



City of Austin

Recommendation for Action

File #: 25-2418, Agenda Item #: 78.

12/11/2025

Posting Language

Approve an ordinance vacating approximately 502 square feet of undeveloped public right-of-way, being a portion of that certain 20-foot alley abutting 1109 South Lamar Boulevard originally dedicated in Block 18 by the plat of South Heights, a subdivision recorded in Volume 1, Page 112, Plat Records, Travis County, Texas, and authorizing the City Manager to convey the right-of-way to GSGB, LP. This item has no fiscal impact. All costs, including the appraised value of the vacation area, appraisal fees, and public notice expenses, have been paid by the applicant or reimbursed to the City.

Lead Department

Austin Transportation and Public Works

Fiscal Note

This item has no fiscal impact. The total appraised value for the vacation area, \$91,921, has been paid by the applicant to the city's General Fund.

For More Information:

Richard Mendoza, Director, 512-974-2488; Upal Barua, Assistant Director, 512-974-7110; Elizabeth Robinson, Interim Managing Engineer, 512-974-6312; Gilda Powers, Quality Consultant, 512-974- 7092.

Council Committee, Boards and Commission Action:

August 12, 2025 - Approved by the Planning Commission on a 9-0 vote with Commissioner Lan off the dais and Vice Chair Woods and Commissioner Barrera-Ramirez absent.

September 2, 2025 - Approved by the Urban Transportation Commission on an 8-0 vote with Commissioners Alvarez and Jacobson absent.

Additional Backup Information:

If approved, the city will vacate 502 square feet of public right-of-way, being a portion of the alley adjacent to 1109 South Lamar Boulevard and said land will be conveyed to the abutting property owner, GSGB, LP, to be developed consistent with the zoning district. The remainder of the alley will remain public right-of-way.

Austin Water has approved the vacation, provided the city reserves a wastewater lines easement over the entire vacation area. All other participating city departments and utility franchise holders have reviewed this request and recommended approval, subject to the conditions in the Master Comment Report.

The total appraised value for the area of the vacation is \$91,921, as determined by an independent appraiser. GSGB, LP paid the amount of the appraised value to Austin Transportation and Public Works. In addition, the applicant reimbursed the city \$8,750 for engaging the appraiser and \$135.52 for public notices, respectively. All public notices were sent by certified mail on May 16, 2025, return receipt requested, to property owners within 300 feet of the proposed vacation area. No objections received to date.