" W, a distance of 27.67 feet to a calculated point at the intersection of the east right-of-way line of said Wedgewood Drive and the south right-of-way line of said Bronze Drive, at a point-of-tangency in the northwest line of said Lot 7, Block G, Valley Side Heights, Sec. 1, same being the west line of the said 20.478 acre tract, for the southwest corner of the tract described herein;

**THENCE** with the west line of the said 20.478 acre tract, with the east right-of-way line of said Wedgewood Drive, with the western terminus of said Bronze Drive, with the west line of the tract described herein, the following two (2) courses and distances:



Exhibit "\_\_\_"

Travis County, Texas

Thomas H. Mays Survey No. 89, A-562

0.127 acre ~ 5,533 square feet

Page 2 of 4

1. with the arc of a curve to the left, having a radius of 808.82 feet, an arc distance of 70.79 feet, and a chord which bears N 29°50'49" E, a distance of 70.77 feet to a ½-inch iron rod found at a point of reverse-curvature, and
2. with the arc of a curve to the right, having a radius of 263.75 feet, an arc distance of 19.78 feet, and a chord which bears N 29°35'38" E, a distance of 19.77 feet to the **POINT OF BEGINNING** and containing 0.127 of one acre (5,533 square feet) of land, more or less.

**BEARING BASIS:** Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of November and December, 2020 and February, 2021.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14<sup>th</sup> day of December 2022 A.D.

HR GREEN DEVELOPMENT TX, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735

Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas



CALLLED 38.128 ACRES  
WARRANTY DEED  
WITH VENDOR'S LIEN  
BIG OPP ZONE, LLC  
DOC. NO. 2020033183,  
O.P.R.T.C.TX.

WEDGEWOOD DRIVE  
{60' R.O.W.}

APPROXIMATE LOCATION  
OF SURVEY LINE

J.C. HARRELSON SURVEY NO. 78  
ABSTRACT NO. 352

THOMAS H. MAYS SURVEY NO. 89  
ABSTRACT NO. 562

P.O.C.

P.O.B.

C3

C2

C2

C5

C6

C1

1  
BLOCK H  
VALLEY SIDE HEIGHTS, SEC. 1  
VOL. 7, PG. 31, P.R.T.C.TX.

LOT 1  
BLOCK M  
NORTH OAKS HILLSIDE  
SECTION 2-B  
VOL. 62, PG. 11,  
P.R.T.C.TX.

S 54°00'39" E 75.70'  
{S 52°38' E 75.70'}

BRONZE DRIVE

{50' R.O.W.}

0.127 ACRE  
5,533 SQ. FT.

{S 52°38' E 99.77'}  
N 54°00'39" W 99.77'

S 03°51'21" E  
{59.04'}

CALLLED 20.478 ACRES  
SPECIAL WARRANTY DEED  
ATLANTIC URBANA II BRAKER LANE LLC  
DOCUMENT NO. 2021210112  
O.P.R.T.C.TX.

7  
BLOCK G

VALLEY SIDE HEIGHTS, SEC. 1  
VOL. 7, PG. 31, P.R.T.C.TX.

0' 30' 60'  
GRAPHIC SCALE: 1" = 30'

6  
BLOCK G

VALLEY SIDE HEIGHTS, SEC. 1  
VOL. 7, PG. 31, P.R.T.C.TX.

FILE No. 1434  
PAGE 3 OF 4



DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

## SURVEY SKETCH to Accompany Description:

0.127 ACRE ~ 5,533 SQUARE FEET  
THOMAS H. MAYS SURVEY NO. 89, ABSTRACT NO. 562,  
TRAVIS COUNTY, TEXAS



CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	808.82' (808.82') {808.82'}	135.88'	S 37°10'01" W	135.72'
C2	808.82' (808.82') {808.82'}	70.79' {70.58'}	N 29°50'49" E {N 31°16' E}	70.77' {70.56'}
C3	263.75' (263.75') {263.75'}	19.78' {19.94'}	N 29°35'38" E {N 30°56' E}	19.77' {19.94'}
C4	21.40' {21.40'}	32.10' {32.02'}	S 11°08'39" E {N 9°46' E}	29.17' {29.12'}
C5	18.98' {18.98'}	31.00' {31.00'}	S 79°11'22" W {N 80°34' E}	27.67' {27.67'}
C6	808.82' (808.82') {808.82'}	206.67' (206.67') {206.57'}	N 34°39'35" E (N 34°39'45" E)	206.11' (206.11') {206.01'}
C7	263.75' (263.75') {263.75'}	112.84' {112.86'}	S 43°59'56" W {N 45°21' E}	111.98' {112.00'}

**LEGEND**

●	1/2" IRON ROD FOUND
△	CALCULATED POINT
{ }	RECORD INFORMATION PER VOL. 7, PG. 31, P.R.T.C.TX.
( )	RECORD INFORMATION PER DOC. NO. 2021210112, O.P.R.T.C.TX.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**NOTES:**

R.O.W. RIGHT-OF-WAY

1. SURVEYOR MAKES NO EXPRESSED OR IMPLIED WARRANTIES AS TO THE FEE OWNERSHIP OF THE PROPERTY.
2. BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
3. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999127400.

FILE No. 1434  
PAGE 4 OF 4



DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

0.127 ACRE ~ 5,533 SQUARE FEET  
THOMAS H. MAYS SURVEY NO. 89, ABSTRACT NO. 562,  
TRAVIS COUNTY, TEXAS

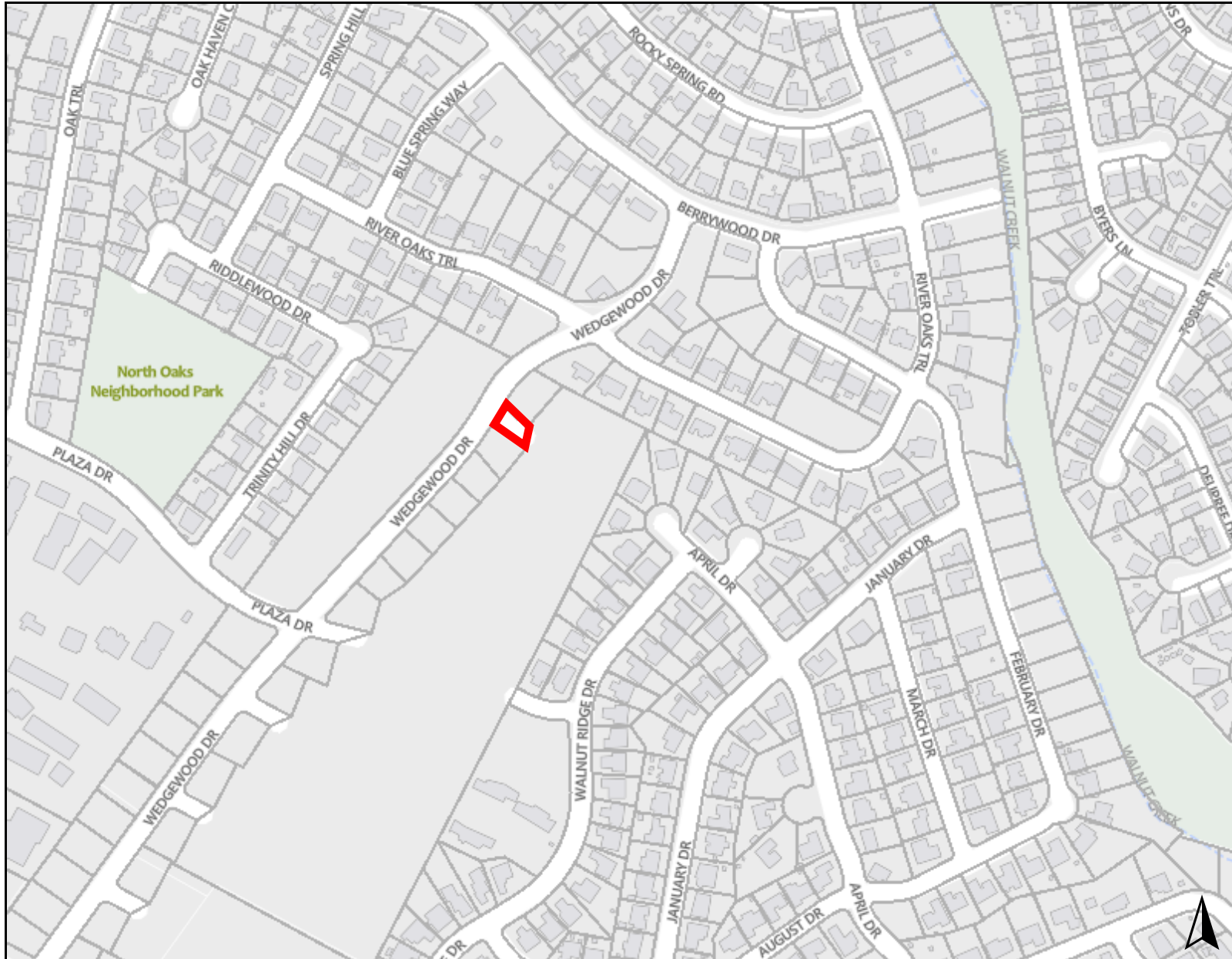


# 15 2023-003019 - Bronze Dr. - District 1

## Property Profile

Location Map-Bronze

10 of 27



### Legend

Appraisal Districts

TCAD Parcels



0 500 1000  
ft

1/30/2023

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501267	Name:	ATLANTIC URBANA II BRAKER LANE LLC
Geographic ID:	0247261111	Secondary Name:	
Type:	R	Mailing Address:	11309 WEDGEWOOD DR AUSTIN TX 78753
Zoning:	SF2	Owner ID:	1924249
Agent:		% Ownership:	100.00
Legal Description:	LOT 1 BLK H VALLEY SIDE HEIGHTS		
Exemptions:			
Property Use:			

LOCATION

Address:	11601 WEDGEWOOD DR TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

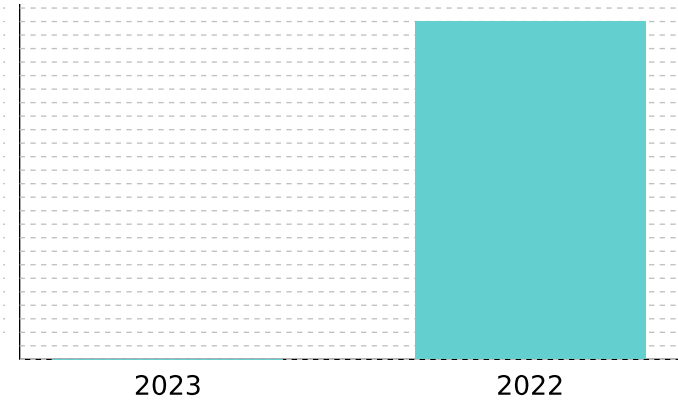
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	N/A
Land Non-Homesite:	N/A
Special Use Land Market:	N/A
Total Land:	N/A
Improvement Homesite:	N/A
Improvement Non-Homesite:	N/A
Total Improvement:	N/A
Market:	N/A
Special Use Exclusion (-):	N/A
Appraised:	N/A
Value Limitation Adjustment (-):	N/A
Net Appraised:	N/A

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

# TAXING UNITS

15 2023-003019 - Bronze Dr. - District 1

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Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2926	12,745.63	\$0.98	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/20/21	SW	SPECIAL WARRANTY	BIG OPP ZONE LLC	ATLANTIC URBANA II BRAKER LANE				2021210112
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501266	Name:	ATLANTIC URBANA II BRAKER LANE LLC
Geographic ID:	0247261110	Secondary Name:	
Type:	R	Mailing Address:	11309 WEDGEWOOD DR AUSTIN TX 78753
Zoning:	SF2	Owner ID:	1924249
Agent:		% Ownership:	100.00
Legal Description:	LOT 7 BLK G VALLEY SIDE HEIGHTS		
Exemptions:			
Property Use:			

LOCATION

Address:	11513 WEDGEWOOD DR TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

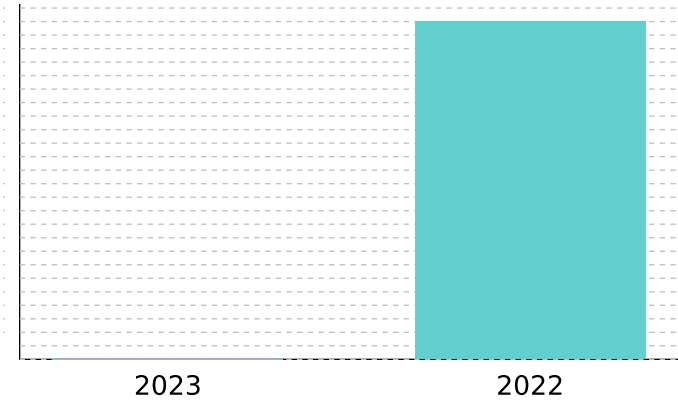
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	N/A
Land Non-Homesite:	N/A
Special Use Land Market:	N/A
Total Land:	N/A
Improvement Homesite:	N/A
Improvement Non-Homesite:	N/A
Total Improvement:	N/A
Market:	N/A
Special Use Exclusion (-):	N/A
Appraised:	N/A
Value Limitation Adjustment (-):	N/A
Net Appraised:	N/A

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

# TAXING UNITS

15 2023-003019 - Bronze Dr. - District 1

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Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2424	10,559.9	\$1.18	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/20/21	SW	SPECIAL WARRANTY	BIG OPP ZONE LLC	ATLANTIC URBANA II BRAKER LANE				2021210112
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	



15-2023-003019 - Bronze Dr. - District 1



at 3:00 o'clock P.M. this the 17 day of Oct. A.D. 1954

Excellence Landers  
Miss Emily Limber  
Novis County, Texas  
49: Edwin Bruns  
Dorothy

THE STATE OF TEXAS  
COUNTY OF TRAVIS

(SEAL)

Emilie Lindberg  
Miss Emilie Lindberg  
Clerk, County Court, Travis County, Texas

By: Frederick Thacker  
Deputy

THE STATE OF TEXAS  
COUNTY OF TRAVIS

1. This on the 11th day of April, A.D. 1934, at Travis County, Texas, do hereby certify that the following is a true and correct copy of the original as filed in the Court of Travis County, Texas posted on or after authorizing the filing thereof, to wit: the said and said order has been duly entered in the minutes of said Court in Book        Page        of       

Witness my hand and seal of office this 11th day of April, A.D. 1934.

Witness my hand  
October 4, 1954

(5E92)

Emilie Limberg  
Miss Emilie Limberg  
Box 4, Canyon Golf, Travis County, Texas  
By: G. H. Limberg, Deputy

Signature:

**APPROVED FOR ACCEPTANCE:**

Date: October 12, 1954

Charles E. Peterson  
V.L. Mike Mahoney  
Director of Planning

Date: October 7, 1954

W. F. Huebner

Date: October 7, 1954

Mr. Helen Mitchell  
Secretary

THE STATE OF TEXAS  
-COUNTY OF TRAVIS

**KNOW ALL MEN BY THESE PRESENTS:**

**THE STATE OF TEXAS  
COUNTY OF TARRANT**

**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. A. Robinson and Lady Johnson, sole owners of that 3 1/4 acre tract out of the E. H. Horneless Survey and being Township 36 North, Range 10 East, County of Tarrant, Texas and being the same tract conveyed to us by Wm. D. & J. M. Davis, who identified a deed by date of record in Tarrant County, Texas in Vol. 83, Page 229 Tarrant County Deed Records, do hereby adopt this plat or map as our subdivision to be known as "VALLEY SIDE RESORTS," do hereby dedicate all streets and easements shown hereon to the public and by this our interest may appear.

Witness my hand, this 22nd day of March, AD. 1958.

Witness my hand, this the 22<sup>nd</sup> day of February AD. 1954.

*Shirley*  
G. L. Deters

Lois Pelterson

THE STATE OF TEXAS  
-COUNTY OF TRAVIS

**KNOW ALL MEN BY THESE PRESENTS:**

*I hereby certify that Section 11 of the City of Austin Subdivision Ordinance has been complied with.*

*Mervin G. Turner*  
Mervin G. Turner  
Registered Professional Eng.

**SURVEYED BY:**

*The*

**MARVIN TURNER** *Footballer*  
Arlin, Texas

## Austin, Texas *Engineers*

Handwritten:

REGISTERED PROFESSIONAL  
(SEAL)

53-12361 Au 52 p 15

## MASTER COMMENT REPORT

As of: April 04, 2023

PROJECT NUMBER: 2023-003019 LM

PROJECT NAME: 2023-003019 LM (11513 Wedgewood Drive)

LOCATION: 11513 WEDGEWOOD DR, AUSTIN, TX 78753



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Astound				

Approved	Carlos Delgado	(512) 978-4655	02/07/2023	02/07/2023
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**Comments:** 2023-003019 LM (11513 Wedgewood Drive) R.O.W. Vacation Application Accepted  
Carlos Delgado  
DSD Land Management  
plant\_maintenance@astound.com;amanda.brown@hdbrownconsulting.com  
\*\*\* External Email - Exercise Caution \*\*\*  
Astound doesn't have any aerial or underground plant at this location. We have no objections and no conditions on the release of this easement.

## LM AT&amp;T (SWBT)

Approved With Conditions	Pamela Johnson	(512) 974-7079	03/14/2023	03/14/2023
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**Comments:** AT&T approves with the agreement that any damages or relocation of our facilities is paid for by the applicant/owner/contractor. If you need to relocate any lines please call to Initiate a CWO please call into the department voicemail box at 1-855-581-9891 and leave message. someone will return your call.  
Pamela A. Johnson pb9891@att.com

*Evan S Case* 4/4/23



**PROJECT NUMBER:** 2023-003019 LM  
**PROJECT NAME:** 2023-003019 LM (11513 Wedgewood Drive)

**LOCATION:** 11513 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM ATD Review				
Approved		512-974-1217	02/14/2023	02/14/2023
Comments:	None			

LM Austin Resource Recovery Review

Approved	Michael Zavala	(512) 974-1837	02/09/2023	02/09/2023
Comments:	I do not see any issues with this vacation that would hinder any ARR services in this area.			

As of: April 14, 2023 15, 2023-003019 - Bronze Dr. - District 1



**PROJECT NUMBER:** 2023-003019 LM  
**PROJECT NAME:** 2023-003019 LM (11513 Wedgewood Drive)

**LOCATION:** 11513 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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**LM AW Infrastructure Management**

<b>Approved</b>	Eli Pruitt	512-972-0493	02/24/2023	<b>02/24/2023</b>
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**Comments:** Austin Water (AW) has no objections to the requested Right-of-Way Vacation. The request is better described as being 0.127 of one acre (5,533 Square Feet) of land in the Thomas H. Mays Survey No. 89, Abstract No. 562, Travis County, Texas; said 0.127 of one acre, being all of the Bronze Drive Right-of-Way, a 50-foot Right-of-Way, as shown on Valley Side Heights, Sec. 1, a Subdivision according to the Plat or Map of Record in Volume 7, Page 31, Plat Records of Travis County, Texas, and with an address of 11513 Wedgewood Drive, Austin, TX 78753.

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**LM Capital Metro**

<b>Approved</b>	Ron Foster	(512) 978-4655	02/07/2023	<b>02/07/2023</b>
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**Comments:** 2023-003019 LM (11513 Wedgewood Drive) R.O.W. Vacation Application Accepted  
Foster, Ron  
DSD Land Management  
amanda.brown@hdbrownconsulting.com  
Thank you for reaching out to Capitol Metro. I have reviewed the Encroachment Application and Capitol Metro approves this Encroachment Application with no exceptions. If you have any questions, please reach out to me.  
Thanks  
Ron Foster  
Ron Foster (pronouns:he/him)  
Assistant Transportation Planner , CapMetro  
P: 512-389-7565 | M: 512-417-6387  
W: capmetro.org  
A: 2910 E 5th Street



PROJECT NUMBER: 2023-003019 LM  
PROJECT NAME: 2023-003019 LM (11513 Wedgewood Drive)

LOCATION: 11513 WEDGEWOOD DR, AUSTIN, TX 78753

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM Drainage Engineering Review				
Approved			02/27/2023	02/27/2023
Comments:	None			

LM Electric Review

Rejected		512-322-6754	02/24/2023	
Comments:	Rejected until the outstanding issues regarding the plat are resolved or an Easement of 20 feet in width along Wedgewood Dr. where the ROW is to be vacated is dedicated to Austin Energy.			
Approved With Conditions		512-322-6754	03/20/2023	03/20/2023
Comments:	AE approved with the condition the customer will reserve a 20 foot wide Electric Easement for Austin Energy along Wedgewood Dr.			
	Evan S Caso	4/4/23		



PROJECT NUMBER: 2023-003019 LM  
PROJECT NAME: 2023-003019 LM (11513 Wedgewood Drive)

LOCATION: 11513 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM EMS Review				
Approved	Milissa Warren	(512)972-7234	03/06/2023	03/06/2023
Comments:	EMS will support staff recommendation on this request.			

LM Fire For Site Plan Review

Approved	Tom Migl	512-974-0164	02/10/2023	02/10/2023
Comments:	None			





PROJECT NUMBER: 2023-003019 LM  
PROJECT NAME: 2023-003019 LM (11513 Wedgewood Drive)

LOCATION: 11513 WEDGEWOOD DR, AUSTIN, TX 78753

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM GAATN Review				
Approved		(512) 974-6513	02/07/2023	02/07/2023
Comments:	None			

LM Google Fiber Texas

Approved	Samantha Ferguson	(512) 974-7079	02/13/2023	02/13/2023
Comments:	Good Morning,  Google Fiber has no conflicts with project 2023-003019 LM (11513 Wedgewood Drive) R.O.W. Vacation Application.  Please let me know if you have any questions. sferguston@entrustsol.com			



PROJECT NUMBER: 2023-003019 LM  
PROJECT NAME: 2023-003019 LM (11513 Wedgewood Drive)

LOCATION: 11513 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PARD / Planning & Design Review				
Approved		512-974-9549	03/03/2023	03/03/2023
Comments:	None			

LM PAZ Long Range Planning Review

Approved	Kathleen Fox	512-974-7877	02/08/2023	02/08/2023
Comments:	Proposal does not conflict with the policies of the Imagine Austin Comprehensive Plan.			



PROJECT NUMBER: 2023-003019 LM  
PROJECT NAME: 2023-003019 LM (11513 Wedgewood Drive)

LOCATION: 11513 WEDGEWOOD DR, AUSTIN, TX 78753

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM PAZ Zoning Review				
Approved		512-974-7719	03/23/2023	03/23/2023
Comments:	No comments; Approved			

LM PWD Sidewalks & Special Projects Review

Approved	Eric Dusza	512-974-6504	02/08/2023	02/08/2023
Comments:	None			



PROJECT NUMBER: 2023-003019 LM  
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LOCATION: 11513 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PWD Urban Trails Review				
Approved	Katie Wettick	512-974-3529	02/08/2023	02/08/2023
Comments:	None			

LM PWD-OCE Review

Approved		512-974-8763	02/17/2023	02/17/2023
Comments:	None			

As of: April 14, 2023 2023-003019 - Bronze Dr. - District 1

PROJECT NUMBER: 2023-003019 LM

PROJECT NAME: 2023-003019 LM (11513 Wedgewood Drive)

LOCATION: 11513 WEDGEWOOD DR, AUSTIN, TX 78753



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Texas Gas Services

Approved	Eduardo Gonzalez	(512) 974-7079	03/01/2023	03/01/2023
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Comments: Approved- No conflicts expected.

Eduardo J. Gonzalez  
Engineer I  
W: 512-407-1596  
eduardo.gonzalezhernandez@onegas.com

9228 Tuscany Way, Austin, TX 78754  
Customer Service 800-700-2443  
If you smell natural gas, please leave the area and call 800-959-LEAK (5325) texasgasservice.com

LM Time Warner Cable / Charter

Approved	Julio Franco	(512) 974-7079	04/04/2023	04/04/2023
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Comments: Charter Communications does not have a need for an easement on the property as described in the accompanying document.  
Construction Coordinator Erich Westphal



PROJECT NUMBER: 2023-003019 LM  
PROJECT NAME: 2023-003019 LM (11513 Wedgewood Drive)

LOCATION: 11513 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Urban Design Review				
No Comment		(512) 974-7079	03/14/2023	03/14/2023
Comments:	Urban Design does not need to review right of way vacation applications per Zach Lofton.			

LM Watershed Engineering Review

Approved		512-974-2328	02/24/2023	02/24/2023
Comments:	No objection			



As of: April 14, 2023 15, 2023-003019 - Bronze Dr. - District 1

PROJECT NUMBER: 2023-003019 LM  
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LOCATION: 11513 WEDGEWOOD DR, AUSTIN, TX 78753



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
Mobility Bond Review				
No Review Required		512-974-7282	02/06/2023	02/06/2023
Comments:	This has been cleared by CPO. This does not fall within the Corridor Construction Program Limits			

