



MEMORANDUM

TO: Planning Commission

FROM: Christopher Bueckert, Real Estate Services Agent
Land Development Engineering, Transportation and Public Works Department

DATE: February 26, 2025

SUBJECT: F# 2024-130020 LM Street Right-of-Way Vacation approximately 0.9113-acre tract of land abutting 6400-1/2 Burleson Road

Attached is the Application Packet and Master Comment Report pertaining to the street right-of-way vacation application for an approximately 39,697 square foot (0.9113-acre) tract of land, being the paved/developed right-of-way abutting 6400-1/2 Burleson Road, being out of that certain 1.14 acres tract of land, situated in the Santiago Del Valle Survey, Abstract No. 24, conveyed unto George S. Matthews, County Judge of Travis County, and his successors in office, by Deed recorded in Volume 554, Pages 251-252, Deed Records, Travis County. Said tract of land was annexed to the City of Austin on April 23, 1987, and became a public right-of-way. The proposed vacation tract will be added to the abutting: North Tract – 2.6978-acres of land, out of the Santiago Del Valle Grant, situated in Travis County, Texas, by Deed recorded in Document No. 2021236711, Official Public Records of Travis County, Texas; South Tract – 1.1631-acres of land, out of the Santiago Del Valle Grant, Abstract No. 24, situated in Travis County, Texas, by Deed recorded in Document No. 2021272168, Official Public Records of Travis County, Texas. The abutting properties are owned by ZIFS Burleson6300 LLC, a Texas limited liability company. Per the transmittal letter dated September 25, 2024, received by the City of Austin, the applicant states, “How do you plan to develop the area to be vacated? Response: The land is owned in fee by Travis County and will be conveyed to the adjacent owner for redevelopment.”

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 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 14, 2025. 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 **March 11th, 2025**, Planning Commission agenda.

Staff contact: Christopher Bueckert, Real Estate Services Agent
Transportation and Public Works Department, 512-974-1780,
landmanagementROW@austintexas.gov

Applicant: Micah King, 512-370-2814, mking@winstead.com

Abutting Landowner: ZIFS Burleson6300 LLC

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

Attachments:

Application Packet

Master Comment Report

Annexation Information