

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 Only

DATE: 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

**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:

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 14th 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



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

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

APPROXIMATE LOCATION
 OF SURVEY LINE

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

P.O.C.
 P.O.B.

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 03°51'21" E
 59.04'
 {59.04'}

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

CALLED 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
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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
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DEVELOPMENT TX

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

TBPE NO: 16384
TBPLS NO: 10194101

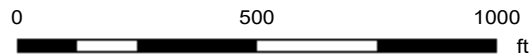
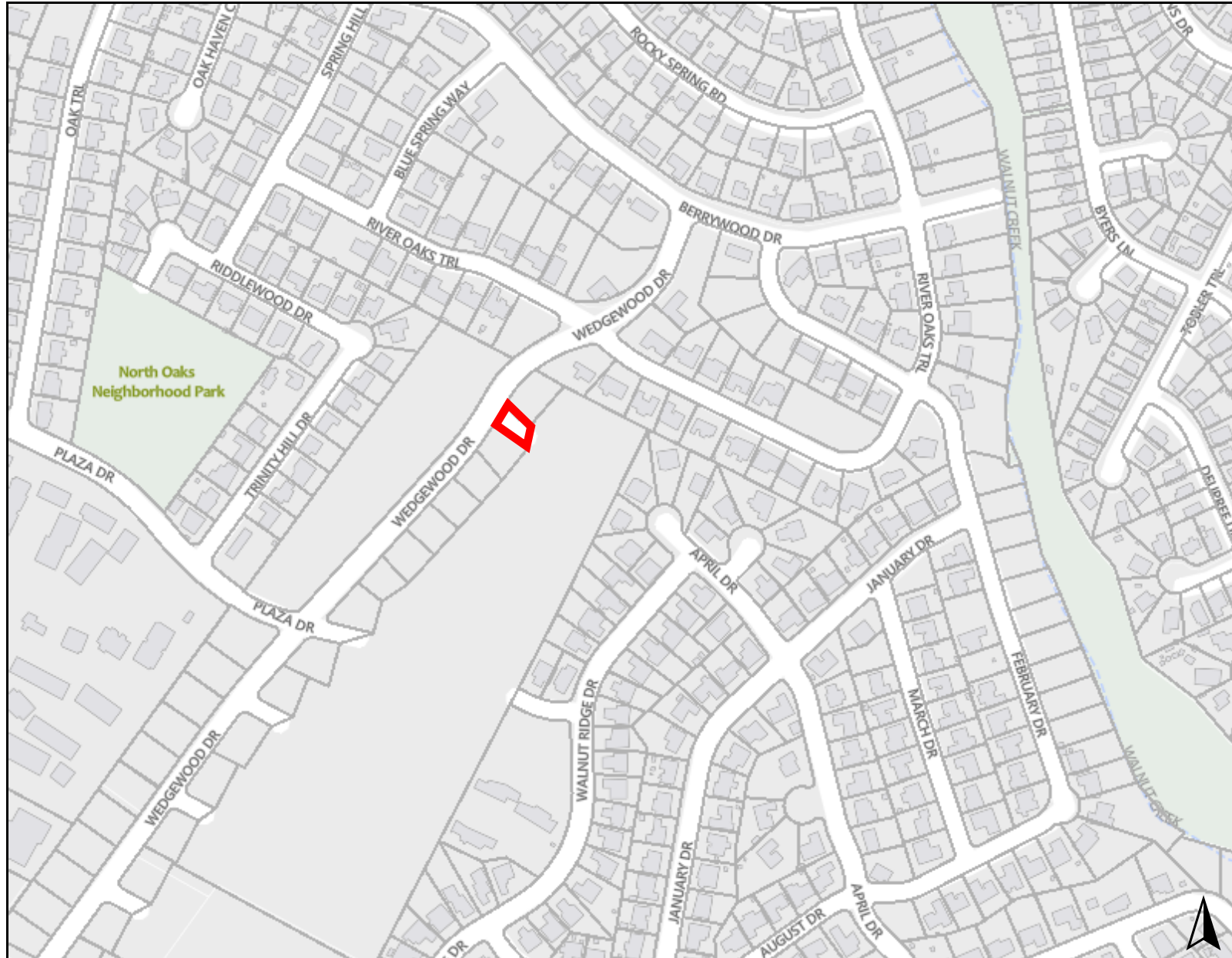
SURVEY SKETCH to Accompany Description:

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



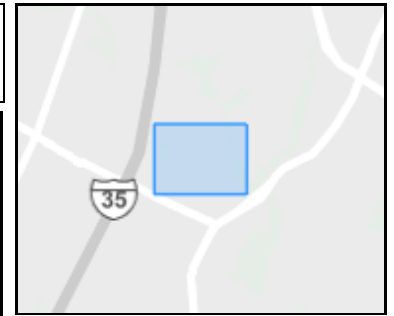
Property Profile

Location Map-Bronze



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.



Legend

Appraisal Districts

TCAD Parcels



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

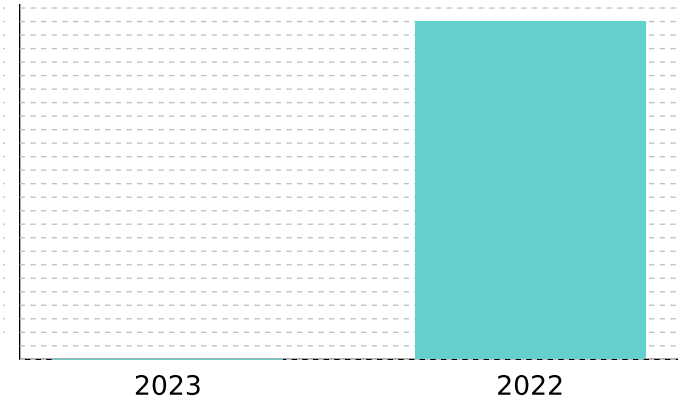
Protest Status:
Informal Date:
Formal Date:

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

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

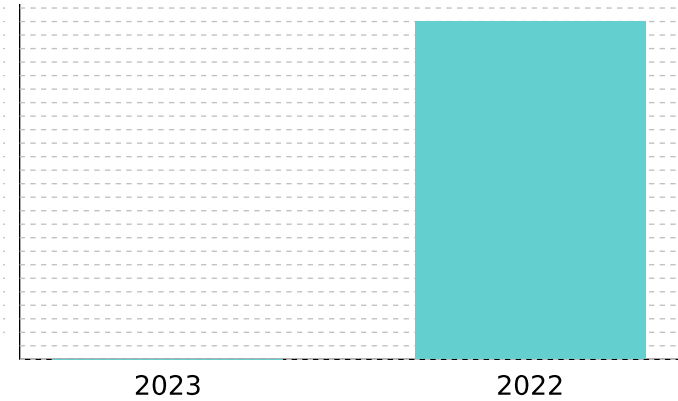
Protest Status:
Informal Date:
Formal Date:

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

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

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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
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9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

