



MEMORANDUM

TO: Urban Transportation Commission

FROM: Christopher Bueckert, Property Agent Senior
Land Management, Transportation and Public Works Department

DATE: February 21, 2024

SUBJECT: F# 2020-139548 LM Street Right-of-Way Vacation approximately 0.316-acre tract of land abutting 5600 Middle Fiskville Road

Attached is the Application Packet and Master Comment Report pertaining to the street right-of-way vacation application for an approximately 0.316-acre portion of land, being the paved/developed street abutting 5600 Middle Fiskville Road, adjacent to Lot 1, Torino Plaza, a subdivision of record Volume 62, Page 72, Plat Records, Travis County, Texas. The proposed vacation tract will be added to the abutting parcels. The abutting properties are owned by Johnson Special Land LTD, a Texas Limited Partnership, and Texas Department of Transportation (TXDOT). Per the transmittal letter dated June 29, 2021, received by the City of Austin, the applicant states, "How do you plan to develop the area to be vacated? Response: *To Be Determined – the area to be vacated is not planned for development at this time. However, the owner plans to dedicate Right-of-Way to the City of Austin to allow for an intersection at 56th St and Airport Blvd. This new intersection will eliminate the need for the existing intersection at Middle Fiskville Road and Airport Blvd. The proposed 56th St/Airport Blvd intersection is in coordination with the Corridor Mobility Program Office plan for Airport Blvd.*"

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 has been sent to owners within 300' of the area to be vacated. The director of the 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 February 8, 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 **March 5, 2023, Urban Transportation Commission.**

Staff contact: Christopher Bueckert, Property Agent Senior,
Transportation and Public Works Department, 512-974-1780,
christopher.bueckert@austintexas.gov

Applicant: Daniel Mahoney, Mahoney Engineering, 512-944-4525, dmahoney@mahoney-eng.com

Abutting Landowners: Johnson Special Land LTD, a Texas Limited Partnership, and Texas Department of Transportation (TXDOT)

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. 2020 139548 LM
Department Use Only

DATE: July 26, 2021
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: X ; Alley: ; ROW Hundred Block: 5600-5700
Name of Street/Alley/ROW: Middle Fiskville Road Is it constructed: (Yes) No
Property address: 5600 Middle Fiskville Road, Austin, TX 78751
Purpose of vacation: Create more seamless intersection of 56th/Airport Blvd

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0226100805 0223121101
Survey & Abstract No.: ABS 789 SURVEY 57
Lot(s): N/A Block: N/A Outlot: N/A
Subdivision Name:
Plat Book Page Number Document Number

Neighborhood Association Name: North Loop Neighborhood Association
Address including zip code: 5600 Airport Blvd, Austin, TX 78751

RELATED CASES

Existing Site Plan (circle one): YES ~~(NO)~~ FILE NUMBERS SP-2020-0273D
Subdivision: Case (circle one): YES ~~(NO)~~
Zoning Case (circle one): YES ~~(NO)~~

PROJECT NAME, if applicable:

Name of Development Project: N/A
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: JOHNSON SPECIAL LAND LTD (as shown on Deed)
Address: PO Box 4648 Phone: () Fax No.: ()
City: Austin County: Travis State: TX Zip Code: 78765-4648
Contact Person/Title: Lee Raines/VP Cell Phone: 512 644-6061
Email Address: lraines@leifjohnsonford.com
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: Daniel Mahoney/VP
Firm Name: Mahoney Engineering
Address: 8201 South Congress Avenue
City: Austin State: TX Zip Code: 78745
Office No.: () Cell No.: 512 944-4525 Fax No.: ()
EMAIL ADDRESS: dmahoney@mahoney-eng.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



Right-of-Way Vacation Transmittal Letter

June 29, 2021

Attention: **Ms. Mashell Smith**
Office of Real Estate Services
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: **Right-of-Way Vacation**
5600-5700 Middle Fiskville Road
Austin, Texas 78751

Ms. Smith,

On behalf of Leif Johnson Ford, Mahoney Engineering has prepared this transmittal letter detailing the circumstances and reasons for Leif Johnson Ford's request for vacation of the Middle Fiskville Right-of-Way adjacent to their property between 56th Street and Airport Blvd. Leif Johnson Ford plans to dedicate Right-of-Way to create a new intersection at 56th Street and Airport Blvd. Due to the unusual nature of the Middle Fiskville and Airport Blvd intersection, the proposed new intersection of 56th Street and Airport Blvd will eliminate the purpose of the 5600-5700 block of Middle Fiskville Road. The current purpose of this block is to access Airport Blvd from 56th Street.

1. Is this a residential or commercial project?

The project is a commercial project.

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

The area to be vacated was originally a county road per the County Road Precinct No. 2 records (1902) and was annexed by the City of Austin on 10/18/46 per records from the Texas State Highway Department.

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

This information is not clear to us in our research. It appears to have been transferred to the City when the surrounding area was annexed in 1946. We are not sure if there was a deed transaction associated with the transfer of Right-of-Way jurisdiction.

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.)

It does not appear that the Right-of-Way proposed for vacation was ever subdivided. The adjacent property owned by the applicant is part of the MRS. LOU H. HILL Subdivision.



5600-5700 MIDDLE FISKVILLE ROAD

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

The area to be vacated is 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.

An existing water line (8"CI/8"PVC/12"PVC) runs along Middle Fiskville Rd. A water line easement is proposed for this utility line.

7. How do you plan to develop the area to be vacated?

To Be Determined – the area to be vacated is not planned for development at this time. However, the owner plans to dedicate Right-of-Way to the City of Austin to allow for an intersection at 56th St and Airport Blvd. This new intersection will eliminate the need for the existing intersection at Middle Fiskville Road and Airport Blvd. The proposed 56th St/Airport Blvd intersection is in coordination with the Corridor Mobility Program Office plan for Airport Blvd.

8. Has a site plan been submitted on your project?

A site plan has been submitted as SP-2020-0273D.

9. Is your project a Unified Development?

The project is not a Unified Development.

10. Is your project a S.M.A.R.T. Housing Project?

The project is not a S.M.A.R.T. Housing Project.

11. When do you anticipate starting construction of the development?

N/A

12. What is the current zoning on the adjacent properties?

The adjacent properties are currently zoned CS-MU-V-CO-NP and CS-V-CO-NP.

13. What is the current status of the adjacent properties?

These properties are used as a car dealership by the applicant.

14. What type of parking facilities currently exist?

Extensive surface parking is used for the display of cars as well as additional surface parking for customers.

15. Will your parking requirements increase with the expansion?

The parking requirements will not increase with this project.



5600-5700 MIDDLE FISKVILLE ROAD

16. How will the increase be handled?

N/A.

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.

The landowner of each of the properties adjacent to the section of Middle Fiskville Road proposed for vacation is JOHNSON SPECIAL LAND, LTD. Therefore, no agreements or easements are required.

18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Does it meet DAP criteria?

The area does not lie within DAP.

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?

The area does not lie with the UT boundaries.

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

Yes, the vacation supports a more compact and connected Austin by providing more direct access to Airport Blvd from 56th street. The creating of a new intersection at 56th Street and Airport Blvd eliminates an unnecessary U-turn which takes drivers from 56th St north along Middle Fiskville Rd to get to southbound Airport Blvd. The proposed vacation would also allow for easier access and connection for customers to Leif Johnson Ford, eliminating congestion on Airport Blvd.

After review of this request, please let us know if there are any items that require further clarification or discussion. We are happy to provide additional information where necessary.

Sincerely,

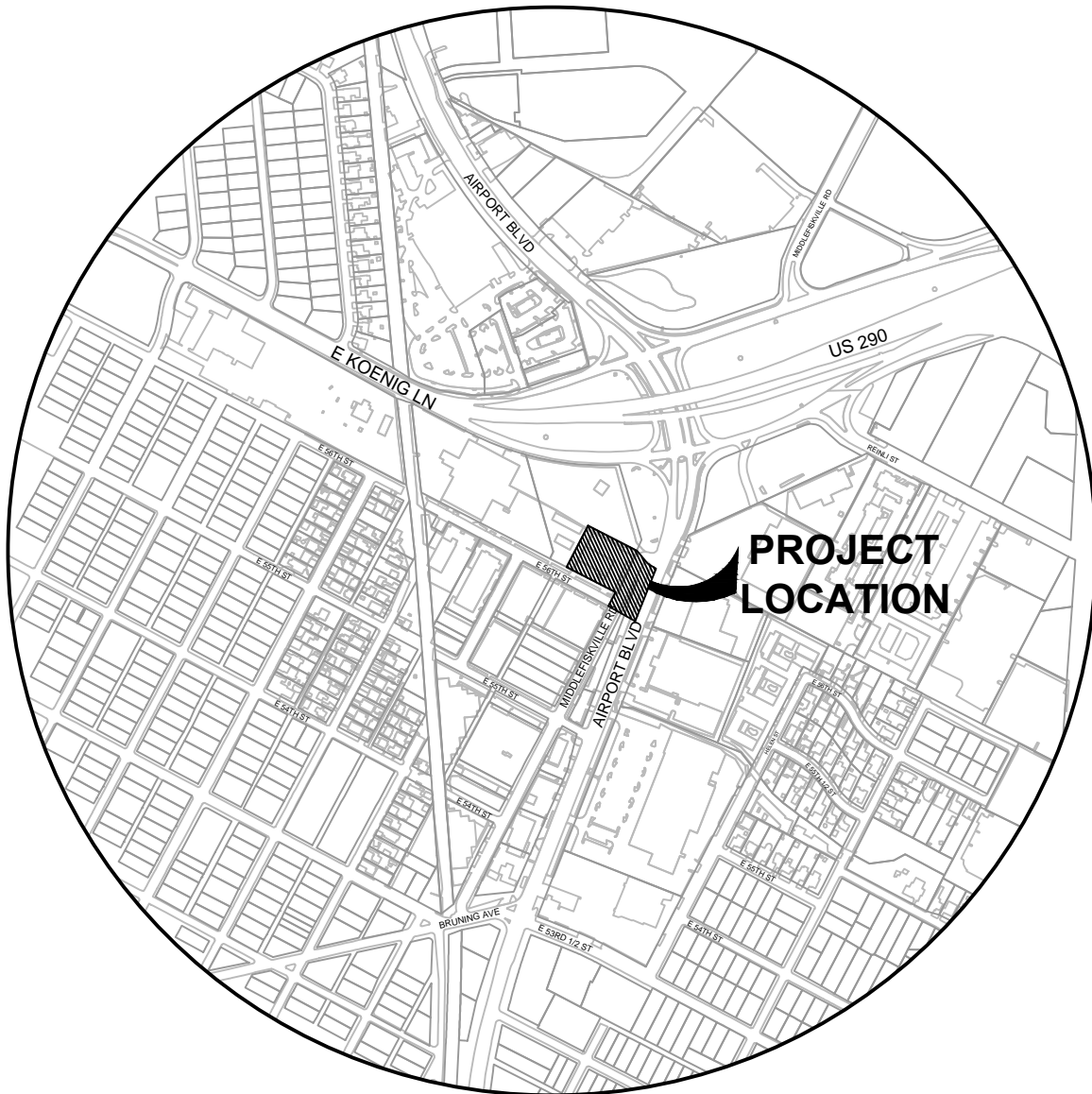
MAHONEY ENGINEERING

Daniel Mahoney, P.E.
President & CEO
Phone: (512) 596-2579
dmahoney@mahoneyeng.com

Tyler Boykin, E.I.T.
Associate
Phone: (512) 593-8437
tboykin@mahoneyeng.com



C:\Users\Samuel\Mahoney Engineering\Documents\1022 Lelf Johnson Ford\10001 AirportCAD\scratch\102210001 site location map.dwg S.J.G June 17, 2020



SCALE
1" = 700'

Mahoney Engineering

8201 South Congress Avenue
Austin, Texas 78745
Tel. (512) 596-2579
dmahoney@mahoney-eng.com
TBPE Registration Number F-21222
Mahoney Engineering LLC ©Copyright 2019



SITE LOCATION MAP

DRAWN BY: SJG

DESIGNED BY: SJG

PROJECT No. 1022-10001

QA/QC: DMM

56TH AND AIRPORT INTERSECTION

5600 MIDDLE FISKVILLE RD
AUSTIN, TX 78751

SHEET No.
1 OF 1

0.309 ACRE
LEIF JOHNSON FORD, INC.
MIDDLE FISKVILLE ROAD
RIGHT-OF-WAY VACATION

FN. NO. 20-065(ABB)
APRIL 7, 2020
JOB NO. 222012043

DESCRIPTION

A 0.309 ACRE TRACT OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THE MIDDLE FISKVILLE ROAD RIGHT-OF-WAY (R.O.W. VARIES) ADJACENT TO LOT 1, TORINO PLAZA, A SUBDIVISION OF RECORD IN VOLUME 62, PAGE 72 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO ADJACENT TO THAT CERTAIN 0.896 ACRE TRACT AND THAT CERTAIN 3,493 SQUARE FOOT TRACT CONVEYED TO JOHNSON SPECIAL LAND, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2004070228 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1, TORINO PLAZA CONVEYED TO JOHNSON SPECIAL LAND, LTD. BY THE SAME SAID DEED OF RECORD IN DOCUMENT NO. 2004070228; SAID 0.309 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a TXDOT Type II monument found in the southerly right-of-way line of East Koenig Lane (R.O.W. varies) being the northeasterly corner of said Lot 1 Torino Plaza;

THENCE, S15°49'17"E, along the southerly line of East Koenig Lane, being the easterly line of said Lot 1 Torino Plaza, a distance of 453.08 feet to an "X" cut in concrete found being an easterly corner of said Lot 1, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, leaving the easterly corner of said Lot 1, along the northerly terminus of the Middle Fiskville Road right-of-way, being the limits of the TxDOT ROW dedication for US 290 (R.O.W. varies) for the northerly line hereof, the following two (2) courses and distances:

- 1) S15°49'17"E, a distance of 17.68 feet to a 1/2-inch iron rod with "STANTEC" cap set;
- 2) S62°36'13"E, a distance of 47.81 feet to a 1/2-inch iron rod with "STANTEC" cap set, at the intersection of the westerly line of Airport Boulevard (120' R.O.W.) for the northeasterly corner hereof;

APRIL 7, 2020

PAGE 2 OF 2

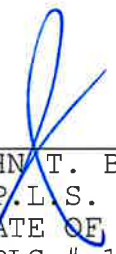
THENCE, S21°36'16"W, along the westerly line of Airport Boulevard, for the easterly line hereof, a distance of 118.09 feet to a 1/2-inch iron rod with "STANTEC" cap set at the intersection of the easterly line of Middle Fiskville Road, being the northerly corner of said certain 3,493 Square Foot tract, for an angle point in the easterly line hereof;

THENCE, S27°23'46"W, leaving the westerly line of Airport Boulevard, along the easterly line of Middle Fiskville Road, being the westerly line of said 3,493 Square Foot tract, for a portion of the easterly line hereof, a distance of 95.76 feet to a 1/2-inch iron rod with "STANTEC" cap set for the southeasterly corner hereof, from which a 1/2-inch iron rod found at the intersection of the easterly line of Middle Fiskville Road and the southerly right-of-way line of East 55th Street (60' R.O.W.), being the northwesterly corner of that certain Tract 3 conveyed to Crockett Partners, LTD. of record in Volume 12823, Page 172 of the Real Property Records of Travis County, Texas bears S27°23'46"W, a distance of 555.23 feet;

THENCE, N61°56'48"W, leaving the westerly line of said 3,493 Square Foot tract, over and across the Middle Fiskville Road right-of-way, for the southerly line hereof, a distance of 61.08 feet to a 1/2-inch iron rod with "STANTEC" cap set at the intersection of the westerly line of Middle Fiskville Road and the northerly right-of-way line of East 56th Street (60' R.O.W.), being the southeasterly corner of said 0.896 acre tract, for the southwesterly corner hereof, from which a punch-hole found in concrete being the southwesterly corner of said 0.896 acre tract bears, N61°56'48"W, a distance of 221.11 feet;

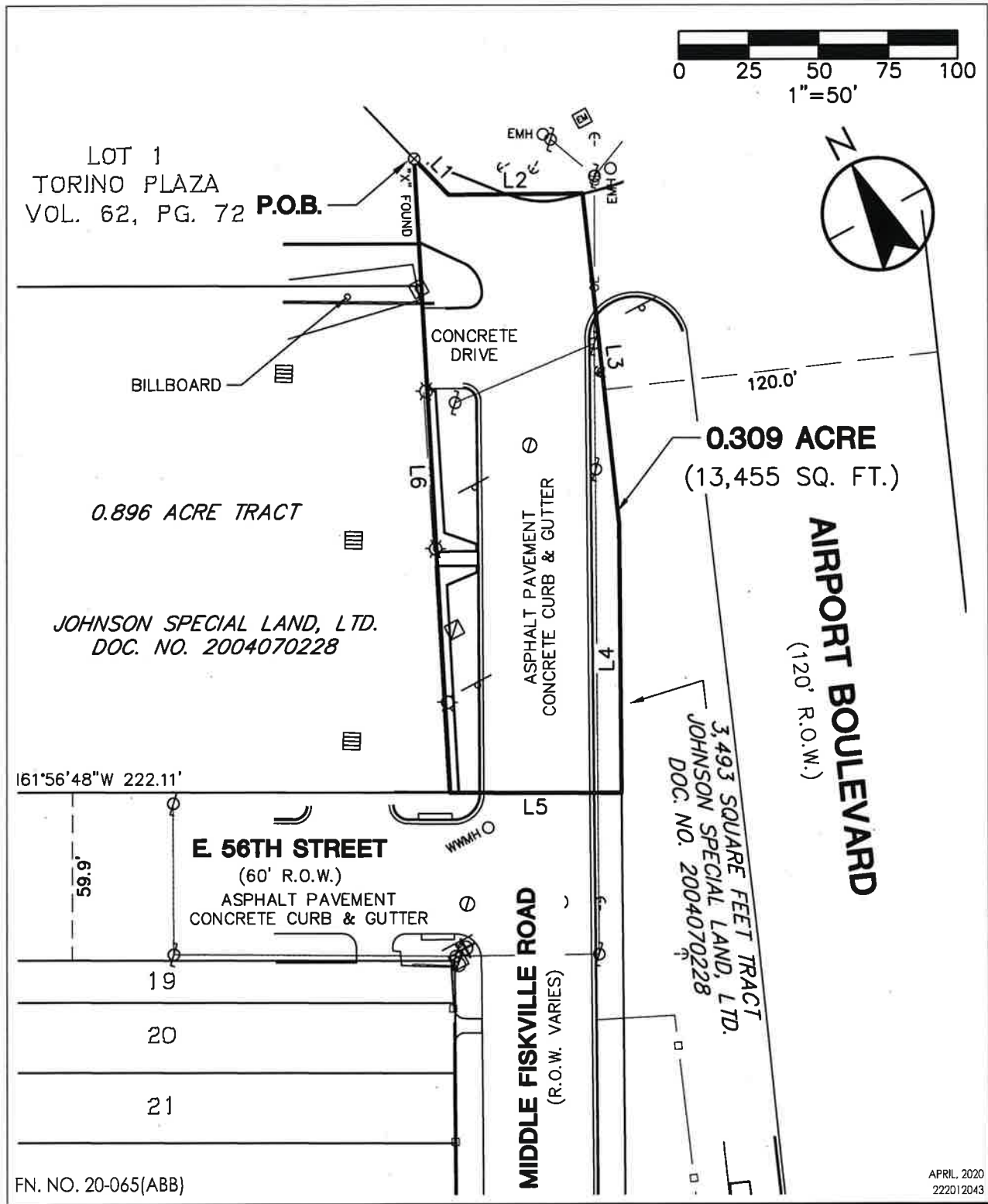
THENCE, N24°39'43"E, leaving the northerly line of East 56th Street, along the westerly line of Middle Fiskville Road, being in part the easterly line of said 0.896 acre tract, and in part along the easterly line of said Lot 1 Torino Plaza, for the westerly line hereof, a distance of 225.69 feet to the **POINT OF BEGINNING**, containing an area of 0.309 acre (13,455 square feet) of land, more or less, within these metes and bounds.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723


JOHN T. BILNOSKI Date
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPLS # 10194230
john.bilnoski@stantec.com



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1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230



Client/Project

LEIF JOHNSON, INC
MIDDLE FISKVILLE
ROAD

Figure No.

SHEET 2 OF 3

Title

MIDDLE FISKVILLE ROAD
RIGHT-OF-WAY VACATION



VICINITY MAP
N.T.S.

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH STANTEC CAP SET
- TXDOT II TXDOT TYPE II MONUMENT FOUND
- ⊗ "X" FOUND "X" CUT IN CONCRETE FOUND
- PHOLE FOUND PUNCH HOLE IN CONCRETE FOUND
- SPINDLE COTTON SPINDLE SET
- ☆ LIGHT POLE
- ∅ UTILITY POLE
- ⋈ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊠ WATER METER
- ⓔ ELECTRIC BOX
- Ⓜ ELECTRIC METER
- ⓖ GAS METER
- POST AND RAIL IRON FENCE
- ⊕— OVERHEAD ELECTRIC LINE
- EMHO ELECTRIC MANHOLE
- WWMHO WASTEWATER MANHOLE
- SSMHO STORM SEWER MANHOLE
- CO° CLEANOUT
- SIGN
- ≡ DRAINAGE INLET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S15°49'17"E	17.68'
L2	S62°36'13"E	47.81'
L3	S21°36'16"W	118.09'
L4	S27°23'46"W	95.76'
L5	N61°56'48"W	61.08'
L6	N24°39'43"E	225.69'

FN. NO. 20-065(ABB)

APRIL, 2020
222012043



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230



Client/Project

LEIF JOHNSON, INC
MIDDLE FISKVILLE
ROAD

Figure No.

SHEET 3 OF 3

Title

MIDDLE FISKVILLE ROAD
RIGHT-OF-WAY VACATION

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2020/04/07 3:05 PM By: Burkland, Austin

Travis CAD

Property Search > 221905 JOHNSON SPECIAL LAND LTD & for Tax Year: 2020
Year 2020

Property

Account

Property ID:	221905	Legal Description:	0.0802 AC OF BLK 1 HILL LOU H MRS SUBD
Geographic ID:	0223121101	Zoning:	CS
Type:	Real	Agent Code:	2006
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	AIRPORT BLVD TX 78751	Mapsco:	
Neighborhood:	VEHICLE SHOWROOM	Map ID:	021811
Neighborhood CD:	80NOR		

Owner

Name:	JOHNSON SPECIAL LAND LTD &	Owner ID:	1600167
Mailing Address:	RIVER CITY PARTNERS LTD PO BOX 4648 AUSTIN , TX 78765-4648	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,024	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$62,350	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$63,374	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$63,374	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$63,374	

Taxing Jurisdiction

Owner: JOHNSON SPECIAL LAND LTD &
% Ownership: 100.000000000000%

Total Value: \$63,374

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
01	AUSTIN ISD	1.122000	\$63,374	\$63,374	\$711.05		
02	CITY OF AUSTIN	0.443100	\$63,374	\$63,374	\$280.81		
03	TRAVIS COUNTY	0.369293	\$63,374	\$63,374	\$234.03		
0A	TRAVIS CENTRAL APP DIST	0.000000	\$63,374	\$63,374	\$0.00		
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105573	\$63,374	\$63,374	\$66.90		
68	AUSTIN COMM COLL DIST	0.104900	\$63,374	\$63,374	\$66.48		
Total Tax Rate:		2.144866					
Taxes w/Current Exemptions:					\$1,359.27		
Taxes w/o Exemptions:					\$1,359.29		

Improvement / Building

Improvement #1:	Detail Only	State Code:	F3	Living Area:	1.0 sqft	Value: \$1,024
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
551	PAVED AREA	AI - *		1980	2000.0
1ST	1st Floor	D35 - 1		1980	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.0802	3493.00	0.00	0.00	\$62,350	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	\$1,024	\$62,350	0	63,374	\$0	\$63,374
2019	\$1,015	\$56,226	0	57,241	\$0	\$57,241
2018	\$1,060	\$62,350	0	63,410	\$0	\$63,410
2017	\$85	\$62,350	0	62,435	\$0	\$62,435
2016	\$85	\$62,350	0	62,435	\$0	\$62,435
2015	\$85	\$17,160	0	17,245	\$0	\$17,245

Questions Please Call (512) 834-9317

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

Travis CAD

Property Search > 226751 JOHNSON SPECIAL LAND LTD for Year 2020

Tax Year: 2020

Property

Account

Property ID:	226751	Legal Description:	ABS 789 SUR 57 WALLACE J P ACR .88
Geographic ID:	0226100805	Zoning:	CS
Type:	Real	Agent Code:	2006
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	5600 AIRPORT BLVD TX 78751	Mapsc0:	
Neighborhood:	VEHICLE SHOWROOM	Map ID:	022611
Neighborhood CD:	80NOR		

Owner

Name:	JOHNSON SPECIAL LAND LTD	Owner ID:	204329
Mailing Address:	PO BOX 4648 AUSTIN , TX 78765-4648	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$115,430	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,149,570	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$1,265,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$1,265,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$1,265,000	

Taxing Jurisdiction

Owner: JOHNSON SPECIAL LAND LTD
% Ownership: 100.0000000000%

Total Value: \$1,265,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
01	AUSTIN ISD	1.122000	\$1,265,000	\$1,265,000	\$14,193.30		
02	CITY OF AUSTIN	0.443100	\$1,265,000	\$1,265,000	\$5,605.22		
03	TRAVIS COUNTY	0.369293	\$1,265,000	\$1,265,000	\$4,671.56		
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,265,000	\$1,265,000	\$0.00		
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105573	\$1,265,000	\$1,265,000	\$1,335.50		
68	AUSTIN COMM COLL DIST	0.104900	\$1,265,000	\$1,265,000	\$1,326.99		
Total Tax Rate:		2.144866					
Taxes w/Current Exemptions:					\$27,132.57		
Taxes w/o Exemptions:					\$27,132.55		

Improvement / Building

Improvement #1:	WAREHOUSE <20000	State Code:	F1	Living Area:	7422.0 sqft	Value: \$115,430
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
1ST	1st Floor	S - 4		1960	7422.0	
482	LIGHT POLES	* - *		1960	5.0	
501	CANOPY	A - *		1960	234.0	
501	CANOPY	A - *		1960	120.0	
541	FENCE COMM LF	C6 - *		1960	225.0	
551	PAVED AREA	AA - *		1960	29360.0	
881	COMMCL FINISHOUT	A - *		1960	2922.0	
611	TERRACE	CA - *		1960	120.0	
551	PAVED AREA	CA - *		1960	1100.0	
591	MASONRY TRIM SF	A - *		1960	300.0	
011	PORCH OPEN 1ST F	* - 4		0	124.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.8797	38319.00	0.00	0.00	\$1,149,570	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	\$115,430	\$1,149,570	0	1,265,000	\$0	\$1,265,000
2019	\$165,810	\$1,041,469	0	1,207,279	\$0	\$1,207,279
2018	\$170,168	\$689,742	0	859,910	\$0	\$859,910
2017	\$31,734	\$689,742	0	721,476	\$0	\$721,476
2016	\$31,734	\$689,742	0	721,476	\$0	\$721,476
2015	\$31,734	\$766,380	0	798,114	\$0	\$798,114

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/22/2004	SW	SPECIAL WARRANTY DEED	JOHNSON ROBERT & CURT JOHNSON	JOHNSON SPECIAL LAND LTD	00000	00000	2004070228TR
2	7/2/1991	WD	WARRANTY DEED	JOHNSON LEIF	JOHNSON	11510	00583	

				FORD INC	ROBERT & CURT JOHNSON		
3	9/7/1978	SD	SHERIFF DEED	JOHNSON LEIF FORD INC	JOHNSON LEIF FORD INC	06297	01575

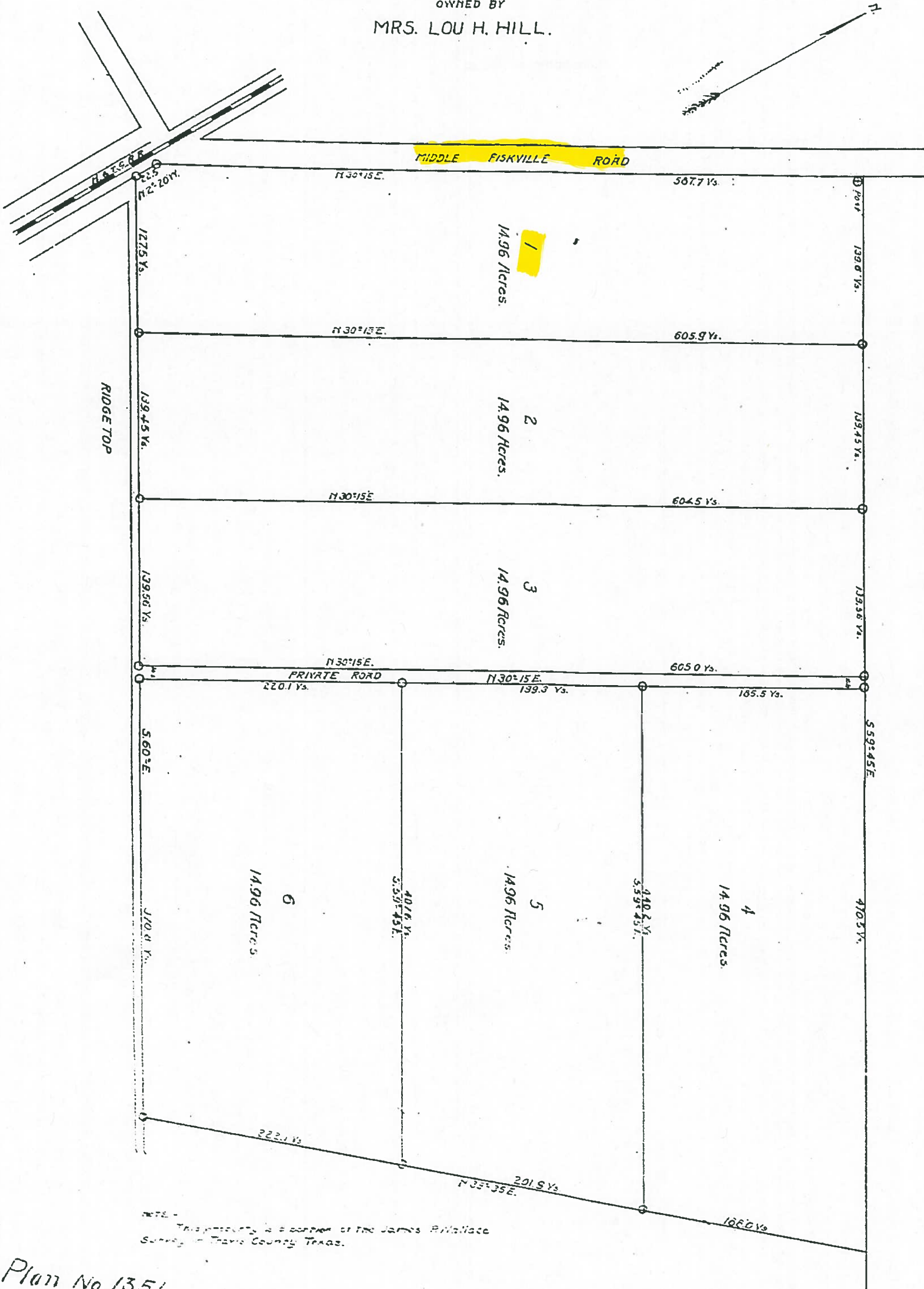
Questions Please Call (512) 834-9317

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

SUBDIVISION OF PROPERTY

OWNED BY

MRS. LOU H. HILL.



NOTE - This plat is a portion of the James R. Wallace Survey in Travis County Texas.

Plan No 1351

Scale 1 inch = 60 Yards.

Note by Engineer

This plat is a portion of the James R. Wallace Survey in Travis County Texas. It is a subdivision of the property owned by Mrs. Lou H. Hill. The plat is divided into six numbered lots, each labeled '14.96 Acres'. The lots are arranged in a grid-like fashion. Lot 1 is at the top, followed by Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6 at the bottom. The plat includes various boundary measurements in feet and yards, such as '587.7 Ys.', '605.9 Ys.', '604.5 Ys.', '605.0 Ys.', '105.5 Ys.', '106.0 Ys.', '201.9 Ys.', '168.0 Ys.', '222.1 Ys.', '407.6 Ys.', '339.4 Ys.', '340.2 Ys.', '560.0 Ys.', '710.4 Ys.', '127.5 Ys.', '139.45 Ys.', '139.36 Ys.', '139.8 Ys.', and '139.43 Ys.'. It also shows 'MIDDLE FISKVILLE ROAD' at the top and 'PRIVATE ROAD' in the center. A north arrow is located in the upper right corner. The plat is titled 'SUBDIVISION OF PROPERTY OWNED BY MRS. LOU H. HILL.' and is identified as 'Plan No 1351'.

Surveyed Nov. 1916.
The Metcalf Eng. & Const. Co.
Austin Texas
By Orin C. Metcalf
Civil Engineer.

I, Mrs. Lou H. Hill, of the County of Travis, State of Texas, do hereby acknowledge this to be a true and correct plat of subdivision made by me of a portion of the James R. Wallace Survey in Travis County, Texas, and hereby dedicate for the use of the grantors or their assigns for road purposes only the private road shown thereon.
Austin, Texas, February 12th 1917
Lou H. Hill

TORINO PLAZA

APPROVED FOR ACCEPTANCE

Date: November 28, 1972.

Richard R. Little
Richard R. Little
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY
THE CITY OF AUSTIN PLANNING COMMISSION

Date: November 28, 1972.

Robert Stewart
Chairman
Jean Allen Mather
Secretary

FILED FOR RECORD

At 2:45 o'clock P. M. this 29 day of November
A. D. 1972.

DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas

By Bertha Zuch
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of County Court, within
and for the County and State aforesaid, do hereby
certify that the within and foregoing instrument of
writing, with its certificate of authentication, was
filed for record in my office on the 29 day of Nov.
A. D. 1972 at 2:45 o'clock P. M. and duly recorded
on the 29 day of Nov. A. D. 1972 at 2:55 o'clock P. M.
in the Plat Records of said County in Plat Book 62 Page 72.

WITNESS MY HAND AND SEAL OF OFFICE of the County Court
of said County, the date last above written.

DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas

By Bertha Zuch
Deputy

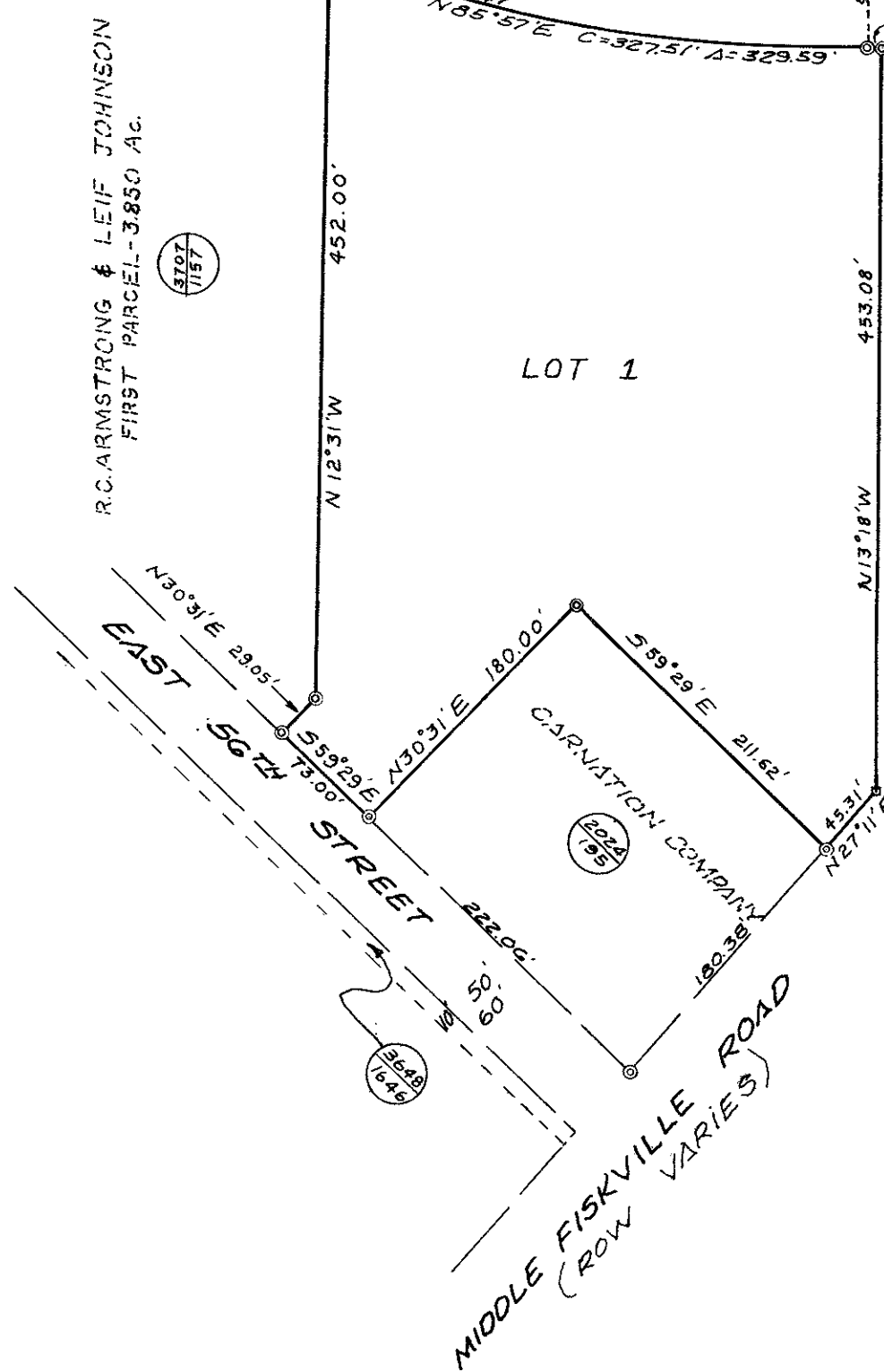


FB 517 P.38 *
FB 395 P.20
FB 336 P.42
FB 315 P.32
FB 263 P.41
FB 395 P.20

PLAN 8380

LEGEND

- Iron Stake Found
- Concrete Monument Found
- Travis County Deed Records
- SCALE 1"=100'



THE STATE OF TEXAS

COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:
That I, Leif Johnson, being the owner of that 3.370 acre tract of land out of the James P. Wallace League Survey #57 in conflict with the T. J. Chambers Grant in Travis County, Texas, as conveyed to me by deed of record in Volume 4404, Page 2388, Travis County Deed Records, do hereby adopt this map or plat as my subdivision of said tract, to be known and designated as

"TORINO PLAZA"

and being subject to any hertofore given easements, and I do hereby dedicate to the public all of the streets and easements shown hereon.

WITNESS MY HAND this 29th day of September A.D. 1972

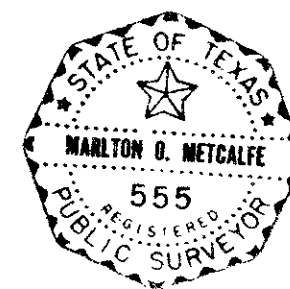
Leif Johnson
Leif Johnson

THE STATE OF TEXAS

COUNTY OF TRAVIS BEFORE ME, the undersigned authority, on this day personally appeared Leif Johnson, 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 29th day of September A. D. 1972.

Susie Sanders
Susie Sanders
Notary Public in and for Travis County, Texas



C8s-72-340
Surveyed August 16, 1972
METCALFE ENGINEERING Co., Inc.
By: Marlon O. Metcalfe
Marlon O. Metcalfe
Reg. Public Surveyor #555
AUSTIN, TEXAS



Notary Seal

As of: October 04, 2023

PROJECT NUMBER:

2020-139548 LM

PROJECT NAME:

2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION:

5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

Review Dept.

Reviewer

Phone

Attempt Date

Approved Date

Mobility Bond Review

Approved

512-974-7282

08/11/2021

08/11/2021

Comments:

Thank you for submitting your proposed site plan for ROW vacation at 5600 Middle Fiskville Road and Airport Blvd. CPO-UCP has no utility related objections.

I will conform to all Approved With Conditions comments noted within 2020-139548 LM Master Comment Report.

By:

Name:

LEE T. STANES

Date:

1/24/24

CITY OF AUSTIN - R.O.W. VACATION

MASTER COMMENT REPORT



As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM

PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)

LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

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

Approved With Conditions	Carlos Delgado	(512) 974-7079	08/06/2021	08/06/2021
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Comments: Grande has no objection but with conditions of reimbursement for the cost of construction if Gradne will need to relocate.

Daniel Piña
Utility Coordinator- Austin/San Marcos
Grande Communications®
Cell:737-346-7155
daniel.pina@mygrande.com

LM AT&T (SWBT)

Approved	Pamela Johnson	(512) 974-7079	08/09/2021	08/09/2021
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Comments: I approve vacating this ROW.

Thank you,

David A. Williams
LEAD OSP PLNG & ENGRG DESIGN
817 W. North Loop
Austin, TX 78756
737 255-4856

As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM
PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM ATD Review				
Approved With Conditions		512-974-1583	08/16/2021	08/16/2021
Comments:	See attachment from ATD for conditions.			

LM Austin Resource Recovery Review

Approved	Michael Zavala	(512) 974-1837	08/09/2021	08/09/2021
Comments:	This vacation will not hinder any ARR services in this area.			

As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM

PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

<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

Rejected	Eric Sermeno	512-972-0497	08/11/2021	
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Comments: Austin Water (AW) does not recommend the requested 0.309-acre Partial Middle Fiskville Road Right-of-Way (ROW) Vacation at this time and request is more particularly described as being a tract of land out of the James P. Wallace Survey No. 57, Abstract No. 789, situated in the City of Austin, Travis County, Texas, being a portion of the Middle Fiskville Road Right-of-Way (ROW varies) adjacent to Lot 1, Torino Plaza, a subdivision of record volume 62, page 72 of the plat records of Travis County, Texas and with an address of 5600 Middle Fiskville Road, Austin, Texas, 78751.

AW has existing water lines (two, 8-inch cast-iron (CI) water lines and associated appurtenances and services along with a 12-inch polyvinyl chloride (PVC) water line) within the requested ROW vacation area. The ROW vacation request can be granted once a sufficient Water Lines Easement(s) is dedicated, signed by Austin Water (not just DSD Land Management), and recorded prior to the vacation of Middle Fiskville Road.

Approved With Conditions	Eric Sermeno	512-972-0497	11/23/2021	11/23/2021
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Comments: Austin Water wants an easement retained as part of the conveyance deed or whatever the best process is to ensure Austin Water does not have any point of time without land rights prior to right-of-way vacation. The city cannot have active infrastructure without any land rights.

LM Capital Metro

Approved	Ron Foster	(512) 974-7079	08/19/2021	08/19/2021
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Comments: The following work is approved by Cap Metro

Ron Foster
Assistant Transportation Planner
Capitol Metro
512-389-7565-Office
512-417-6386-Cell
Ron.foster@capmetro.org

As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM

PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Drainage Engineering Review				
No Comment		512-974-2349	08/06/2021	08/06/2021
Comments:	Not related to an active site plan. Please defer to WPD.			

LM Electric Review

Rejected		512-322-6754	08/05/2021	
Comments:	Denied. Austin Energy has facilities within the area proposed to be released. They must be removed/relocated or an easement dedicated before this vacation can be approved.			
Approved With Conditions		512-322-6754	01/19/2022	01/19/2022
Comments:	ROW vacation request is conditionally approved, providing AE facilities currently in the ROW are tied down in an easement.			

As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM
PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

<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	08/13/2021	08/13/2021
Comments:	EMS will support staff recommendation for this request.			

LM Fire For Site Plan Review

Approved	Tom Migl	512-974-0164	08/10/2021	08/10/2021
Comments:	None			

As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM
PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM GAATN Review				
Approved		(512) 974-6513	08/02/2021	08/02/2021
Comments:	None			

LM Google Fiber Texas

Approved	Samantha Ferguson	512-978-1639	08/20/2021	08/20/2021
Comments:	Google Fiber has no conflicts with project 2020-139548 LM (5600 Middle Fiskville Road) and approves the ROW vacation. Please let me know if you have any questions! Thank you, Kari McNelly Telecommunications Planner Texas Utility Engineering, LLC. - An EN Engineering Company 6709 Guada Coma Shertz, TX 78154 Telephone: 210.728.3132 Cell: 972.261.9442 kmcnelly@txue-inc.com www.txue-inc.com			

As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM
PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

<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	07/27/2021	07/27/2021
Comments:	no impact to park access			

LM PAZ Long Range Planning Review

Approved	Kathleen Fox	512-974-7877	08/16/2021	08/16/2021
Comments:	Proposal does not conflict with Imagine Austin policies.			

As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM
PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PAZ Zoning Review				
Approved		(512) 974-2953	07/26/2021	07/26/2021
Comments:	No comments; Approved			

LM PWD Sidewalks & Special Projects Review

Approved	Eric Dusza	512-974-6504	07/28/2021	07/28/2021
Comments:	None			

As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM

PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

<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	08/04/2021	08/04/2021
Comments:	None			

LM PWD-OCE Review

Rejected		512-974-8763	08/13/2021	
Comments:	1. The proposed right-of-way vacation contains an existing public roadway. The application contains language indicating that 56th Street will be constructed from Middle Fiskville Road to Airport Boulevard, as part of a Corridor Mobility Program project. However, the plans our office has reviewed do not show the construction of the referenced connection section of 56th Street (see attached snip of the 90% plans reviewed by this office) and show the existing Middle Fiskville Road connecting to Airport Boulevard. Additionally, if the intent is to connect 56th Street, the vacation of Middle Fiskville Road should not occur until 56th Street is constructed, inspected and accepted for maintenance by the City of Austin.			
Approved		512-974-8763	03/14/2022	03/14/2022
Comments:	Approved with conditions - the ROW of 56th St. needs to be built and accepted prior to the ROW vacation being finalized.			

As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM
PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Texas Gas Services				
Approved	Eduardo Gonzalez	512-978-1639	08/12/2021	08/12/2021
Comments:	Approved- No conflicts expected. Aaron Diaz Engineer I P: 512-465-1132 C: 512-348-4650 Aaron.Diaz@onegas.com			



As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM

PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

<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

Rejected	Charter Communications	512-974-2221	08/30/2021	
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Comments: Charter Communications does have a need for an easement on the property as described in the accompanying document.

Troy T. Smith Jr | Construction Supervisor | D-512.682-8593|C-512.748-1425 CTX Construction, 810 W Howard Ln, Austin, TX 78753 Troy.
Smith1@Charter.com

Approved With Conditions	Charter Communications	512-974-2221	02/28/2022	03/08/2022
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Comments: 2.4.2022 Troy Smith requested a PUE be retained. 2.9.2022 Daniel Mooney agreed to retainment of a PUE

Approved	Charter Communications	512-974-2221	03/08/2022	03/08/2022
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Comments: Customer received in the mail a letter from Charter Spectrum stating Charter Communications does not need for an easement on the property. Construction Coordinator Julio Franco.

As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM

PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)

LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751



<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) 974-7756	07/26/2021	07/26/2021
Comments:	outside of reviewing areas for Urban Design			

LM Watershed Engineering Review

Approved		512-974-6313	08/15/2021	08/15/2021
Comments:	No objection.			

As of: October 04, 2023

PROJECT NUMBER: 2020-139548 LM
PROJECT NAME: 2020 139548 LM (5600 MIDDLE FISKVILLE ROAD)



LOCATION: 5600 MIDDLE FISKVILLE RD, AUSTIN, TX 78751

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
Mobility Bond Review				
Approved		512-974-7282	08/11/2021	08/11/2021
Comments:	Thank you for submitting your proposed site plan for ROW vacation at 5600 Middle Fiskville Road and Airport Blvd. CPO-UCP has no utility related objections.			

