



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# 2024-085055 LM Street Right-of-Way Vacation approximately 1.581-acres abutting 11632 Saint Thomas Drive

Attached is the Application Packet and Master Comment Report pertaining to the street right-of-way vacation application for approximately 1.581-acres tracts of land, being two separate tracts – Tract 1 being approximately 0.298-acre and Tract 2 being approximately 1.283-acres. Also being the unpaved/undeveloped right-of-way abutting 11632 Saint Thomas Drive, as shown on Lexington Parke Section One, a subdivision recorded in Document 200400121, Official Public Records of Travis County, Texas. The proposed vacation tract will be added to the abutting parcels. The abutting properties are owned by Meritage Homes of Texas, LLC. Per the transmittal letter dated insert date of transmittal letter (aka introduction letter), received by the City of Austin, the applicant states, “How do you plan to develop the area to be vacated? Response: “It will become part of the replat of Phase 4.”

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 **April 8, 2025, Planning Commission agenda**.

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

Applicant: Pamela Madere, 512-236-2048, pmadere@jw.com

Abutting Landowner: Meritage Homes of Texas, LLC, an Arizona limited liability company.

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