



MEMORANDUM

TO: Planning Commission

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

DATE: March 20, 2025

SUBJECT: F# 2023-002589 LM Street Right-of-Way Vacation approximately 10,414 square foot (0.2391-acre) tract of land abutting 21 Julieanna Cove

Attached is the Application Packet and Master Comment Report pertaining to the street right-of-way vacation application for an approximately 10,414 square foot (0.2391-acre) portion of land, being two parts: Part 1 - approximately 6,221 square feet (0.1428 acre) and Part 2 – approximately 4,193 square feet (0.0963 acre), being the paved/developed right-of-way abutting 21 Julieanna Cove, as shown on Bridgeview Business and Industrial Plaza, a subdivision recorded in Volume 77, Pages 361-363, Plat records of Travis County, Texas, and Bridgeview Business and Industrial Plaza Section Two, a subdivision recorded in Volume 86, Pages 163B-163D, Plat records of Travis County, Texas. The proposed vacation tract will be added to the abutting parcels. The abutting properties are owned by Project Elsie Land, Ltd., a Texas limited partnership. Per the transmittal letter dated December 12, 2024, received by the City of Austin, the applicant states, “How do you plan to develop the area to be vacated? Response: Subject to approval of the partial vacation, the area to be developed will be incorporated into the project.”

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.

Land Development Engineering confirmed that the only adjacent property owner(s) within 300 feet of the right-of-way vacation area was the abutting property owner, Project Elsie Land, Ltd., on this application, and determined that public notifications were not required.

The applicant has requested that this item be submitted for placement on the **April 8, 2025, Planning Commission agenda.**

Staff contact: Christopher Bueckert, Real Estate Services Agent
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Applicant: Armbrust & Brown, PLLC, Richard T. Suttle, Jr., 512-435-2300, rsuttle@abaustin.com

Abutting Landowner: Project Elsie Land, Ltd., a Texas limited partnership

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