



MEMORANDUM

TO: Andrew Rivera, Planning Commission

FROM: Mashell Smith, Property Agent Senior
Land Management, Development Services Department

DATE: May 5, 2022

SUBJECT: F#2021-019241 Street Right-of-Way Vacation 0.676 of an acre of Cornell Avenue

Attached is the Application Packet and Master Comment Report pertaining to the right-of-way vacation application for an approximately 0.676 of an acre portion of land commonly known as Cornell Avenue. The right of way is partially paved and has been maintained by the abutting property owner rather than maintained by the City of Austin. The proposed vacation tract will be added to the abutting parcels. The abutting properties are owned by Housing Authority City of Austin (HACA). Per the transmittal letter dated February 23, 2021, received by the City of Austin, applicant states: "By releasing this right-of-way to HACA in fact, the actual responsibility for maintenance would be clear, and HACA can legitimately make use of the property to enhance the development and better meet their mission to provide quality affordable housing to the citizens of Austin." The proposed vacation tract is currently associated with active site plans SP-2021-0375C.SH and SP-2021-0385D.SH.

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. Austin Transportation, Electric Review, PARD/Planning & Design Review, Public Works Department Urban Trails Review and Watershed Engineering Review all have "Approved with Conditions".

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.

The applicant has requested that this item be submitted for placement on the **May 10, 2022, Planning Commission Agenda.**

Staff contact: Mashell Smith, Land Management, Property Agent Senior
Development Services Department, 512-974-7079, mashell.smith@austintexas.gov

Applicant: J Segura//Dunaway Associates
512-399-5371//JSegura@dunawayassociates.com

Abutting Landowners: Housing Authority City of Austin

The applicant and/or property owner's representative will be present at the meeting to answer any questions regarding future development and vacation request.

Attachments:
Summary of Review Comments Report and Application Packet

APPLICATION FOR STREET OR ALLEY VACATION

File No. 2021 019241
Department Use Only

DATE: August 12, 2021
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: x; Alley: _____; ROW x Hundred Block: 1900-2099
Name of Street/Alley/ROW: Cornell Street Is it constructed: (Yes) No
Property address: 2001 Rosewood Avenue
Purpose of vacation: affordable housing

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0206100101 0206100102
Survey & Abstract No.: _____
Lot(s): 1-6 Block: 3 Outlot: 62
Subdivision Name: DIV B HART V D SUBD
Plat Book 594 Page Number 21 Document Number _____

Neighborhood Association Name: _____
Address including zip code: _____

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): <u>YES</u> / <u>NO</u>	
Subdivision: Case (circle one) <u>(YES)</u> / NO	<u>C8-1945-1716</u>
Zoning Case (circle one): <u>(YES)</u> NO	<u>C14H-2015-0008</u>

PROJECT NAME, if applicable:

Name of Development Project: Pathways at Rosewood Courts
Is this a S.M.A.R.T. Housing Project (circle one): (YES) / NO
Is this within the Downtown Austin Plan Boundaries (circle one): YES / (NO)

OWNER INFORMATION

Name: City of Austin Housing Authority (as shown on Deed)
Address: 1124 S IH 35 Frontage Rd Phone: (512) 477-4488 Fax No.: (____) _____
City: Austin County: Travis State: Texas Zip Code: 78704
Contact Person/Title: Sylvia Blanco Cell Phone: (512) 477-4488 x.2101
Email Address: sylviab@hacanet.org
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: Vanessa Mendez
Firm Name: Dunaway Associates
Address: 5707 Southwest Pkwy Bld 2 Suite 250
City: Austin State: TX Zip Code: _____
Office No.: (512) 399-5371 Cell No.: (512) 299-8019 Fax No.: (____) _____
EMAIL ADDRESS: vmendez@dunaway.com

The undersigned Landowner/Applicant understands: **1)** This application will be handled in accordance with standard City policies and procedures. **2)** No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. **3)** The application and fee in no way obligate the City to vacate the subject area. **4) All documents** related to this transaction and a **certified check** for the appraised value must be delivered to the City of Austin **prior** to placing the item on the Council Agenda for final approval.

Signed By: 
Landowner/Applicant



February 23, 2021

Office of Real Estate Services
City of Austin
505 Barton Springs Road, Suite 1350
Austin, TX 78704

Re: Pathways at Rosewood Courts
Vacation of Cornell Street Right-of Way
between Chicon Street and Poquito Street

Good Day,

The *Pathways at Rosewood Courts* project is an affordable housing development operated by the Housing Authority of the City of Austin (HACA). The site currently contains twenty-five multifamily buildings, which are approximately 80 years old. The proposed redevelopment will demolish all but eight of these historic structures. The remaining eight structures will be gutted and refurbished to contemporary standards and will provide 20 multifamily units. Three new multifamily buildings will also be constructed, providing an additional 164 units. A portion of the site is also being set aside for affordable single-family style units.

Cornell Street is a dedicated right-of-way; however, there is a building constructed within it and the paved street does not connect Chicon and Poquito. There is a significant elevation difference between Chicon and Poquito which is mitigated by terraced retaining walls that make a vehicular connection impossible. There is also currently no pedestrian access, although stairs may have been attached to the retaining walls at one time.

The preliminary inquiries to Austin Water and the Austin Transportation Department suggest that the City does not maintain this ROW nor the private utilities within it; it is treated essentially as private property. By releasing this right-of-way to HACA in fact, the actual responsibility for maintenance would be clear, and HACA can legitimately make use of the property to enhance the development and better meet their mission to provide quality affordable housing to the citizens of Austin.

1. *Is this a residential or commercial project?* Residential, although City code classifies multifamily residential as a commercial use.

2. *How was the area to be vacated dedicated? By plat or separate instrument?* Separate instrument, but we continue to investigate. A survey from June 1938, "*Map of Surveys of Portions of Outlot 62 Division "B" City of Austin made for The Housing Authority Housing Project Tex. 1-2*" was included as a deed exhibit when HACA bought the land in July 1938. However, we have discovered a version of this same exhibit onto which the Cornell Street ROW was drawn, being carved out of Lot 5 of the M.L. Jones Estate (no recording information).

3. *Did the City purchase the area to be vacated?* Unknown

4. *Are both the area to be vacated and your property in the same subdivision?* Yes, the M.L. Jones Estate (no recording information).



5. *Is the area to be vacated functional right-of-way, or is it only dedicated on paper?* Dedicated on paper only; the area is being used as a pair of private drives and has a building in it. No vehicular or pedestrian through access is currently available.
6. *Are there any utility lines within the area to be vacated?* Yes, a water line (meter) which shall be preserved within an easement, and a wastewater line and overhead utilities which shall be ultimately removed and replaced with private services.
7. *How do you plan to develop the area to be vacated?* The west portion of the paved drive will remain to preserve the historic nature of the site. The east portion is proposed to be a parking lot, and single-family style affordable housing. Pedestrian connectivity will be provided to link Chicon and Poquito.
8. *Has a site plan been submitted on your project?* No
9. *Is your project a Unified Development?* Yes, it will be, as the tract is made up of numerous parcels.
10. *Is your project a SMART Housing Project?* Yes, it will participate in the SMART Housing program.
11. *When do you anticipate starting construction of the development?* April 2022
12. *What is the current zoning on the adjacent properties?* MF-4-NP and MF-4-H-NP
13. *What is the current status of the adjacent properties?* Rosewood Courts occupies both sides of Cornell Street (including a building within the Cornell Street ROW).
14. *What type of parking facilities currently exist?* There are a few on-street parking spaces along Cornell Street that provide parking to the current Rosewood Courts residents. With the redevelopment of the site, these spaces will be reduced or eliminated in order to provided easier fire truck access into the development.
15. *Will your parking requirements increase with the expansion?* The parking requirements will decrease due to the parking provisions of the Affordability Unlocked Ordinance (20190509-027); the parking demand on the adjacent streets is also expected to decrease due to the significant increase in surface parking provided by the redevelopment and new surface parking lot.
16. *How will the increase be handled?* No increase on adjacent streets is expected.
17. *Have any agreements or easements been executed with the adjacent landowners or in draft form?* No, HACA owns the abutting tracts.
18. *Does the area to be vacated lie within the Austin Downtown Plan (DAP)?* No
19. *Does the area to be vacated lie within UT boundaries?* No
20. *Does the proposed vacation support the Priority Programs and policy directives set forth in*



the Imagine Austin Comprehensive Plan? Yes, most particularly the historic preservation policies, the housing policies, the neighborhood policies, and the children, families, and education policies. The redevelopment project as a whole further supports the recreation and open space policies, and the wastewater, potable water, and drainage policies.

If you have any questions or concerns, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "J Segura", written over a horizontal line.

J Segura, PE
Senior Technical Engineer

RELEASE DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 0.676 OF AN ACRE (29,468 SQUARE FEET) IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF OUTLOT 62, DIVISION "B", OF THE TOPOGRAPHICAL MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, DATED 1840, OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID 0.676 OF AN ACRE (29,468 SQUARE FEET) TRACT BEING FURTHER DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 2ND TRACT IN A DEED TO THE HOUSING AUTHORITY OF THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 593, PAGE 467 OF THE DEED RECORDS OF SAID COUNTY AND STATE, AND BEING A PORTION OF LOTS 5 THROUGH 8 (INCLUSIVE) OF THE W.D. HART SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 2, PAGE 147 OF THE PLAT RECORDS OF SAID COUNTY AND STATE, SAID 0.676 OF AN ACRE (29,468 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING, at a 5/8" iron rod with plastic cap (Dunaway Assoc.) set in the northwest line of said 2nd Tract, same being the southeast right-of-way line of Chicon Street (60' R.O.W.), from which a 5/8" iron rod with plastic cap (Dunaway Assoc.) set at the southwest corner of said 2nd Tract, same being the northwest corner of Lot 1, Block A, College Heights Annex Austin, Texas, a subdivision recorded in Book 3, Page 51, Plat Records of said County and State, bears S20°26'54"W, 149.73 feet;

THENCE, with the northwest line of said 2nd Tract, same being the southeast line of said Chicon Street, N20°26'54"E, 59.09 feet to a 5/8" iron rod with plastic cap (Dunaway Assoc.) set;

THENCE, through the interior of said 2nd Tract, and through the interior of said Lot 5 and Lot 6, N78°14'54"E 634.42 feet to an "X" in concrete set in the east line of said Lot 6, same being the west right-of-way line of Poquito Street (50' R.O.W.);

THENCE, with the east line of said Lot 6, said, same being the west line of said Poquito Street, S11°45'06"E, 20.00 feet to a calculated point at the southeast corner of said Lot 6, same being the northeast corner of an alley vacated by the City Council of the City of Austin as recorded in Volume 602, Page 106, Deed Records of said County and State;

THENCE, with the south line of said Lot 5 and Lot 6, same being the north line of said vacated alley, S78°14'54"W, 152.00 feet to a calculated point at the southwest corner of said Lot 5, same being the northwest corner of said vacated alley;

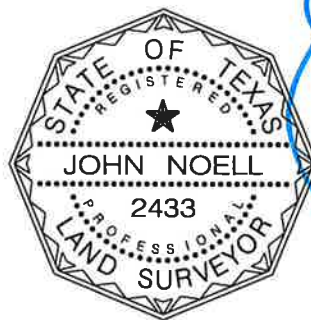
THENCE, with the west line of said vacated alley, same being the west line of said W.D. Hart Subdivision and the east line of said 2nd Tract, S11°45'06"E, 20.00 feet to a calculated point at the southwest corner of said vacated alley, same being the northwest corner of said Lot 7;

THENCE, with the south line of said vacated alley, same being the north line of said Lot 7 and Lot 8, N78°14'54"E, 152.00 feet to a calculated point at the southeast corner of said vacated alley, same being the northeast corner of said Lot 8 and in the west line of said Poquito Street;

THENCE, with the east line of said Lot 8, same being the west line of said Poquito Street, S11°45'06"E, 10.00 feet a 5/8" iron rod with plastic cap (Dunaway Assoc.) set, from which a 5/8" iron rod with plastic cap (Dunaway Assoc.) set at the southeast corner of said Lot 8, same being in the north line of Yale Street (40' R.O.W.), bears S11°45'06"E, 130.00 feet;

THENCE, through the interior of said Lot 7 and Lot 8, and through the interior of said 2nd Tract, S78°14'54"W, 665.91 feet to the POINT OF BEGINNING and containing 0.676 of an acre (29,468 square feet) of land.

Field Notes Prepared by:
Dunaway Associates
5707 Southwest Parkway
Building 2, Suite 250
Austin, Texas 78735
(512) 306-8252
TBPLS 10065900




John Noell, R.P.L.S. #2433

June 1, 2021
Date

Map attached.

Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83 (1986 Adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

References: TCAD: 02 0610 0101, 02 0610 0102, 02 0610 0301, 02 0610 0302.
Austin Grid: MK-22.

LINE TABLE

L1	S11°45'06"E	20.00'
L2	S78°14'54"W	152.00'
L3	S11°45'06"E	20.00'
L4	N78°14'54"E	152.00'
L5	S11°45'06"E	10.00'

- LEGEND**
- 5/8" IRON ROD WITH CAP (DUNAWAY ASSOC.) SET
 - ⊕ "X" IN CONCRETE SET

Richard

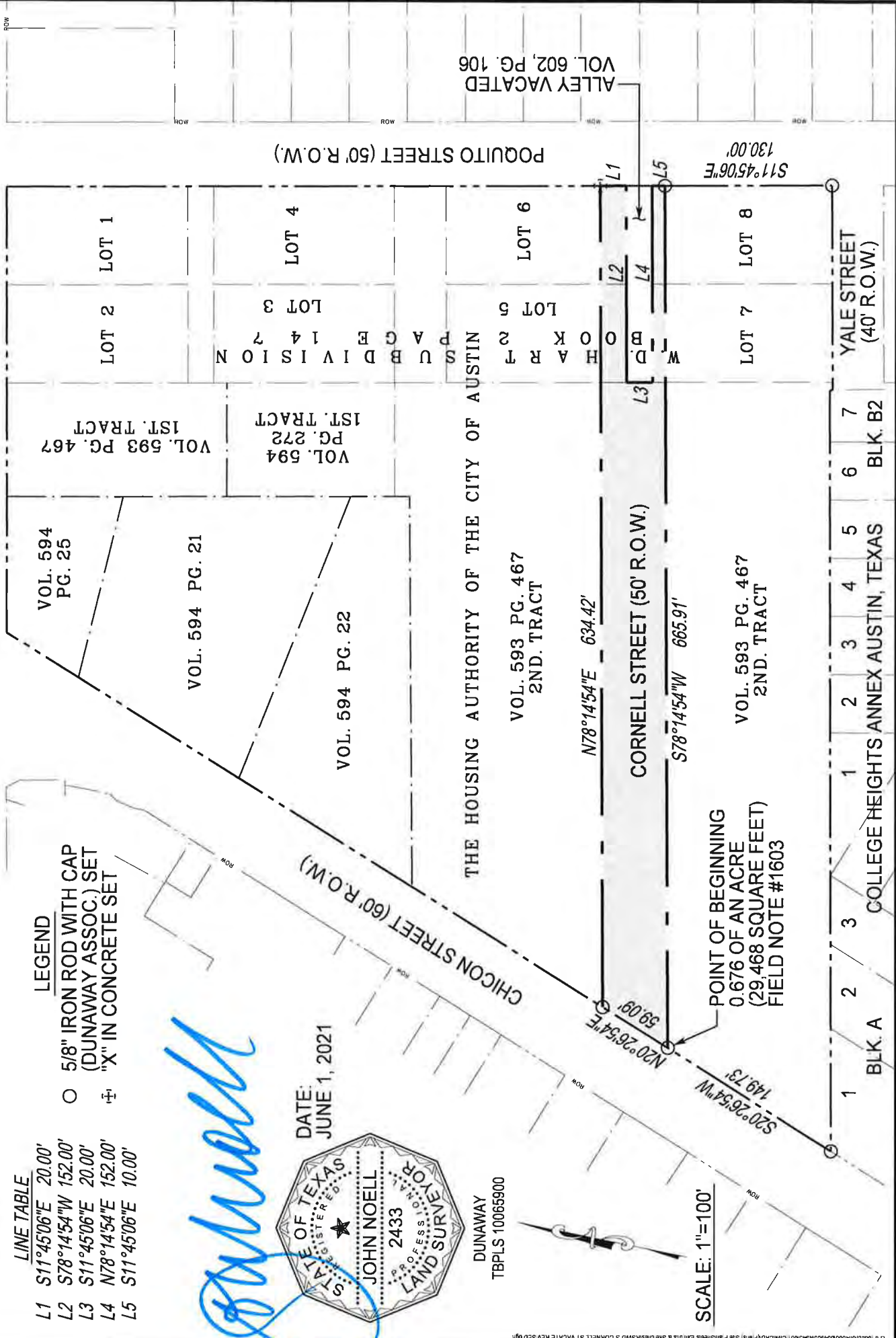
DATE: JUNE 1, 2021



DUNAWAY
TBPLS 10065900

SCALE: 1"=100'

ROSEWOOD AVENUE (60' R.O.W.)



ALLEY VACATED
VOL. 602, PG. 106

S11°45'06"E
130.00'

POQUITO STREET (50' R.O.W.)

VOL. 594
PG. 25

VOL. 594 PG. 21

VOL. 594 PG. 22

VOL. 594
PG. 272
1ST. TRACT

VOL. 593 PG. 467
1ST. TRACT

VOL. 593 PG. 467
2ND. TRACT

CORNELL STREET (50' R.O.W.)

N78°14'54"E 634.42'

S78°14'54"W 665.91'

VOL. 593 PG. 467
2ND. TRACT

POINT OF BEGINNING
0.676 OF AN ACRE
(29,468 SQUARE FEET)
FIELD NOTE #1603

BLK. A 1 2 3 COLLEGE HEIGHTS ANNEX AUSTIN, TEXAS BLK. B2 6 7

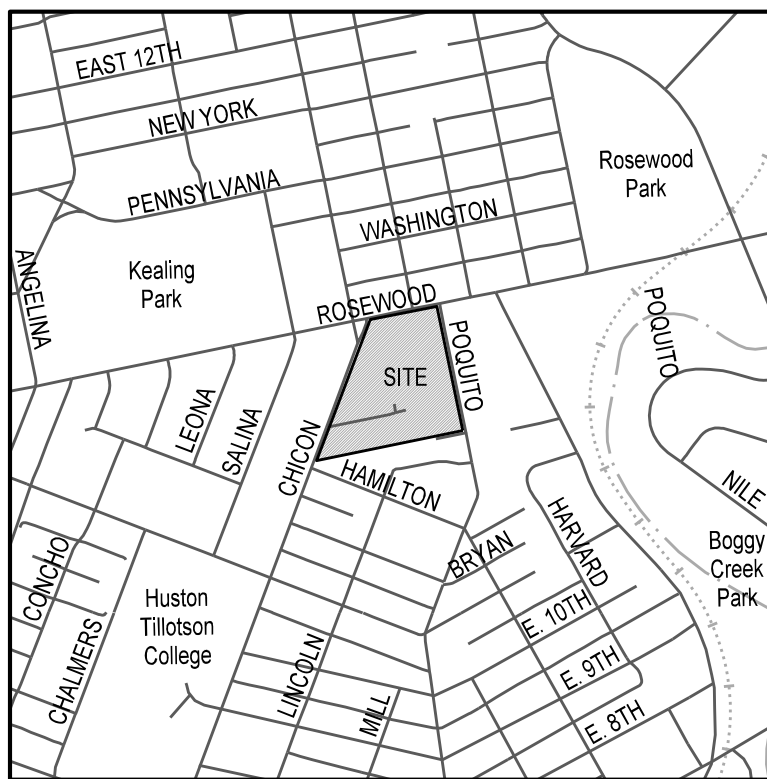
YALE STREET
(40' R.O.W.)

PATHWAYS AT ROSEWOOD COURTS

2001 ROSEWOOD AVE., 78702

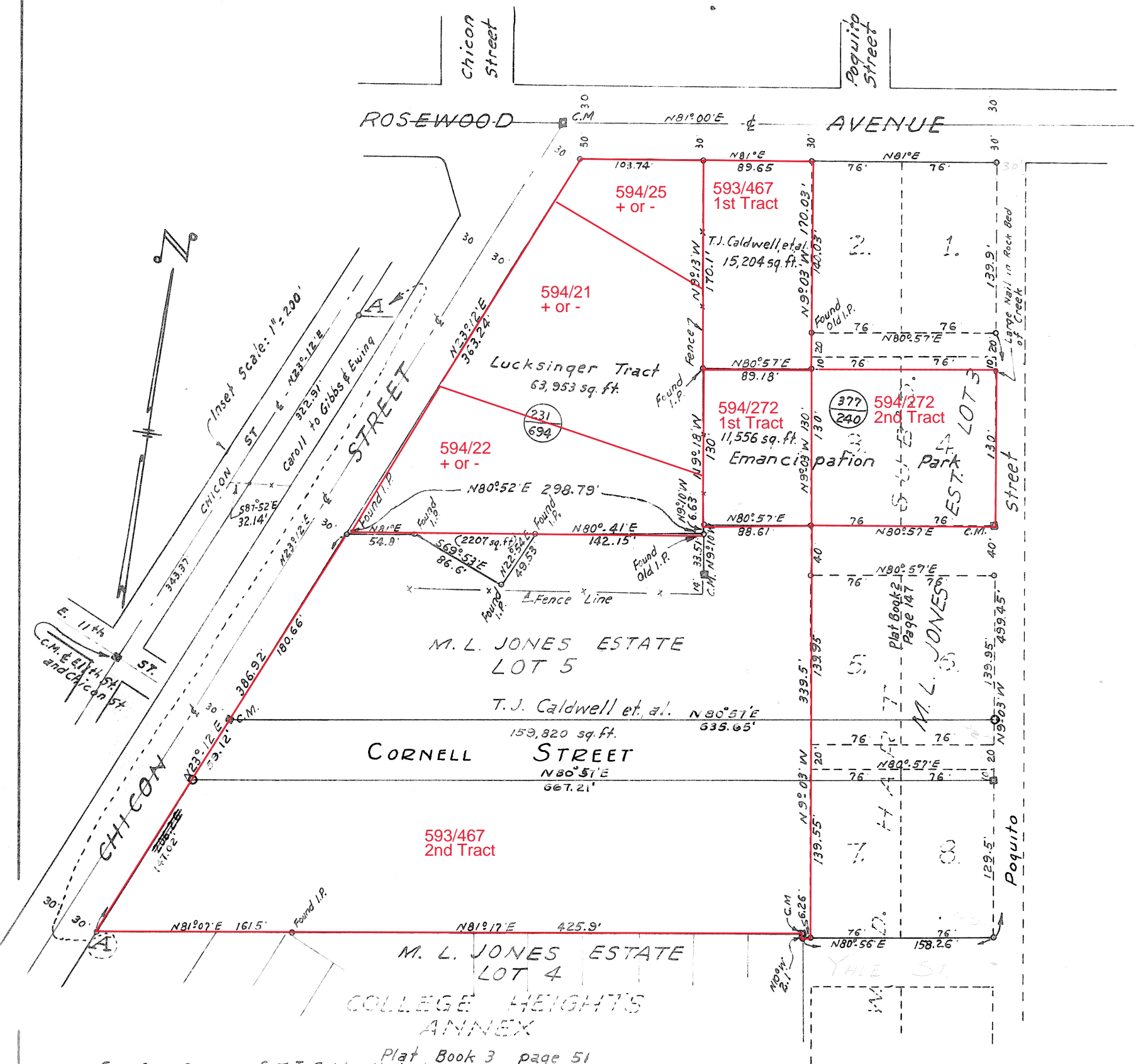
MAPSCO GRID K22
PAGE 585V

VICINITY MAP (NTS)



BOGGY CREEK WATERSHED
URBAN WATERSHED

MAP OF SURVEYS
OF PORTIONS OF OUTLOT 62
DIVISION "B"
CITY OF AUSTIN
MADE FOR
THE AUSTIN HOUSING AUTHORITY
HOUSING PROJECT TEX. 1-2



Plat Book 3 page 51
A: S.W. corner of T.J. Caldwell et al.
tract of land as used for the S.W. corner of Lot 5
since the year 1913 to the personal knowledge of
Orin E. Metcalfe. Also the N.W. corner of the
Carroll to Gibbs & Ewing tract - See Travis County
Deed Records Book 254, Page 336; Plat Book 3 Pages 4, 51.

Surveyed: June 10, 1938
Metcalfe Engineering Co.

By: Orin E. Metcalfe

Orin E. Metcalfe C.E.
Licensed Land Surveyor
CITY OF AUSTIN
Office of City Engineer
135 East 6th Street
Austin, Texas. 2 C 759

Travis CAD

Property Search Results > 194973 HOUSING AUTHORITY OF AUSTIN
for Year 2020

Tax Year: 2020

Property

Account			
Property ID:	194973	Legal Descrip on:	LOT 1-6 BLK 3 OLT 62 DIV B HART V D SUBD
Geographic ID:	0206100102	Zoning:	MF4
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Descrip on:			
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Locaon			
Address:	1140 POQUITO ST TX	Mapsc:	
Neighborhood:	FORMERLY EEXMP	Map ID:	020211
Neighborhood CD:	_EEXMP		
Owner			
Name:	HOUSING AUTHORITY OF AUSTIN	Owner ID:	175517
Mailing Address:	1124 S IH 35 AUSTIN, TX 78704-2614	% Ownership:	100.0000000000%
		Exemp ons:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,097,600	Ag / Timber Use Value
(+) Agricultural Market Valua on:	+	\$0	\$0
(+) Timber Market Valua on:	+	\$0	\$0

(=) Market Value:	=	\$2,097,600	
(-) Ag or Timber Use Value Reduc on:	-	\$0	

(=) Appraised Value:	=	\$2,097,600	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$2,097,600	

Taxing Jurisdic on

Owner: HOUSING AUTHORITY OF AUSTIN
% Ownership: 100.0000000000%
Total Value: \$2,097,600

En ty	Descrip on	Tax Rate	Appraised Value	Taxable Value	Es mated Tax		
01	AUSTIN ISD	1.102700	\$2,097,600	\$0	\$0.00		
02	CITY OF AUSTIN	0.533500	\$2,097,600	\$0	\$0.00		
03	TRAVIS COUNTY	0.374359	\$2,097,600	\$0	\$0.00		

0A	TRAVIS CENTRAL APP DIST	0.000000	\$2,097,600	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$2,097,600	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.105800	\$2,097,600	\$0	\$0.00
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$2,097,600	\$0	\$0.00
Total Tax Rate:		2.226665			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$46,706.53

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sq.	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	1.6051	69920.00	0.00	0.00	\$2,097,600	\$0

Roll Value History

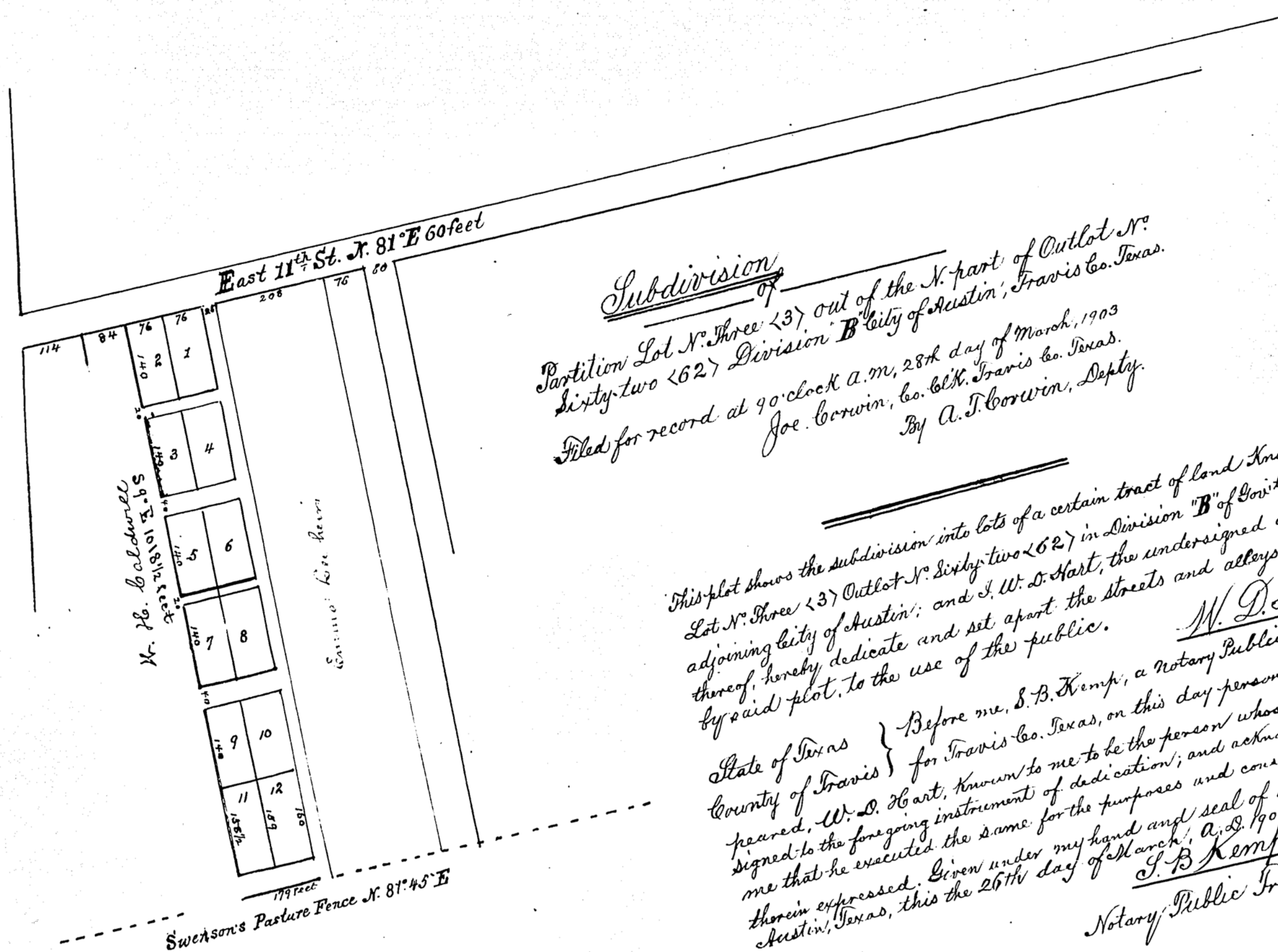
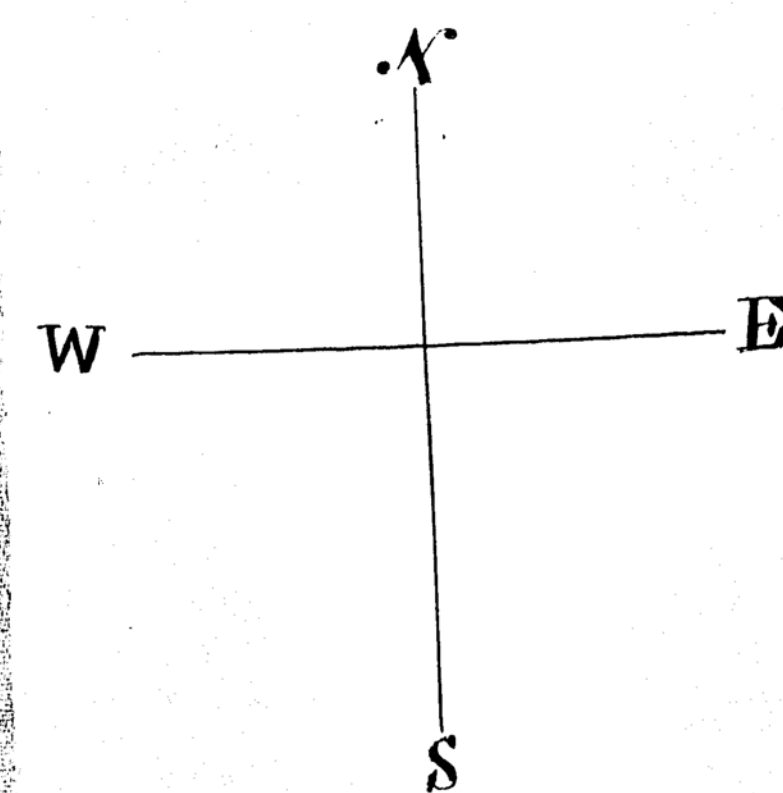
Year	Improvements	Land Market	Ag Value	on	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A		N/A	N/A	N/A
2020	\$0	\$2,097,600	0		2,097,600	\$0	\$2,097,600
2019	\$0	\$2,097,600	0		2,097,600	\$0	\$2,097,600
2018	\$0	\$2,097,600	0		2,097,600	\$0	\$2,097,600
2017	\$0	\$1,048,800	0		1,048,800	\$0	\$1,048,800
2016	\$0	\$1,048,800	0		1,048,800	\$0	\$1,048,800

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (512) 834-9317

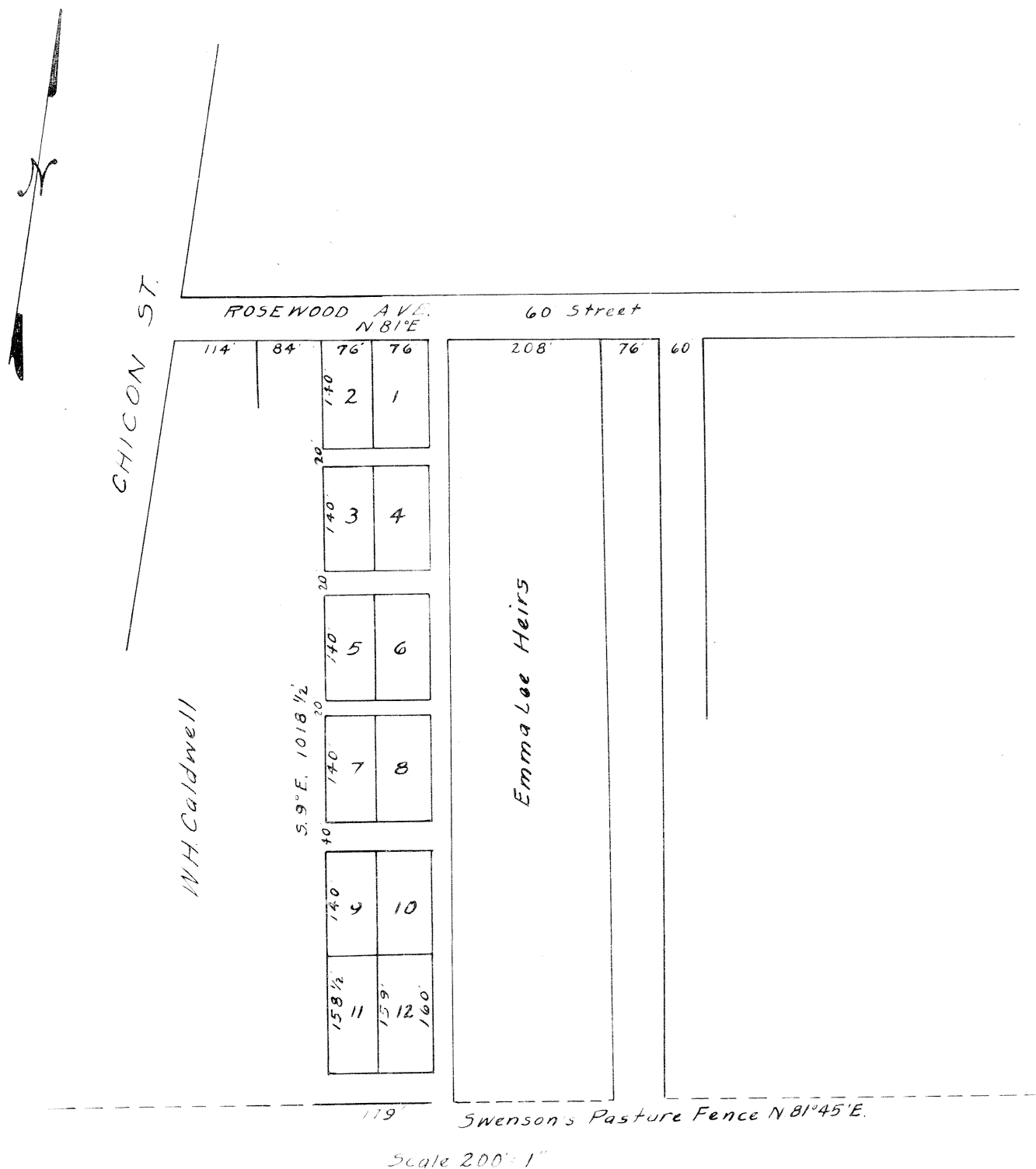
This site requires cookies to be enabled in your browser settings.



Subdivision
 Partition Lot No. Three (3) out of the N. part of Outlot No.
 Sixty-two (62) Division B City of Austin, Travis Co. Texas.
 Filed for record at 9 o'clock A.M., 28th day of March, 1903.
 Joe. Corwin, Co. Clk. Travis Co. Texas.
 By A. J. Corwin, Deputy.

This plot shows the subdivision into lots of a certain tract of land known as
 Lot No. Three (3) Outlot No. Sixty-two (62) in Division B of Unit Tract
 adjoining City of Austin; and S. W. D. Hart, the undersigned owner
 thereof, hereby dedicate and set apart the streets and alleys as shown
 by said plot, to the use of the public.
 State of Texas } Before me, S. B. Kemp, a Notary Public in and
 County of Travis } for Travis Co. Texas, on this day personally ap-
 peared, W. D. Hart, known to me to be the person whose name is
 signed to the foregoing instrument of dedication; and acknowledged to
 me that he executed the same for the purposes and considerations
 therein expressed. Given under my hand and seal of office, at
 Austin, Texas, this the 26th day of March, A.D. 1903.
 S. B. Kemp
 Notary Public Travis Co. Texas

Scale 200 feet = 1 Inch



W.D. HART

Subdivision of Partition Lot no. 3
Out of the N. Part of Outlot no. 62
Division B City of Austin, Travis Co. Tex.

This Plat shows the subdivision into lots of a certain Tract of land known as Lot 3 Outlot 62 in Division B Government Tract adjoining City of Austin and I, W.D. Hart, the undersigned owner thereof dedicate and set apart the streets and alleys as shown by said plat to the use of the public

W.D. Hart

Traced from Travis County Court Records Plat Book 2
Page 147 for City of Austin Engr. Dept. by W.P. Holloway 1936

Filed for Record March 28, 1903 at 9 00 A M
Joe Corwin - Clerk

CITY OF AUSTIN - R.O.W. VACATION

MASTER COMMENT REPORT



As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street

LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM AT&T (SWBT)				

Approved	Kathy Uhrig	512-978-1639	08/16/2021	08/16/2021
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Comments: I approve vacating this ROW>
Thank you,
David A. Williams
LEAD OSP PLNG & ENGRG DESIGN
817 W. North Loop
Austin, TX 78756
737 255-4856

LM ATD Review

Approved With Conditions	Ravi Dhamrat	512-974-1217	10/25/2021	10/25/2021
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Comments: Approved with the condition that an east-west public access easement is provided for pedestrians and bicyclists as discussed with the applicant in the 9/15/21 meeting. ATD will need to review the final proposal from the applicant before full approval is provided.

The property owner will comply.

A handwritten signature in blue ink, appearing to be "J. Lee".

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Austin Resource Recovery Review				
Approved	Heather Ketten	512-974-1954	08/31/2021	08/31/2021
Comments:	Since this only affects Cornell St, our customers along Poquito St should still be serviceable. ARR approves			

LM AW Infrastructure Management

Approved	Eric Sermeno	512-972-0497	08/25/2021	08/25/2021
Comments:	Austin Water (AW) has no objections to the requested 0.676 acre (29,468 square feet) Cornell Street Right-of-Way Vacation and being a tract of land in the City of Austin, Travis County, Texas, being a portion of Outlot 62, Division 2B, of the topographical map of the Government Tract adjoining the City of Austin, dated 1840, of record in the General Land Office of the State of Texas, said 0.676 of an acre tract being further described as being a portion of that certain tract of land described as 2nd tract in a deed to the Housing Authority of the City of Austin, and being a portion of Lot 5 through 8 (inclusive) of the W.D. Hart Subdivision, a subdivision recorded in book 2, page 147 of the plat records of Travis County, Texas, and with an address between 1900-2400 Cornell Street, Austin, Texas, 78702.			

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Capital Metro				
Approved	Mashell Smith	(512) 974-7079	09/02/2021	09/02/2021

Comments: Good Morning
The following work is approved by Cap Metro with no exceptions.

Ron Foster
Assistant Transportation Planner
Capitol Metro
512-389-7565-Office
512-417-6386-Cell
Ron.foster@capmetro.org

LM Drainage Engineering Review

No Comment	Isaac Chavez	512-974-3011	08/18/2021	08/18/2021
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Comments: Not related to an active site plan. please refer to WPD

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

Review Dept.

Reviewer

Phone

Attempt Date

Approved Date

LM Electric Review

Approved With Conditions


Rosario Navarro

512-322-6754

09/01/2021

09/01/2021

Comments: Approve w/Condition: Retain as an electric easement until they demo and remove the lines. Please contact Darren Vicknair at Darren.Vicknair@austinenergy.com to discuss.

The property owner will comply. 

LM EMS Review

Approved

Milissa Warren

(512)972-7234

08/13/2021

08/13/2021

Comments: EMS will support staff recommendation on this request.

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Fire For Site Plan Review				
Approved	Tom Migl	512-974-0164	08/30/2021	08/30/2021
Comments:	None			

LM GAATN Review

Approved	Carlos DeMatos	(512) 974-6513	08/19/2021	08/19/2021
Comments:	None			

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM
PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Google Fiber Texas				
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Approved	Mashell Smith	(512) 974-7079	08/13/2021	08/13/2021
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Comments: Good afternoon,

Google Fiber has no conflicts with R.O.W. Vacation application 1900-2400 Cornell Street.

Please let me know if you have any questions!

Thank you,
Kari McNelly | Telecommunications Planner Texas Utility Engineering, LLC. - An EN Engineering Company
6709 Guada Coma | Shertz, TX 78154
Telephone: 210.728.3132 | Cell: 972.261.9442

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

Review Dept.

Reviewer

Phone

Attempt Date

Approved Date

LM Grande Communications

Approved

Daniel Pina

(512) 974-7079

10/26/2021

02/01/2022

Comments: Charter Communications does not have a need for an easement on the property as described in the accompanying document.

Approved

Daniel Pina

(512) 974-7079

02/01/2022

02/01/2022

Comments: Grande has no objections
Daniel Pina <daniel.pina@astound.com>

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM PARD / Planning & Design Review

Rejected	Robynne Heymans	512-974-9549	08/27/2021	
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Comments: See comment document

Approved With Conditions	Robynne Heymans	512-974-9549	02/08/2022	02/09/2022
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Comments: ROW Release must be replaced with a Trail and Recreation easement (or equivalent) providing an east-west connection between Chicon and Poquito Streets at the time of Site Development Permit for this project.

Approved With Conditions	Robynne Heymans	512-974-9549	02/09/2022	02/09/2022
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Comments: PARD approves this right of way vacation upon the condition that the developer dedicate a Trail and Recreation easement (or equivalent) providing an east-west connection between Chicon and Poquito Streets at the time of Site Development Permit for the project.

The property owner will comply. 

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM PAZ Long Range Planning Review

Approved	Kathleen Fox	512-974-7877	08/16/2021	08/16/2021
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Comments: Approve.
Proposal does not conflict with the policies of the Imagine Austin Comprehensive Plan.
Kathleen Fox
City of Austin | Housing & Planning Dept.
Tel | 512.974.7877
Email | kathleen.fox@austintexas.gov

LM PAZ Zoning Review

Approved	Wendy Rhoades	512-974-7719	08/12/2021	08/12/2021
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Comments: No comments; Approved

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM PWD Sidewalks & Special Projects Review

Approved	Eric Dusza	512-974-6504	08/20/2021	08/20/2021
Comments:	None			

LM PWD Urban Trails Review

Rejected	Katie Wettick	512-974-3529	08/30/2021	
Comments:	Urban trails supports PARD's request for an alternate public access easement across the site (east/west) to provide trail connectivity tying into the planned greenbelt along Poquito Creek.			

Approved With Conditions	Katie Wettick	512-974-3529	02/08/2022	02/08/2022
Comments:	Approved. Trail easement, as requested by PARD, required at time of site plan.			

The property owner will comply.

A handwritten signature in blue ink, appearing to be "J. L.", written over the text "The property owner will comply."

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM PWD-OCE Review

Approved	Jose Ramos	512-974-8763	08/30/2021	08/30/2021
Comments:	None			

LM Texas Gas Services

Approved	Aaron Diaz	512-978-1639	09/28/2021	09/28/2021
Comments:	Approved- No conflicts expected. Aaron Diaz Engineer I P: 512-465-1132 C: 512-348-4650 Aaron.Diaz@onegas.com			

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Time Warner Cable / Charter

Approved	Timothy White	512-974-2221	10/26/2021	10/26/2021
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Comments: Charter Communications does not have a need for an easement on the property as described in the accompanying document.

Troy T. Smith Jr | Construction Supervisor | D-512.682-8593|C-512.748-1425 CTX Construction, 810 W Howard Ln, Austin, TX 78753 Troy.
Smith1@Charter.com

LM Urban Design Review

No Comment	Aaron Jenkins		08/13/2021	08/13/2021
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Comments: Not in the reviewing area for Urban Design

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Watershed Engineering Review

Rejected	Glen Taffinder	512-974-3381	08/20/2021	
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Comments:	WPD cannot agree to the vacation of the right-of-way at this time for the following reasons: <ul style="list-style-type: none">- The right-of-way may be used for a future storm water conveyance project.			
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Rejected	Glen Taffinder	512-974-3381	11/08/2021	
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Comments:	WPD cannot agree to the Right Of Way (ROW) Release at this time. Once the following conditions have been met, WPD will re-evaluate the release request: <ul style="list-style-type: none">- The ordinance for the ROW release must include the following conditions for release:<ul style="list-style-type: none">o A 56' drainage easement for the dual 12' drainage culverts must be dedicated and recorded as part of site plan SP-2021-0375CSH.o Storm water infrastructure to be built as part of site plans SP-2021-0375CSH and SP-2021-0385D must be installed, inspected, and accepted.o Infrastructure required to be built as part of the site plans SP-2021-0375CSH and SP-2021-0385D to collect and re-route offsite storm water around this site must be built, inspected, and accepted.o The existing infrastructure which is to be decommissioned as part of the site plans SP-2021-0375CSH and SP-2021-0385D must be decommissioned.o All site plan comments for cases SP-2021-0375CSH and SP-2021-0385D pertaining to drainage, water quality, and environmental review must be cleared, except for those pertaining to the release of this right-of-way.			
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As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM

PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
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Approved With Conditions	Glen Taffinder	512-974-3381	02/11/2022	04/26/2022
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Comments: WPD has no objection to the Right-Of-Way (ROW) Release as outlined in the application packet if the following conditions have been met:

- The ordinance language for the ROW release must include the following conditions:
- o The drainage easement shown in exhibit ¿COA_Drainage_Easement_Boundaries.pdf¿ must be dedicated and recorded. The easement must be a minimum of 56¿ wide and there must be 15¿ minimum between the outside edge of the storm drain culvert to the edge of the easement. These minimum dimensions are exceeded in areas where additional width is shown in the exhibit.
- o Storm water infrastructure to be built as part of site plans SP-2021-0375C.SH and SP-2021-0385D must be installed, inspected, and accepted.
- o The existing infrastructure which is to be decommissioned as part of the site plans SP-2021-0375C.SH and SP-2021-0385D must be decommissioned.
- o All site plan comments for cases SP-2021-0375C.SH and SP-2021-0385D pertaining to drainage, water quality, and environmental review must be cleared, except for those pertaining to the release of this right-of-way.
- o If adjacent building structures are damaged while City of Austin crews are performing maintenance, repairs will be solely at the expense of the owner. Building foundations should be designed to resist slope failures. This language must be included in the recorded drainage easement document.
- o If maintenance needs to be performed on storm drain culverts installed as part of site plan SP-2021-0375C.SH, the owner is responsible for alternate access and parking accommodations (including those required by the Americans with Disabilities Act).

Note: These conditions do not have to be satisfied before releasing the ROW, but they must be included in the ordinance language for the ROW release that is sent to City Council.

Approved With Conditions	Glen Taffinder	512-974-3381	04/26/2022	04/26/2022
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Comments: WPD has no objection to the Right-Of-Way (ROW) Vacation as outlined in the application packet provided that WPD is added as a reviewer for site plans SP-2021-0375C.SH and SP-2021-0385D.SH and a signature line added to each site plan cover page for Watershed Protection.

The property owner will comply. 

As of: April 26, 2022

PROJECT NUMBER: 2021-019241 LM
PROJECT NAME: 2021-019241 1900 to 2400 Cornell Street



LOCATION: 1900-1919 CORNELL ST, AUSTIN, TX

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
Mobility Bond Review				
No Review Required	CPO Mobility Reviewers		08/15/2021	08/15/2021
Comments:	This does not fall within the Corridor Construction Program Limits.			

