



# City of Austin

## Recommendation for Action

**File #:** 25-0726, **Agenda Item #:** 45.

5/22/2025

### **Posting Language**

Approve an ordinance vacating approximately 0.9113 acres (39,697 square feet) of developed right-of-way, being part of that certain 1.14-acre tract of land originally granted in fee to Travis County as right-of-way by deed recorded in Volume 554, Page 251 of the Deed Records of Travis County, Texas and annexed into the city on April 23, 1987 by Ordinance No. 861211-U, and being a portion of the former Burleson Road between Silver Dollar Circle and Montopolis Drive, and conditionally authorizing the City Manager to execute all documents and instruments necessary or desirable to convey the right-of-way to ZIFS Burleson6300 LLC. Funding is available in the Fiscal Year 2024-2025 Operating Budget of the Transportation and Public Works Department.

### **Lead Department**

Transportation and Public Works Department

### **Fiscal Note**

Funding is available in the Fiscal Year 2024-2025 Operating Budget of the Transportation and Public Works Department.

### **For More Information:**

Richard Mendoza, Director, 512-974-2488; Upal Barua, Assistant Director, 512-974-7110; Elizabeth Boswell, Managing Engineer, 512-974-1849; Gilda Powers, Quality Consultant, 512-974-7092.

### **Council Committee, Boards and Commission Action:**

March 11, 2025, Recommended by the Planning Commission on a 9-0 vote with Vice Chair Azhar, Commissioner Haynes, and Commissioner Phillips absent and one vacancy.

April 1, 2025 - Recommended by the Urban Transportation Commission on a 7-0 vote with Commissioners Prasad and Jacobson absent, and 2 vacancies.

### **Additional Backup Information:**

The city will vacate an approximately 39,697-square-foot (0.9113-acre) street right-of-way. Said tract of land was originally acquired in fee by Travis County for Burleson Road, which became a City of Austin public right-of-way upon its annexation on April 23, 1987. Burleson Road has since been realigned, but the public has continued to use this street right-of-way. The land beneath the street is still owned in fee by Travis County and will be conveyed to the abutting owner, ZIFS Burleson6300 LLC, prior to the vacation and conveyance of the city's right-of-way, for ZIF Burleson6300 LLC's redevelopment of the combined tract.

The City's Austin Water and Austin Energy Departments have approved the vacation provided the City retains both an Electric Easement and a Water and Wastewater Easement 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.

Land Management notified the property owners within 300 feet of the right-of-way vacation area via certified mail on February 14, 2025. No objections were received by the Transportation and Public Works Department

prior to the date of this posting.

The fair market value of the approximately 39,697-square-foot (0.9113-acre) tract of right-of-way is \$90,000. The value was determined via an appraisal report obtained and provided by Travis County; said report was reviewed by an appraiser from the Real Estate Services Division of the Financial Services Department, who confirmed the amount as fair compensation for the city's right-of-way to be vacated on this application. The Transportation and Public Works Department has received payment, and the funds are included in the department's Fiscal Year 2024-2025 Operating Budget.

The cost of public notifications was \$96.89. The Transportation and Public Works Department facilitated the payments concerning the fair market value and the cost of public notices.