



MEMORANDUM

TO: Andrew Rivera, Planning Commission

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

DATE: October 19, 2023

SUBJECT: F# 2023-033877 LM Street Right-of-Way Vacation 10,130 square foot tract commonly known as Clay Avenue

Attached is the Application Packet and Master Comment Report pertaining to the street right-of-way vacation application for an approximately 10,130 square foot portion of land, being the paved/developed right of way commonly known as Clay Avenue (traversing from Burnet Rd. to Houston St.), as shown on Broadacres Subdivision, a subdivision according to the Plat Records in Volume 3, Page 135, Plat Records, Travis County, Texas. The proposed vacation tract will be added to the abutting parcels. The abutting properties are owned by GDC-NRG Brentwood, LLC and John E. Meddaugh and Andrew M. Cotton. GDC-NRG Brentwood, LLC will develop multifamily units that have frontage to Burnet Rd. There is a current site plan associated with this request (SP-2021-041CSH.F1).

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.

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 Transportation and Public Works Department may approve the application after the 10th 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 October 12, 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 **October 24, 2023, Planning Commission Agenda**.

Staff contact: Mashell Smith, Real Estate Services Agent,
Transportation and Public Works Department, 512-974-7191, Mashell.smith@austintexas.gov

Applicant: Alejandra Flores, Civilitude
alejandra@civilitude.com , 512-761-6161

Abutting Landowners: GDC-NRG Brentwood, LLC and John E. Meddaugh and Andrew M. Cotton

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

APPLICATION FOR STREET OR ALLEY VACATION

File No. 2023-033877 LM

Department Use Only

DATE: March 27, 2023

Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: _____; ROW X Hundred Block: 5400
Name of Street/Alley/ROW: Clay Ave Is it constructed: (Yes) No
Property address: 5401, 5403, 5407 Clay Ave. and 5401 Burnet Rd.
Purpose of vacation: No longer needed for access

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0229030912, 0229030906, 0229030913, 0229030801
Survey & Abstract No.: _____
Lot(s): 1-4 Block: 5 Outlot: _____
Subdivision Name: Broadacres Subdivision
Plat Book 3 Page Number 135 Document Number _____

Neighborhood Association Name: Brentwood Neighborhood
Address including zip code: 5401, 5403, 5407 Clay Ave. and 5401 Burnet Rd. Austin, TX 78756

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): <u>(YES)</u> / NO	<u>SP-2021-0431C.SH.F1</u>
Subdivision: Case (circle one): YES / <u>(NO)</u>	<u>N/A</u>
Zoning Case (circle one): <u>(YES)</u> / NO	<u>C14-2022-0140</u>

PROJECT NAME, if applicable:

Name of Development Project: Brentwood Multifamily
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: GDC-NRG BRENTWOOD LLC (as shown on Deed)
Address: PO BOX 162272 Phone: (____) _____ Fax No.: (____) _____
City: Austin County: Travis State: Texas Zip Code: 78716
Contact Person/Title: Adam Moore Cell Phone: (____) _____
Email Address: AMoore@gilbaneco.com
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: Alejandra Flores
Firm Name: Civiltitude
Address: 5110 Lancaster Ct.
City: Austin State: Texas Zip Code: 78723
Office No.: (512) 761-6161 Cell No.: (830) 513-9451 Fax No.: (____) _____
EMAIL ADDRESS: alejandra@civiltitude.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



March 23, 2023

City of Austin, Land Management
Development Services Department
6310 Wilhelmina Delco Dr.
Austin, TX 78752

To whom this may concern,

The following questions from the ROW Vacation Application have been answered to explain the reasoning for the vacation, and the plans for its use:

1. Is this a residential or commercial project?
This will be a multifamily (apartments) project. Providing housing (residential) in a commercial zoned property.
2. How was the area to be vacated dedicated?
By plat. Vol 3 Pg 135
3. Did the City purchase the area to be vacated?
No
4. Are both the area to be vacated and your property in the same "subdivision"?
Yes
5. Is the area to be vacated functional right-of-way or is it only dedicated on paper?
Functional right-of-way
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.
Yes, there are various utility lines within the area. We understand that we'll need to end ROW vacation process with an easement, then submit a D Permit to relocate all utilities, and then submit an easement release.
7. How do you plan to develop the area to be vacated?
With a multifamily building that has frontage to Burnet Rd.
8. Has a site plan been submitted on your project?
Yes, SP-2021-0431C.SH.F1
9. Is your project a Unified Development?
Yes

10. Is your project a SMART Housing project?
Yes
11. When do you anticipate starting construction of the development?
Q1 2025
12. What is the current zoning on the adjacent properties?
CS-MU-V-CO-NP and CS-MU-CO-NP
13. What is the current status of the adjacent properties?
All developed with restaurant and office spaces
14. What type of parking facilities currently exist?
Nothing within the right-of-way, but surface parking in all properties
15. Will your parking requirements increase with the expansion?
Parking requirements will change from current conditions. However, we are proposing the same number of units on the site plan with or without the expansion, and therefore, parking requirements don't change.
16. How will the increase be handled?
N/A
17. Have any agreements or easements been executed with the adjacent landowners or in draft form? If yes, please include this in your letter and provide a copy.
Yes, a quitclaim deed has been included with this application
18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Does it meet DAP criteria?
The area to be vacated does not lie within DAP area.
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? If so, how?
Yes. Burnet Rd. is considered a high transit corridor. Imagine Austin's vision is to decrease congestion and household transportation costs. The plan is to have housing within this corridor, which will be a great road for people to use public transit without the need of cars.

Should you have any questions, please do not hesitate to contact us at 512-761-6161.

4,858 SQUARE FEET
CLAY AVENUE R.O.W.
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO: 2023.025
PROJECT: 617.005003(EX1)
DATE: 02/09/2023

DESCRIPTION

4,858 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CLAY AVENUE (40' R.O.W.) RIGHT-OF-WAY ADJACENT TO BLOCK 3, BROADACRES SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 135, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THAT CERTAIN 241 SQUARE FOOT TRACT OF LAND CONVEYED TO CITY OF AUSTIN, TEXAS, BY DEED OF RECORD IN VOLUME 7122, PAGE 1011, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4,858 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cut "x" set at the intersection of the south right-of-way line of Houston Street (50' r.o.w.) and the west right-of-way line of said Clay Avenue, being the northeast corner of said Block 3, for the northwesterly corner hereof;

THENCE, S62°35'33"E, along said south right-of-way of Houston Street, a distance of 20.00 feet to a calculated point on the calculated centerline of said Clay Avenue right-of-way, for the northeasterly corner hereof, from which a 1/2-inch iron rod found at the intersection of the east right-of-way line of said Clay Avenue and said south right-of-way line of Houston Street, being the northwest corner of Lot 1, Block 5, of said Broadacres Subdivision, bears S62°35'33"E, a distance of 20.00 feet;

THENCE, S27°33'55"W, over and across said Clay Street right-of-way, along said calculated centerline, a distance of 247.29 feet to a calculated point in the east right-of-way line of Burnet Road (r.o.w. varies), for the most southerly corner hereof;

THENCE, N03°49'39"W, along said east right-of-way of Burnet Road, a distance of 38.39 feet to a calculated point at the intersection of said east right-of-way line and said west right-of-way line of Clay Avenue, being the south corner of said 241 square foot tract and said Block 3, for an angle point;

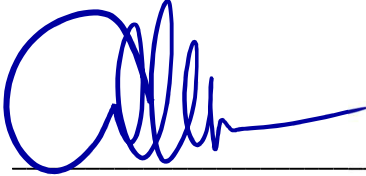
THENCE, N04°53'32"W, along said east right-of-way line of Burnet Road, being the west line of said 241 square foot tract and said Block 3, a distance of 30.00 feet to a cut "x" set at the northwest corner of said 241 square foot tract, for the most westerly corner hereof;

THENCE, S78°40'48"E, leaving said east right-of-way line of Burnet Road, over and across said Block 3, along the north line of said 241 square foot tract, a distance of 16.76 feet to a cut "x" set in the east line of said Block 3, being said west right-of-way line of Clay Avenue, also being the northeast corner of said 241 square foot tract, for an angle point;

THENCE, N27°32'55"E, along said west right-of-way line of Clay Avenue, being the east line of said Block 3, a distance of 184.45 feet to the **POINT OF BEGINNING**, and containing 4,858 square feet (0.112 acre) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.

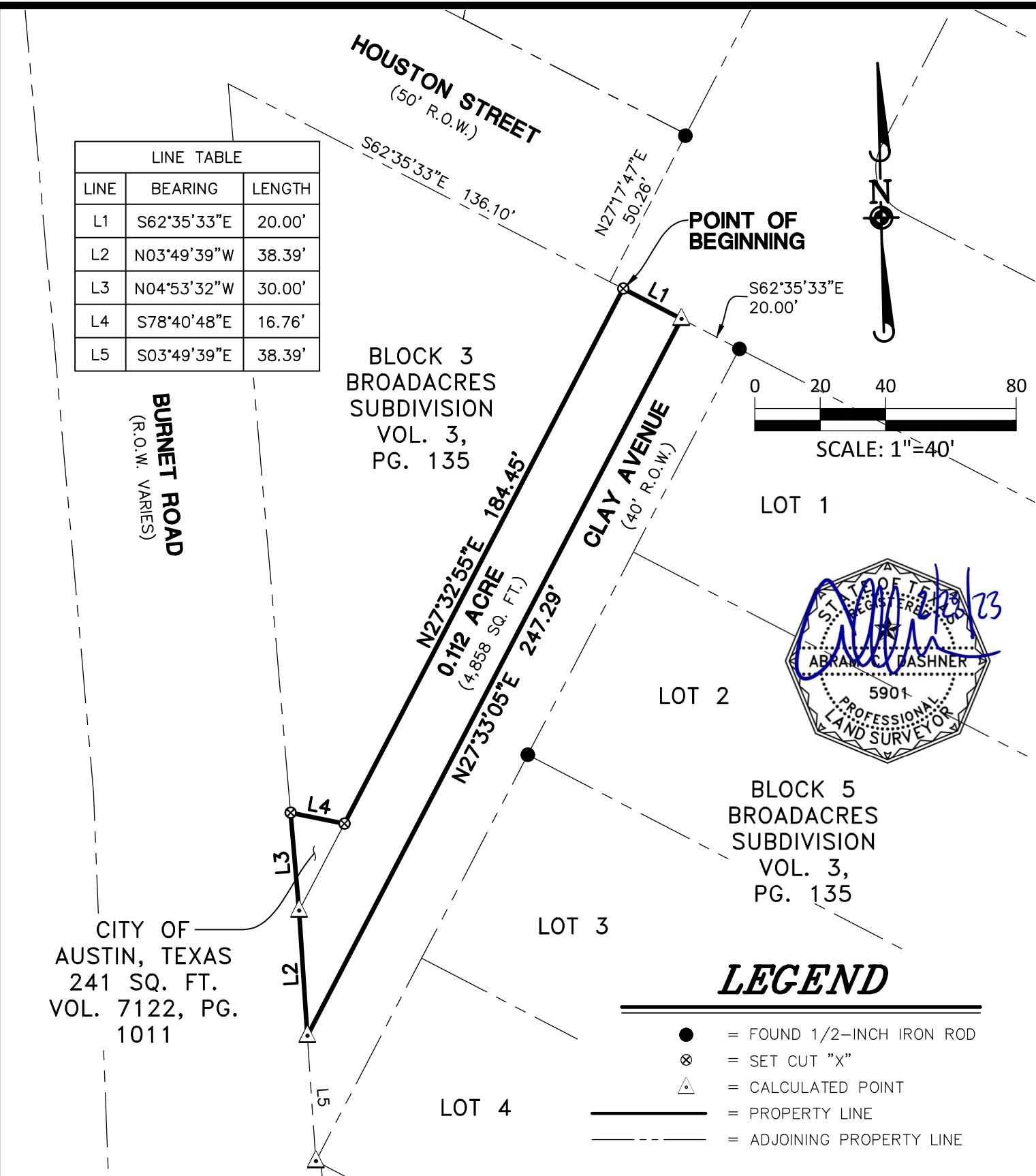
I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2022, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER
TEXAS RPLS 5901
MANHARD CONSULTING
TBPLS FIRM NO. 10194754



Dwg Name: P:\617.005 Narrow Road Group\003 5401 Burnet Rd\dwg\Surv\Final Drawings\Exhibits_Surv\EX1-ROW Vacation.dwg Updated By: adashner 10:53



BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.

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6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph:512.244.3395 manhard.com
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Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

NARROW ROAD GROUP

CLAY AVENUE, AUSTIN, TX 78756

R.O.W. VACATION EXHIBIT

DATE:

2/9/23

DRAWN BY:

PWP

SCALE:

1"=40'

CODE:

2023.025

5,273 SQUARE FEET
CLAY AVENUE R.O.W.
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO: 2023.026
PROJECT: 617.005003(EX2)
DATE: 02/09/2023

DESCRIPTION

5,273 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CLAY AVENUE (40' R.O.W.) RIGHT-OF-WAY ADJACENT TO LOTS 1-4, BLOCK 5, BROADACRES SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 135, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5,273 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the intersection of the south right-of-way line of Houston Street (50' r.o.w.) and the east right-of-way line of said Clay Avenue, being the northwest corner of said Lot 1, for the northeasterly corner hereof;

THENCE, S27°33'15"W, along said east right-of-way line of Clay Avenue, being the west lines of said Lots 1- 4, a distance of 280.11 feet to a calculated point at the intersection of the east right-of-way line of Burnet Road (r.o.w. varies) and said east right-of-way line of Clay Avenue, being the west common corner of said Lot 4 and Lot 5, of said Block 5, for the most southerly corner hereof;

THENCE, N03°49'39"W, along said east right-of-way line of Burnet Road, a distance of 38.39 feet to a calculated point on the calculated centerline of said Clay Avenue right-of-way, for the most westerly corner hereof;

THENCE, N27°33'05"E, over and across said Clay Avenue right-of-way, along said calculated centerline, a distance of 247.29 feet to a calculated point in said south right-of-way line of Houston Street, for the northwesterly corner hereof, from which a cut "x" set at the intersection of the west right-of-way line of Clay Avenue and said south right-of-way line of Houston Street, being the northeast corner of Block 3 of said Broadacres Subdivision, bears N62°35'33"W, a distance of 20.00 feet;

THENCE, S62°35'33"E, along said south right-of-way of Houston Street, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 5,273 square feet (0.121 acre) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2022, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER
TEXAS RPLS 5901
MANHARD CONSULTING
TBPLS FIRM NO. 10194754



Dwg Name: P:\617.005 Narrow Road Group\003 5401 Burnet Rd\dwg\Surv\Final Drawings\Exhibits Surv\EX2-R0W Vacation.dwg Updated By: adashner

LINE TABLE		
LINE	BEARING	LENGTH
L1	N03°49'39"W	38.39'
L2	S62°35'33"E	20.00'

BURNET ROAD
(R.O.W. VARIES)

**BLOCK 3
BROADACRES
SUBDIVISION
VOL. 3,
PG. 135**

**CITY OF
AUSTIN, TEXAS
241 SQ. FT.
VOL. 7122, PG.
1011**

N03°49'39"W
38.39'

L1

N62°35'33"W
20.00'

CLAY AVENUE
(40' R.O.W.)

N27°33'05"E 247.29'
0.121 ACRE
(5,273 SQ. FT.)

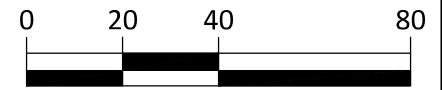
S27°33'15"W 280.11'

HOUSTON STREET
(50' R.O.W.)

L2

**POINT OF
BEGINNING**

LOT 1



SCALE: 1"=40'

LOT 2

**BLOCK 5
BROADACRES
SUBDIVISION
VOL. 3,
PG. 135**

LOT 3

LOT 4

LOT 5



LEGEND

- = FOUND 1/2-INCH IRON ROD
- ⊗ = SET CUT "X"
- △ = CALCULATED POINT
- = PROPERTY LINE
- - - = ADJOINING PROPERTY LINE

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.

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NARROW ROAD GROUP

CLAY AVENUE, AUSTIN, TX 78756

R.O.W. VACATION EXHIBIT

DATE:

2/9/23

DRAWN BY:

PWP

SCALE:

1"=40'

CODE:

2023.026



LOCATION MAP
5401 Burnet Rd, 5401-5407 Clay Ave &
5402-5406 William Holland Ave
Austin, TX 78756





CONCEPT PLAN
5401 Burnet Rd, 5401-5407 Clay Ave &
5402-5406 William Holland Ave
Austin, TX 78756



NOT TO SCALE



Property Profile Report

General Information

Location: **5401 CLAY AVE**
Parcel ID: **0229030912**
Grid: **MJ27**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Multi-family, Mixed Use**

Regulating Plan: **No Regulating Plan**

Zoning: **CS-MU-V-CO-NP**

Zoning Cases: [C14-04-0012](#)
[C14-2009-0055](#)
[C14-2022-0140](#)

Zoning Ordinances: [040513-33A](#)
[19990225-070b](#)
[20090827-078](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances**

Neighborhood Plan: [BRENTWOOD](#)

Infill Options: **Secondary Apartment Infill Option, Small Lot Amnesty Infill
Option, Parking Placement/Imp Cover Design Option, Front Porch
Design Option, Garage Placement Design Option**

Neighborhood Restricted Parking Areas: **Brentwood NPA**

Mobile Food Vendors: **Brentwood NA**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

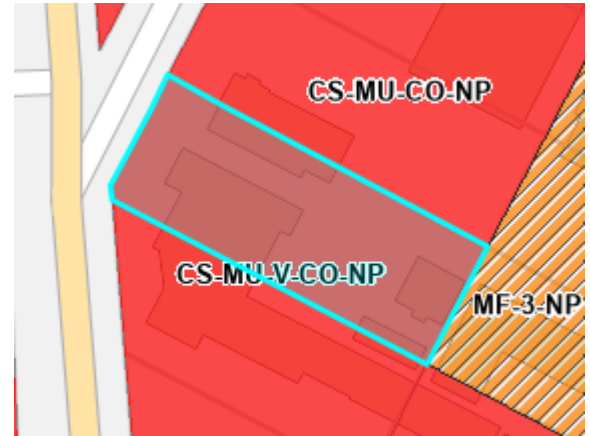
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Shoal Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

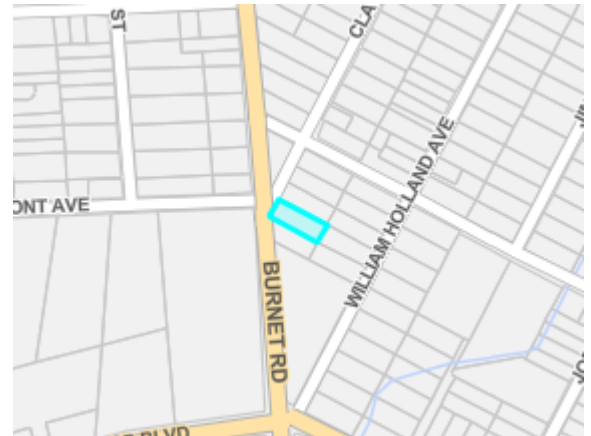
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **7**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets,
Austin Neighborhoods Council, Brentwood Neighborhood Assn.,
Brentwood Neighborhood Plan Contact Team, Central Austin
Community Development Corporation, Friends of Austin
Neighborhoods, Homeless Neighborhood Association, Lower District
7 Green, NW Austin Neighbors, Neighborhood Empowerment
Foundation, North Austin Neighborhood Alliance, Preservation
Austin, SELTexas, Shoal Creek Conservancy, Sierra Club, Austin
Regional Group**



Zoning Map



Imagery Map



Vicinity Map

GENERAL INFO

ACCOUNT

Property ID: 229677
Geographic ID: 0229030801
Type: R
Zoning: CS-MU-CO-NP
Agent: BROWN DAVID JOEL
Legal Description: LOT 3 LESS S30FT BROADACRES

Property Use: 33

OWNER

Name: MEDDAUGH JOHN E & ANDREW M COT
Secondary Name: ANDREW M COTTON D B A
Mailing Address: 203 E RIVERSIDE DR AUSTIN TX 78704-1203

Owner ID: 207984
% Ownership: 100.00
Exemptions:

LOCATION

Address: 5401 BURNET RD TX 78756

Market Area:
Market Area CD: CEN
Map ID: 022601

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

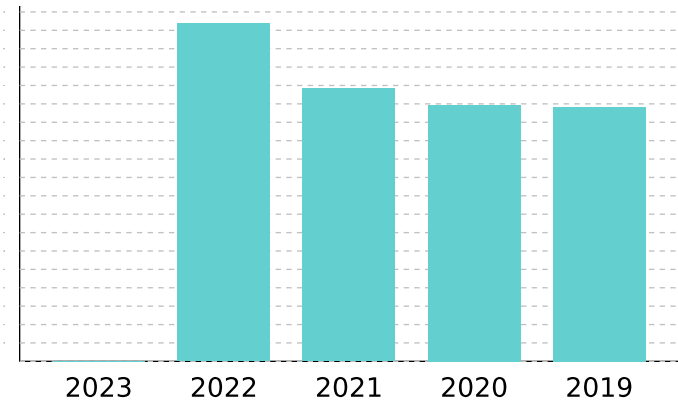
Land Homesite: N/A
Land Non-Homesite: N/A
Special Use Land Market: N/A
Total Land: N/A

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



Values for the current year are preliminary and are subject to change.

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	\$879,480	\$38,876	\$0	\$918,356	\$0	\$918,356
2021	\$703,584	\$38,397	\$0	\$741,981	\$0	\$741,981
2020	\$697,590	\$1	\$0	\$697,591	\$0	\$697,591
2019	\$565,380	\$126,200	\$0	\$691,580	\$0	\$691,580

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 DISTR	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

Improvement #1:	FAST FOOD REST	Improvement Value:	N/A	Main Area:	864
State Code:	F1			Gross Building Area:	13,379

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	D		0	1990	1970	864
551	PAVED AREA	AA		1	1990	1970	11,500
501	CANOPY	A		1	1990	1970	216
611	TERRACE	CA		1	1990	1970	510
501	CANOPY	A		1	1990	1970	40
327	STORAGE COMM'L	G		1	1990	1970	88
611	TERRACE	CA		1	1990	1970	94
409	SOLAR/WIND DEVICES	D		0	1990	1970	1
SO	Sketch Only	SO		1	1990	1970	66

Improvement Features

1ST Ceiling Factor: 09, Floor Factor: 1ST, Grade Factor: A, Shape Factor: R

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2884	12,564	\$70.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/7/90	WD	WARRANTY DEED	RAMSEY RAYMOND	MEDDAUGH JOHN E & ANDREW M		11120	00813	
1/8/71	WD	WARRANTY DEED		RAMSEY RAYMOND		04025	00622	

GENERAL INFO

ACCOUNT

Property ID: 229681
Geographic ID: 0229030906
Type: R
Zoning: CS-MU-CO-NP
Agent: CANTRELL MCCULLOCH INC
Legal Description: LOT 3 BLK 5 BROADACRES

Property Use: 20

OWNER

Name: GDC-NRG BRENTWOOD LLC
Secondary Name:
Mailing Address: PO BOX 162272 AUSTIN TX USA 78716-2272

Owner ID: 1888483
% Ownership: 100.00
Exemptions:

LOCATION

Address: 5403 CLAY AVE TX 78756

Market Area:
Market Area CD: CEN
Map ID: 022601

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

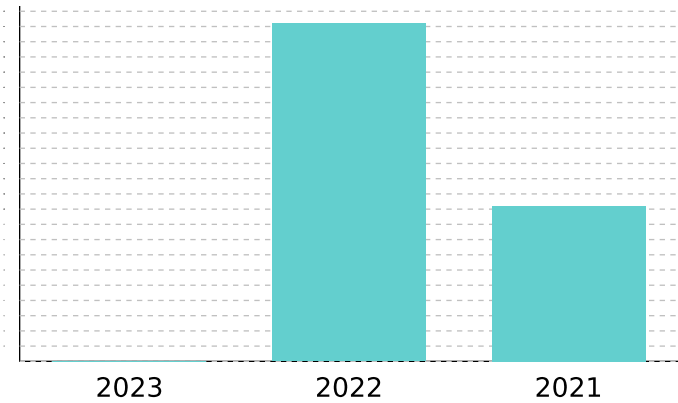
Land Homesite: N/A
Land Non-Homesite: N/A
Special Use Land Market: N/A
Total Land: N/A

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



Values for the current year are preliminary and are subject to change.

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	\$1,154,300	\$1,065,009	\$0	\$2,219,309	\$0	\$2,219,309
2021	\$1,018,500	\$3,129	\$0	\$1,021,629	\$0	\$1,021,629

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 DISTR	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

Improvement #1:	SM STORE <10K SF	Improvement Value:	N/A	Main Area:	1,900
State Code:	F1			Gross Building Area:	9,416

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	D		0	1956	1956	1,500
1ST	1st Floor	D		0	1956	1956	400
551	PAVED AREA	AA		1	1956	1956	7,100
501	CANOPY	G		1	1956	1956	416

Improvement Features

1ST Ceiling Factor: 14, Floor Factor: 1ST, Grade Factor: A, Shape Factor: I
1ST Ceiling Factor: 14, Floor Factor: 1ST, Grade Factor: G, Shape Factor: I

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
COMM	Commercial Land	0.3118	13,580	\$85.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/15/21	SW	SPECIAL WARRANTY	GRIGORYEVA NATALYA V &	GDC-NRG BRENTWOOD LLC				2021086407
7/15/02	WD	WARRANTY DEED	PRADZYNSKI FAMILY LIVING	GRIGORYEVA NATALYA V &		00000	00000	2002132118 TR
4/13/93	SW	SPECIAL WARRANTY	PRADZYNSKI ANDRZEJ H	PRADZYNSKI FAMILY LIVING		11913	00434	
11/19/73	WD	WARRANTY DEED		PRADZYNSKI ANDRZEJ H		04763	00322	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	229685	Name:	GDC-NRG BRENTWOOD LLC
Geographic ID:	0229030912	Secondary Name:	
Type:	R	Mailing Address:	PO BOX 162272 AUSTIN TX USA 78716-2272
Zoning:	CS-MU-CO-NP	Owner ID:	1888483
Agent:	CANTRELL MCCULLOCH INC	% Ownership:	100.00
Legal Description:	LOT 4 BLK 5 BROADACRES	Exemptions:	
Property Use:		20	

LOCATION

Address: 5401 CLAY AVE TX 78756

Market Area:
Market Area CD: CEN
Map ID: 022601

PROTEST

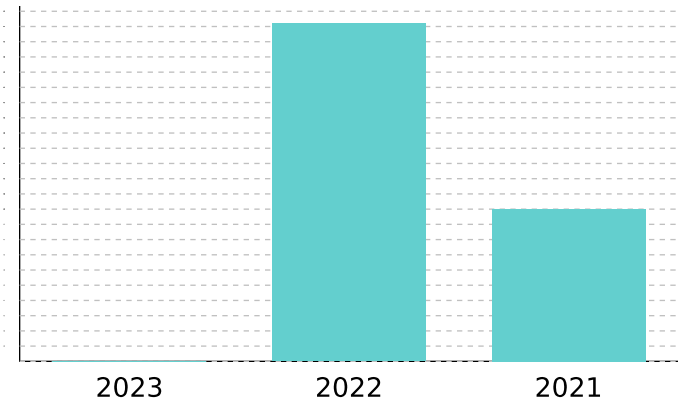
Protest Status:
Informal Date:
Formal Date:

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



Values for the current year are preliminary and are subject to change.

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	\$1,222,200	\$997,109	\$0	\$2,219,309	\$0	\$2,219,309
2021	\$977,760	\$21,637	\$0	\$999,397	\$0	\$999,397

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 DISTR	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

Improvement #1:	SM STORE <10K SF	Improvement Value:	N/A	Main Area:	3,036
State Code:	F1			Gross Building Area:	5,278

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	C		0	1973	1958	3,036
571C	STORAGE DET COMM	WM		1	1973	1958	450
501	CANOPY	F		1	1973	1958	336
551	PAVED AREA	AA		1	1973	1958	1,120
SO	Sketch Only	SO			1973	1958	216
SO	Sketch Only	SO			1973	1958	120

Improvement Features					
1ST Ceiling Factor: 10, Floor Factor: 1ST, Grade Factor: F, Shape Factor: L					
Improvement #2: 1 FAM DWELLING		Improvement Value: N/A		Main Area:	624
State Code: F1				Gross Building Area:	1,269

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
2ND	2nd Floor	R6		0	1973	1951	624
031C	GARAGE DET 1ST COMM	WW		0	1973	1951	624
011C	PORCH OPEN 1ST COMM	WW		0	1973	1951	20
251	BATHROOM	R6		0	1973	1951	1

Improvement Features							
2ND Floor Factor: 2ND, Foundation: PIER AND BEAM, Grade Factor: A, Roof Covering: COMPOSITION SHINGLE, Roof Style: HIP, Shape Factor: R							

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
COMM	Commercial Land	0.3118	13,580	\$90.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/15/21	SW	SPECIAL WARRANTY	GRIGORYEVA NATALYA V &	GDC-NRG BRENTWOOD LLC				2021086407

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/15/02	WD	WARRANTY DEED	PRADZYNSKI FAMILY LIVING	GRIGORYEVA NATALYA V &		00000	00000	2002132118 TR
4/13/93	SW	SPECIAL WARRANTY	PRADZYNSKI ANDRZEJ H	PRADZYNSKI FAMILY LIVING		11913	00434	
1/30/81	WD	WARRANTY DEED	BEAUBIEN MARCEL G	PRADZYNSKI ANDRZEJ H		07296	00312	
9/23/66	WD	WARRANTY DEED		BEAUBIEN MARCEL G		04495	01103	

GENERAL INFO

ACCOUNT

Property ID: 229686
Geographic ID: 0229030913
Type: R
Zoning: CS-MU-CO-NP
Agent: CANTRELL MCCULLOCH INC
Legal Description: LOT 1&2 BLK 5 BROADACRES

Property Use: 53

OWNER

Name: GDC-NRG BRENTWOOD LLC
Secondary Name:
Mailing Address: 2003 S Lamar Blvd Ste 1 Austin TX 78704-3373

Owner ID: 1917517
% Ownership: 100.00
Exemptions:

LOCATION

Address: 5407 CLAY AVE TX 78756

Market Area:
Market Area CD: CEN
Map ID: 022601

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

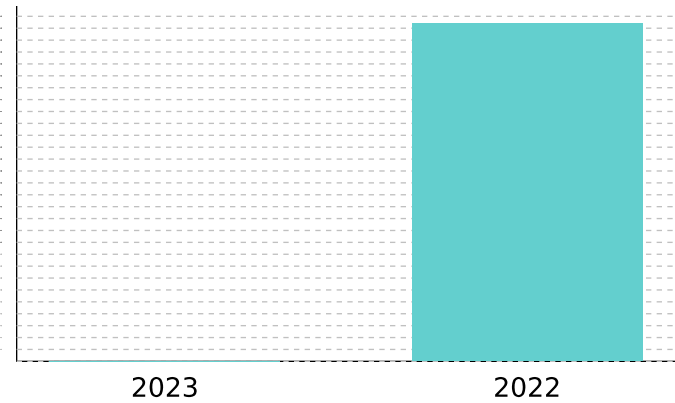
Land Homesite: N/A
Land Non-Homesite: N/A
Special Use Land Market: N/A
Total Land: N/A

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	\$2,309,790	\$529,474	\$0	\$2,839,264	\$0	\$2,839,264

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 DISTR	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A

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IMPROVEMENT

Improvement #1:	OFFICE (SMALL)	Improvement Value:	N/A	Main Area:	6,489
State Code:	F1			Gross Building Area:	24,178

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	C		0	1964	1964	6,489
551	PAVED AREA	AA		1	1964	1964	16,000
501	CANOPY	A		1	1964	1964	618
501	CANOPY	A		1	1964	1964	309
511	DECK	WA		1	1964	1964	567
482	LIGHT POLES	C		0	1964	1964	1
541	FENCE COMM LF	C6		1	1964	1964	50
611	TERRACE	CA		1	1964	1964	144

Improvement Features

1ST Ceiling Factor: 10, Floor Factor: 1ST, Grade Factor: F, Shape Factor: R

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
COMM	Commercial Land	0.6238	27,174	\$85.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/12/21	SW	SPECIAL WARRANTY	THAT PROPERTY LP	GDC-NRG BRENTWOOD LLC				2021228942
8/8/11	SW	SPECIAL WARRANTY	SWAC OPERATING PROPERTIES L P	THAT PROPERTY LP				2011116338 TR
11/22/02	AD	ASSUMPTION DEED	SOUTHWEST AUTO-CHLOR	SWAC OPERATING PROPERTIES L P		00000	00000	2002226993 TR
3/29/85	CD	CORRECTION DEED	DAY DOUGLAS R	SOUTHWEST AUTO-CHLOR		09210	00047	
9/27/84	WD	WARRANTY DEED	TRIM & SWIM HEALTH SPA INC	DAY DOUGLAS R		08828	00408	



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Housing and Planning Department S.M.A.R.T. Housing Program

11/1/2021

S.M.A.R.T. Housing Certification
GDC-NRG Brentwood LLC
5401 Clay (ID 836)

TO WHOM IT MAY CONCERN:

GDC-NRG Brentwood LLC (development contact Griff Whalen; ph: 419-290-7333; email: griff.whelen@narrowroadgroup.com) is planning to develop 5401 Clay, a 500-unit **rental** development generally located at 5401, 5403, and 5407 Clay Avenue and 5402, 5404, and 5406 William Holland Drive, Austin, Texas 78756 (TCAD IDs 229686, 229681, 229685, 229679, 229678, and 229683).

Two hundred and fifty (250) of the units will be leased to households at or below **80%** Median Family Income (MFI). The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 20% (100) of the units will serve households at 50% MFI, 20% (100) of the units will serve households at 60% MFI, and 10% (50) of the units will serve households at 80% MFI the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. **This development is not fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore 300 of the 500 units will not be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers.** The expected fee waivers include, but are not limited to, the following fees:

~~AWU Capital Recovery Fees~~
Building Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee

Concrete Permit
Electrical Permit
Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee

Mechanical Permit
Plumbing Permit
Zoning Verification
Land Status Determination
Building Plan Review

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3462 or by email at nathan.jones@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to be 'Nathan Jones', with a stylized, flowing script.

Nathan Jones, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

BROADACRES

I, George W. Walling, Jr. owner of the property shown by this plat hereby dedicate to the use of the public the streets as shown hereon.
Austin, Texas. July 30 1927

George W. Walling Jr.

State of Texas
Travis County
Before me, the undersigned authority, on this day personally appeared George W. Walling, Jr., of said state and county, known to me to be the person whose name is affixed to the above instrument, and acknowledged to me that he signed and executed the foregoing dedication of streets to the uses, purposes and considerations therein expressed. Given under my hand and seal of office this 30th day of July A.D. 1927

Notary Seal
J. M. Patterson
NOTARY PUBLIC TRAVIS COUNTY TEXAS

This is to certify that the plan as shown on this plat is approved and accepted by the city planning commission of the city of Austin, Travis County, Texas.
Austin, Texas. July 30th 1927

H. F. Kreehner Vice-Chairman

J. M. Ramsey

W. Gillespie Stacy Secretary

Engineers Notes:
All distances are in feet.
o - Wooden stake placed at block corners only.
Broken lines show marking and lots of older survey.
@ - Iron stakes of old survey in place July 1927
Nos. 21, 22, 23, and 24 with circle around them were block numbers in Walling Place and not block numbers in Broadacres.

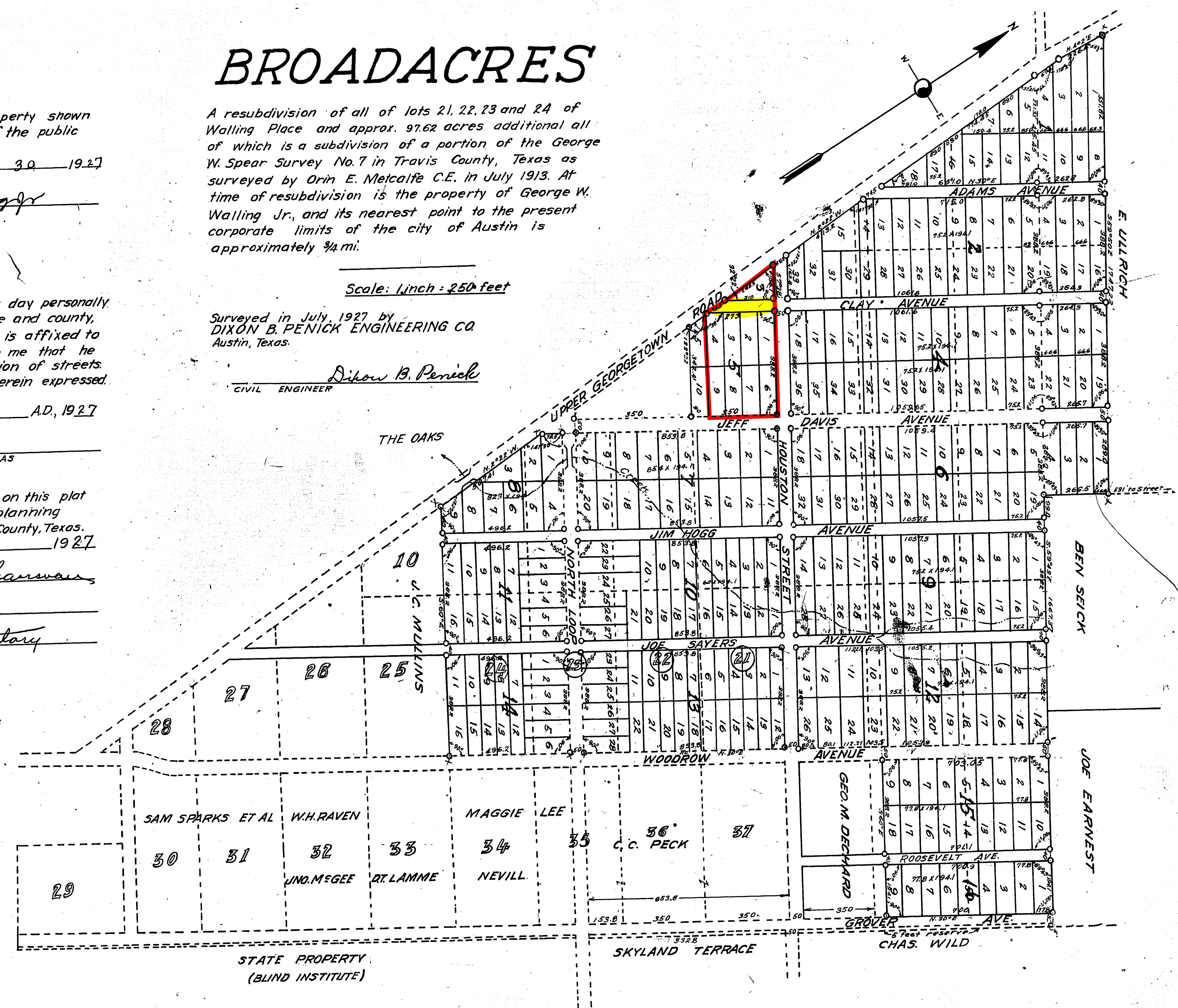
FILED: 8 A.M. AUG. 2, 1927.
RECORDED: 2 P.M. AUG. 2, 1927.

A resubdivision of all of lots 21, 22, 23 and 24 of Walling Place and approx. 97.62 acres additional all of which is a subdivision of a portion of the George W. Spear Survey No. 7 in Travis County, Texas as surveyed by Orin E. Metcalfe C.E. in July 1913. At time of resubdivision is the property of George W. Walling Jr., and its nearest point to the present corporate limits of the city of Austin is approximately 3/4 mi.

Scale: 1 inch = 250 feet

Surveyed in July, 1927 by
DIXON B. PENICK ENGINEERING CO
Austin, Texas.

Dixon B. Penick
CIVIL ENGINEER



STREET DEED

2-40-2930

2140

500

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, RAYMOND RAMSEY, of Travis County, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in EXHIBIT "A" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said City of Austin, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 8th day of October, 1980.

Raymond Ramsey
Raymond Ramsey

ACKNOWLEDGMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RAYMOND RAMSEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This, the 8th day of October, A.D. 1980.

NOTARY SEAL

Gregory P. Garlow
Notary Public in and for Travis County, Texas
Gregory P. Garlow
Notary Public, Travis County, Texas
(Print or type Notary's name.)

27AUG80
djw

7122 1011

DEED RECORDS
Travis County, Texas

EXHIBIT "A"

Raymond Ramsey
to
The City of Austin
(For Street Purposes)
(Burnet Road and Clay Avenue)

FIELD NOTES

2-40-2931

FIELD NOTES FOR 241 SQUARE FEET OF LAND,
SAME BEING OUT OF AND A PART OF BLOCK 3,
BROADACRES, A SUBDIVISION IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD
IN BOOK 3 AT PAGE 135 OF THE PLAT RECORDS
OF TRAVIS COUNTY, TEXAS, WHICH BLOCK 3
WAS CONVEYED TO RAMOND RAMSEY BY WARRANTY
DEED DATED JANUARY 8, 1971, OF RECORD IN
VOLUME 4025 AT PAGE 622 OF THE DEED RECORDS
OF TRAVIS COUNTY, TEXAS; SAID 241 SQUARE
FEET OF LAND BEING MORE PARTICULARLY DES-
CRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the most southerly corner of said Block 3,
same being the most southerly corner of the herein described tract of land,
and which point of beginning is the intersection of the present east line of
Burnett Road with the west or northwest line of Clay Avenue;

THENCE, with said present east line of Burnett Road, same
being the west line of said Block 3, N 02°27'00" W 30.00 feet to the north-
west corner of the herein described tract of land;

THENCE, S 76°14'30" E 16.75 feet to the northeast corner of
the herein described tract of land, same being a point in said west or northwest
line of Clay Avenue, which line is the east or southeast line of said Block 3;

THENCE, with said west or northwest line of Clay Avenue,
S 29°58'00" W 30.00 feet to the point of beginning.

FIELD NOTES: John Brown
1/3/80

APPROVED:

James E. Thompson
James E. Thompson, P.E., R.P.S.
Division Engineer
Mapping Division
Engineering Department

References
2-H-309
Section Map 197
R-23 (Bearing Basis)

/ep

STATE OF TEXAS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped hereon by me, on

COUNTY OF TRAVIS

OCT 10 1980



Doris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
OCT 10 9 20 AM '80

Doris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

7122 1012

CITY OF AUSTIN - R.O.W. VACATION

MASTER COMMENT REPORT



As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM

PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)

LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Astound				
Approved	Carlos Delgado	(512) 974-7079	04/17/2023	04/17/2023
Comments:	Astound doesn't have any aerial or underground plant at 5403 Clay Avenue. We have no objections and no conditions on the release of this easement. Carlos Delgado - carlos.delgado@astound.com			

LM AT&T (SWBT)

Approved With Conditions	Pamela Johnson	(512) 974-7079	05/15/2023	05/15/2023
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 Johnson pb9891@att.com			

Acknowledged, will comply.

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM
PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

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

LM ATD Review

Rejected		(512) 974-7614	04/19/2023	
-----------------	--	----------------	------------	--

Comments: Information requested by TDS Division in ATD has not been provided

Approved With Conditions		(512) 974-7614	07/24/2023	07/24/2023
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Comments: ROW vacation with conditions letter is in the attachments

Acknowledged, will comply.

LM Austin Resource Recovery Review

Approved	Michael Zavala	(512) 974-1837	04/15/2023	04/15/2023
-----------------	----------------	----------------	------------	-------------------

Comments: I approve of this vacation.

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM

PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

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

LM AW Infrastructure Management

Rejected	Eli Pruitt	512-972-0493	04/11/2023	
-----------------	------------	--------------	------------	--

Comments: Austin Water (AW) does not recommend the requested Right of Way (R.O.W.) Vacation at this time. The request is better described as being 0.112 Acres (4,858 Square Feet), being a portion of that certain Clay Avenue (40-foot R.O.W.) adjacent to Block 3, Broadacres Subdivision, a Subdivision of Record in Volume 3, Page 135, of the Plat Records of Travis County, Texas, and with an address of 5401 Burnet Road, Austin, TX 78756.

There is an existing 6-inch Wastewater line, 6-inch Polyvinyl Chloride (PVC) water line, 8-inch PVC water line, and water valve within the requested Right of Way Vacation. The vacation can be reconsidered after the (1) AW Infrastructure has either been relocated or abandoned and accepted by Austin Water (AW). (2) As-built records documenting abandonment or relocation will need to be received and (3) as-built records approved by AW Infrastructure Records.

Approved	Eli Pruitt	512-972-0493	04/26/2023	04/26/2023
-----------------	------------	--------------	------------	-------------------

Comments: Austin Water (AW) has no objections to the requested Right of Way (R.O.W.) Vacation. The request is better described as being 0.112 Acres (4,858 Square Feet) and 0.121 Acres (5,273 Square Feet) being a portion of that certain Clay Avenue (40-foot R.O.W.) adjacent to Block 3, and adjacent to Lots 1-4, Block 5 Broadacres Subdivision, a Subdivision of Record in Volume 3, Page 135, of the Plat Records of Travis County, Texas, and with an address of 5403 Clay Avenue, Austin, TX 78756.

Applicant has stated in application letter that they will end ROW Vacation process with an easement, then submit a D Permit to relocate all utilities, and then submit an easement release for said easement.

Acknowledged, will comply.

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM

PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

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

LM Capital Metro

Approved	Ron Foster	(512) 974-7079	03/28/2023	03/28/2023
----------	------------	----------------	------------	------------

Comments: 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

Hi Ron,
This is a right of way vacation - not an encroachment agreement. Is CapMetro ok with the street going away just in this small area? Buses would come off Burnet Road down Houston then turn on Clay. (Not sure if there is a route that goes down Clay or Houston). I want to add your comments, but want to make sure you realize the right of way will be vacated.
Thank you,
Mashell

Good afternoon ,
I understand we do not have service that utilize Houston St .
Ron Foster (pronouns:he/him)
Transportation Planner I , CapMetro
P: 512-389-7565 | M: 512-417-6387
W: capmetro.org
A: 2910 E 5th Street

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM
PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

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

Rejected			04/04/2023	
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Comments:	LM DE1. There is an active 8"x8" drainage pipe that runs along Clay Ave that is used for upstream connectivity. There is no mention of this anywhere in the letter or plan. Please clarify and show the location of existing and proposed storm drain infrastructure located within the street/alley vacation area.			
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Approved			04/12/2023	04/12/2023
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Comments:	None			
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As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM

PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

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

Approved With Conditions		512-322-6754	04/25/2023	04/25/2023
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Comments: Google Fiber will repair their own facilities, and back charge the entity that damaged if possible. Google Fiber does not charge the City crews.
sferguson@entrustsol.com - Samantha Ferguson

Acknowledged, will comply.

Approved With Conditions		512-322-6754	04/14/2023	04/25/2023
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Comments: AE will release the ROW if the applicant retains the ROW as an Electric Easement on Clay Ave until the facilities are removed. Once removal of facilities is completed, the easement may be released.

Acknowledged, will comply.

LM EMS Review

Approved	Milissa Warren	(512)972-7234	04/15/2023	04/15/2023
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Comments: EMS will support staff recommendations on this request.

Acknowledged, will comply.

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM

PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Fire For Site Plan Review

Rejected

Tom Migl

512-974-0164

04/28/2023

Comments: Based on the plan provided the ROW vacation will support a midrise development as such the boundary shall be improved in accordance with TCM standards that are commensurate with the proposed structure. Please coordinate with ATD for ROW dedication with this vacation in support of the attached level 1 - 64' ROW street. Please confirm with a circulation plan to AFD and ATD.

Approved With Conditions

Tom Migl

512-974-0164

09/06/2023

09/06/2023

Comments: Please see sent document for conditions

Acknowledged, will comply.

LM GAATN Review

Approved

(512) 974-6513

04/10/2023

04/10/2023

Comments: None

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM

PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Google Fiber Texas

Approved With Conditions	Samantha Ferguson	(512) 974-7079	04/28/2023	05/01/2023
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Comments: Approved with conditions (Google Fiber will repair their own facilities, and back charge the entity that damaged if possible. Google Fiber does not charge the City crews.) Samantha Ferguson (sferguson@entrustsol.com)

Acknowledged, will comply.

Approved With Conditions	Samantha Ferguson	(512) 974-7079	05/01/2023	05/01/2023
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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 Johnson (pb9891@att.com)

Acknowledged, will comply.

LM Mobility Bond Review

Approved	CPO Mobility Reviewers	04/11/2023	04/11/2023
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Comments: This has been cleared by CPO. This does not fall within the Corridor Construction Program Limits

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM
PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM PARD / Planning & Design Review

Approved		512-974-9549	04/13/2023	04/13/2023
Comments:	None			

LM PAZ Long Range Planning Review

Approved	Kathleen Fox	512-974-7877	03/27/2023	03/27/2023
Comments:	The R.O.W. vacation proposal of this section of Clay Avenue supports the Strategic Housing Blueprint, an amendment to the Imagine Austin Comprehensive Plan.			

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM
PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

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

Approved		(512) 974-2953	04/05/2023	04/05/2023
Comments:	Request related to C14-2022-0140. Approved.			

LM PWD Sidewalks & Special Projects Review

Approved With Conditions	Hyunsuk Kim	04/17/2023	04/17/2023
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Comments: Development should provide ADA ramps at SW and NW corners of Houston and Clay Ave. -per COA Engineer Hyunsuk Kim

Acknowledged, will comply.

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM

PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM PWD Urban Trails Review

Rejected

Ann DeSanctis

(512) 974-3102

05/09/2023

Comments: Removing the grid at at new PHB crossing that connects people to the Shoal Creek trail does not support the "compact and connected" priority program outlined in Imagine Austin nor does it help Austinites stay healthy. Can a pedestrian/bike cut through be created through the building without vacating the ROW but still allowing the building to rise above? (See https://www.google.com/maps/@30.2604771,-97.7252974,3a,75y,22.46h,92.16t/data=!3m7!1e1!3m5!1sU92MVwdAvbKhXFSWY2pbcg!2e0!6shhttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DU92MVwdAvbKhXFSWY2pbcg%26cb_client%3Dmaps_sv.tactile.gps%26w%3D203%26h%3D100%26yaw%3D25.994884%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192)

Approved With Conditions

Ann DeSanctis

(512) 974-3102

07/25/2023

07/25/2023

Comments: Condition: Must confer with Urban Trails during Site Plan.

Acknowledged, will comply.

LM PWD-OCE Review

Approved

512-974-7029

04/14/2023

04/14/2023

Comments: None

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM

PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

<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 With Conditions	Eduardo Gonzalez	(512) 974-7079	04/17/2023	04/17/2023
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Comments: Previous comments uploaded to Texas Gas in error - Texas Gas correct comments below.

Approved w/requirements - TGS has 3" and 4" gas main within the referenced area; the main will require to be relocated based on the concept map provided in the application. Please contact newbusiness@onegas.com to further coordinate for this relocation. I have attached system maps for this location for your reference.

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

Thank you,

Acknowledged, will comply.

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

Approved	Eduardo Gonzalez	(512) 974-7079	03/28/2023	04/17/2023
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Comments: Astound doesn't have any aerial or underground plant at 5403 Clay Avenue. We have no objections and no conditions on the release of this easement.
Carlos Delgado -carlos.delgado@astound.com

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM
PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Time Warner Cable / Charter

Approved With Conditions	Charter Communications	(512) 974-7079	05/26/2023	05/26/2023
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Comments:	Charter Spectrum approves this right of way vacation with the stipulation that the City of Austin retain a Public Utility easement over the envelope of the vacated area. Bryan Galpin Construction Supervisor 512.393.9882			Acknowledged, will comply.
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LM Urban Design Review

No Comment		(512) 974-9363	03/29/2023	03/29/2023
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Comments:	No review required			
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As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM

PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

Review Dept.

Reviewer

Phone

Attempt Date

Approved Date

LM Watershed Engineering Review

Rejected

512-974-2328

04/14/2023

Comments:

Our records indicate there is existing storm drain infrastructure within the area of the requested ROW vacation. Please provide plans and documentation on existing and proposed stormwater infrastructure for the project.

Rejected

512-974-2328

09/29/2023

Comments:

Rejecting again due to incorrect/accidental change to "approved with conditions". Original comment: Please provide plans and documentation on existing and proposed stormwater infrastructure for the project.

Approved With Conditions

512-974-2328

04/17/2023

10/03/2023

Comments:

Development should still provide ADA ramps for Southwest and Northwest corners of Houston and Clay Avenue per COA Engineer Hyunsuk Kim

As of: October 03, 2023

PROJECT NUMBER: 2023-033877 LM
PROJECT NAME: 2023-03387 LM (5403 Clay Avenue)



LOCATION: 5403 CLAY AVE, AUSTIN, TX 78756

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
Approved With Conditions		512-974-2328	10/03/2023	10/03/2023

Comments: Approved under the condition that the required easements are dedicated and recorded. This easement will not be released until the existing storm system has been decommissioned or removed and any proposed storm drain associated with the site plan has been installed, inspected, and accepted by the city.

Acknowledged, will comply.

