



City of Austin

Recommendation for Action

File #: 25-1534, Agenda Item #: 91.

8/28/2025

Posting Language

Approve an ordinance vacating approximately 10,414 square feet (0.2391 acre) of developed right-of-way comprised of two tracts situated in the Jesse C. Tannehill Survey No. 29, Abstract No. 22, being a 6,221-square-foot (0.1428-acre) portion and a 4,193-square-foot (0.0963-acre) portion of Julieanna Cove, each originally dedicated by the plat of Bridgeview Business and Industrial Plaza, a subdivision recorded in Volume 77, Pages 361-363, of the plat records of Travis County, Texas, and authorizing the city manager to convey the right-of-way to Project Elsie Land, Ltd. Funding: The fair market value is \$106,233, and has been paid to the City by the developer. and Public Works Department facilitated payment to the city of an amount equal to the fair market value. This revenue was included in the revenue projections for the department's Fiscal Year 2024-2025 Operating Budget.

Lead Department

Transportation and Public Works Department

Fiscal Note

This item has no fiscal impact.

For More Information:

Richard Mendoza, Director, 512-974-2488; Upal Barua, Assistant Director, 512-974-7110; Elizabeth Robinson, Acting Managing Engineer, 512-974-6312; Gilda Powers, Quality Consultant, 512-974- 1150.

Council Committee, Boards and Commission Action:

April 8, 2025 - Approval was recommended by the Planning Commission on a 13-0 vote.

May 6, 2025 - Approval was recommended by the Urban Transportation Commission on an 8-0 vote with Commissioner Alvarez absent and 2 vacancies.

Additional Backup Information:

If approved, the city will vacate an approximately 10,414 square foot (0.2391-acre) portion of Julieanna Cove comprised of two separate tracts, which will be conveyed to the abutting owner, Project Elsie Land, Ltd., a Texas limited partnership, for redevelopment. The remainder of Julieanna Cove will remain public right-of-way.

Austin Water and the Watershed Protection Department have approved the vacation, provided the city reserves both a public utility easement and a drainage easement with required maintenance over the entire envelope. All other participating city departments and utility franchise holders have recommended approval, subject to the conditions in the Master Comment Report.

The Transportation and Public Works Department's Land Development Engineering Division confirmed that the only property owner within 300 feet of the right-of-way vacation area is the abutting property owner, Project Elsie Land, Ltd., the applicant.

The fair market value of the approximately 10,414 square feet (0.2391 acres) of right-of-way is \$106,233, as determined by an independent appraiser. The Transportation and Public Works Department

facilitated payment to the city of an amount equal to the fair market value. This revenue was included in the revenue projections for the department's Fiscal Year 2024-2025 Operating Budget.