



**RCA
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 10
AGENDA DATE: Thu 02/03/2005
PAGE: 1 of 1**

SUBJECT: Approve an ordinance authorizing negotiation and execution of all documents necessary to vacate a 2.404 acre portion of Yager Lane to QUENTIN LTD. ("Quentin"), in exchange for Quentin conveying and constructing a 1.356 acre tract (Yager Lane/Tech Ridge Drive approach) and a 1.407 acre tract (Tech Ridge Drive) to City of Austin. The ordinance also authorizes negotiation and execution of all documents necessary for the City of Austin to convey two parcels to the Texas Department of Transportation for related IH35-Tech Ridge Drive Interchange improvements, (0.069 acres received from Quentin and 0.193 acres received from Travis County) for the City's required participation in the IH35-Tech Ridge improvements.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Public Works
DEPARTMENT:

DIRECTOR'S
AUTHORIZATION: Sondra Creighton

FOR MORE INFORMATION CONTACT: Chris Muraida, 974-7191; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: Recommended by the Zoning and Platting Commission and the Urban Transportation Commission.

PURCHASING: N/A

MBE / WBE: N/A

The Public Works Department requests approval to negotiate and execute all documents necessary to vacate a 2.404-acre portion of Yager Lane right-of-way to Quentin. Public notice of the request has been given to the property owners within 300 feet of the vacation. After an objection letter was received from Austin Windcrest North Interstate Limited Partnership, they were given the opportunity to purchase their portion of the right-of-way. So far, they have not expressed an interest in purchasing.

Quentin is the current owner of the properties adjacent to the 200-300 Block of Yager Lane. As consideration for the 2.404 acre (Exhibit A) vacated portion of the Yager Lane right-of-way, Quentin will convey 1.356 acres (Exhibit B) and 1.407 acres (Exhibit C) to the City of Austin.

In addition, Quentin agrees to construct the Yager Lane (1.356 acres) approach to the Yager Lane/Tech Ridge Drive/Canyon Ridge Drive intersection and that 1.407 acre portion of Tech Ridge Drive up to the IH 35/Tech Ridge Drive interchange.

F#7455-0809

Exhibit "A"

32

P.O.C.

STATE OF TEXAS
CALLED 1.848 ACRES
VOL. 2178, PG. 188
D.R.T.C.Tx.

QUENTIN CORP.
(REMAINDER OF)
218.594 ACRES
VOL. 12034, PG. 2083
R.P.R.T.C.Tx.

P.O.B.

PARTIAL YAGER LANE VACATION
(2.404 ACRES)

INTERSTATE HIGHWAY 35
(WIDTH VARIES)

STATE OF TEXAS
CALLED 0.519 ACRE
VOL. 2209, PG. 224
D.R.T.C.Tx.

QUENTIN CORP.
11.799 ACRES
VOL. 13091, PG. 596
R.P.R.T.C.Tx.

TRAVIS COUNTY, TEXAS
CALLED 1.751 ACRES
VOL. 1830, PG. 176
D.R.T.C.Tx.

TRAVIS COUNTY, TEXAS
CALLED 1.887 ACRES
VOL. 1848, PG. 13
D.R.T.C.Tx.

JOHN M. SWISHER SURVEY No. 32
ABSTRACT No. 2405
APPROXIMATE LOCATION OF SURVEY LINE
MATCHLINE

QUENTIN CORP.
11.799 ACRES
VOL. 13091, PG. 596
R.P.R.T.C.Tx.

MATCHLINE

FRITZ SURVEY No. 291
ABSTRACT No. 280

$\Delta=16^{\circ}27'49''$
 $R=15.00'$
 $L=4.31'$
 $CH=S45^{\circ}50'16''W$
 $4.30'$

$\Delta=24^{\circ}57'48''$
 $R=165.19'$
 $L=71.97'$
 $CH=S41^{\circ}35'16''W$
 $71.41'$

WINDCREST/YAGER I, LTD.
(REMAINDER OF)
31.61 ACRES
VOL. 13091, PG. 596
R.P.R.T.C.Tx.

TRAVIS COUNTY
30' WIDE STRIP
VOL. 2052, PG. 117
D.R.T.C.Tx.

TRAVIS COUNTY, TEXAS
CALLED 1.751 ACRES
VOL. 1830, PG. 176
D.R.T.C.Tx.

TRAVIS COUNTY, TEXAS
CALLED 1.887 ACRES
VOL. 1848, PG. 13
D.R.T.C.Tx.

LOT 1, BLOCK A
NORTH PARK ADDITION
SECTION ONE
DOC. #200200321
O.P.R.T.C.Tx.

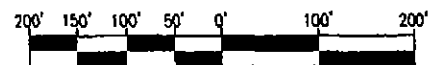
VACATION OF REMAINDER OF 7.48
ACRES OUT OF THE J.A.G. BROOKS
LOUIS FRITZ, ALEXANDER WALTERS
SURVEYS, TRAVIS COUNTY, TEXAS
VOL. 13015, PG. 30
R.P.R.T.C.Tx.

YAGER LANE (WIDTH VARIES)

LEGEND

- TYPE I HIGHWAY MONUMENT FOUND
- 1/2" IRON ROD FOUND
- ⊕ PK NAIL FOUND
- 1/2" IRON ROD SET
- △ CALCULATED POINT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SEE DESCRIPTION FOR BEARING BASIS



GRAPHIC SCALE

SCALE : 1" = 200'

JUNE, 2004

TRAVIS COUNTY, TEXAS

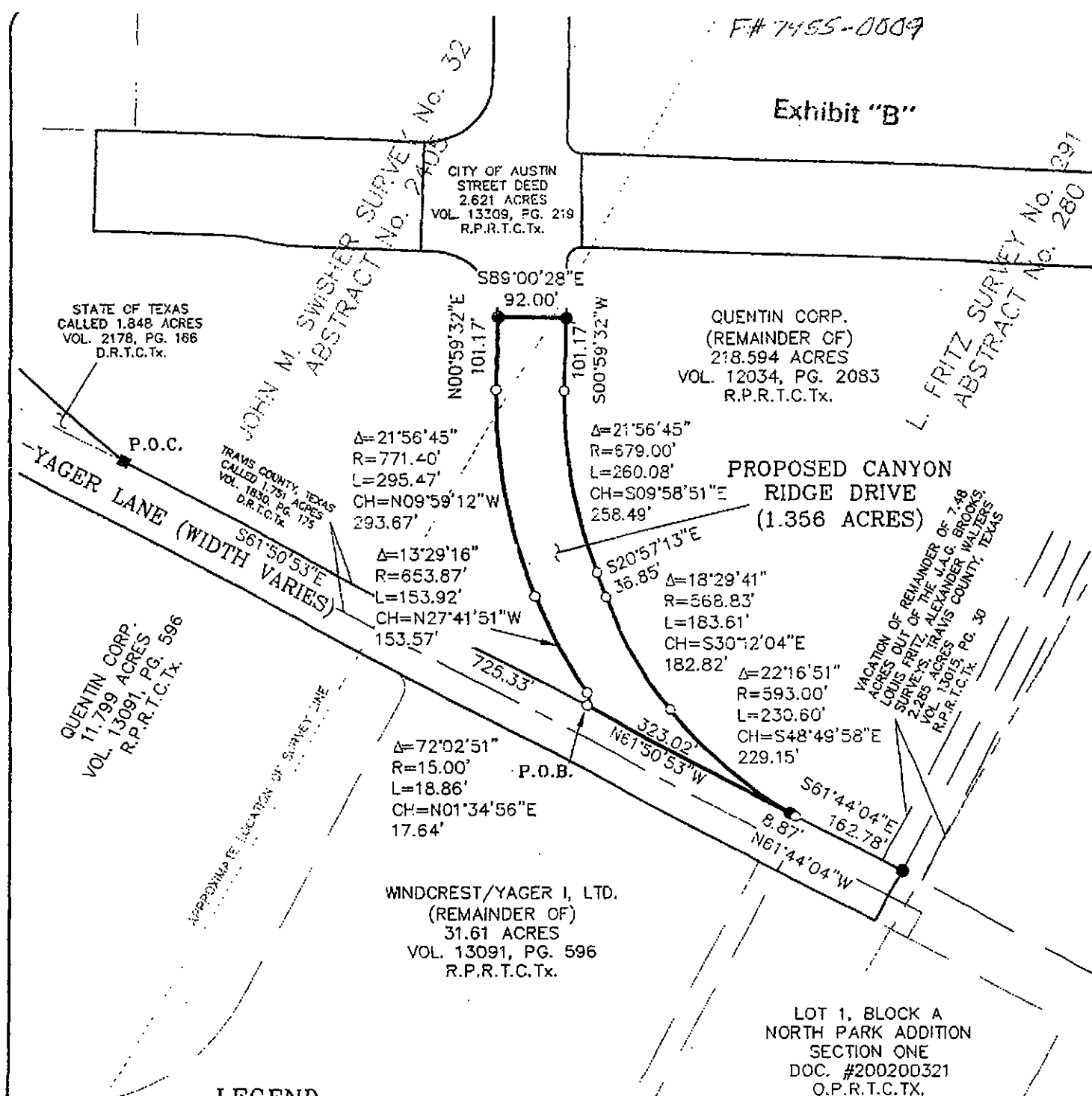
PROJECT:	TECH RIDGE
JOB NUMBER:	
DATE:	JUNE 01, 2004
SURVEYOR:	R.J. ROY
PARTY CHIEF:	
FIELDBOOK:	
FIELDNOTE:	FN3250R1.BON
TECHNICIAN:	B.D. NEWSOME
DRAWING:	FN3251R1.DWG
SCALE:	1"=200'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH TO ACCOMPANY
PARTIAL R-O-W
VACATION FIELDNOTE No.
3250R1

Exhibit "B"



PROJECT: TECH RIDGE
JOB NUMBER: 24150-08
DATE: JUNE 01, 2004
SURVEYOR: R.J. ROY
PARTY CHIEF:
FIELDNOTE: FNO719RS.BON
TECHNICIAN: B.D. HEWSDALE
DRAWING: FNO719RS.DWG
SCALE: 1" = 200'

SAM inc.
SURVEYING • AERIAL MAPPING • ENGINEERING

5538 WEST HIGHWAY 290
BUILDING D
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH TO ACCOMPANY
R-O-W DEDICATION
FIELDNOTE No. 0719RS

F#7455-0009

Exhibit "C"

LOT 1
BLOCK B

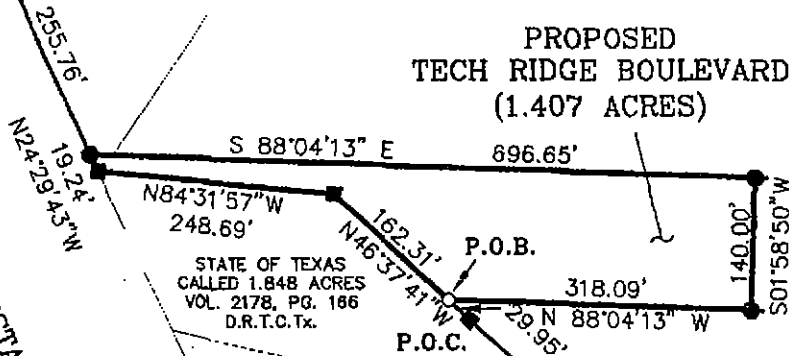
TIMBERLINE SECTION 2
DOC.# 199900135
O.P.R.T.C.Tx.

LOT 7
BLOCK B

PROPOSED
TECH RIDGE BOULEVARD
(1.407 ACRES)

QUENTIN CORP.
(REMAINDER OF)
218.594 ACRES
VOL. 12034, PG. 2083
R.P.R.T.C.Tx.

INTERSTATE HIGHWAY 35
(WIDTH VARIES)



STATE OF TEXAS
CALLED 1.848 ACRES
VOL. 2178, PG. 186
D.R.T.C.Tx.

STATE OF TEXAS
CALLED 0.519 ACRE
VOL. 2208, PG. 224
D.R.T.C.Tx.

CITY OF AUSTIN
STREET DEED
1.530 ACRES
VOL. 13308, PG. 213
PUBLIC UTILITY EASEMENT
VOL. 13309, PG. 226
R.P.R.T.C.Tx.

QUENTIN CORP.
(REMAINDER OF)
218.594 ACRES
VOL. 12034, PG. 2083
R.P.R.T.C.Tx.

QUENTIN CORP.
11.799 ACRES
VOL. 13091, PG. 596
R.P.R.T.C.Tx.

YAGER LANE (WIDTH VARIES)

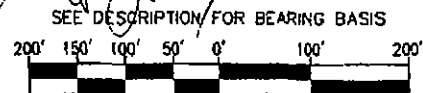
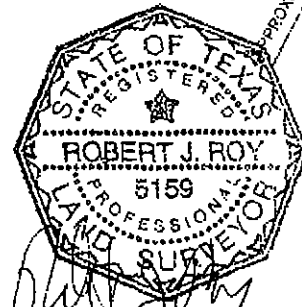
JOHN M. SMISHER SURVEY No. 32
ABSTRACT No. 2405

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- TYPE II HIGHWAY MONUMENT SET
- 1/2" IRON ROD WITH TxDOT ALUMINUM CAP SET

P.O.C. POINT OF COMMENCEMENT
P.O.R. POINT OF REFERENCE
P.O.B. POINT OF BEGINNING

D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



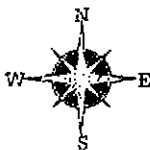
GRAPHIC SCALE
SCALE : 1" = 200'
JUNE, 2004
TRAVIS COUNTY, TEXAS

PROJECT:	TECH RIDGE
JOB NUMBER:	24180-06
DATE:	JUNE 01, 2004
SURVEYOR:	R.J. ROY
PARTY CHIEF:	
FIELDBOOK:	
FIELDNOTE:	FM0710R4.B0W
TECHNICIAN:	B.D. NEWSOME
DRAWING:	FM0710R4.DWG
SCALE:	1"=200'

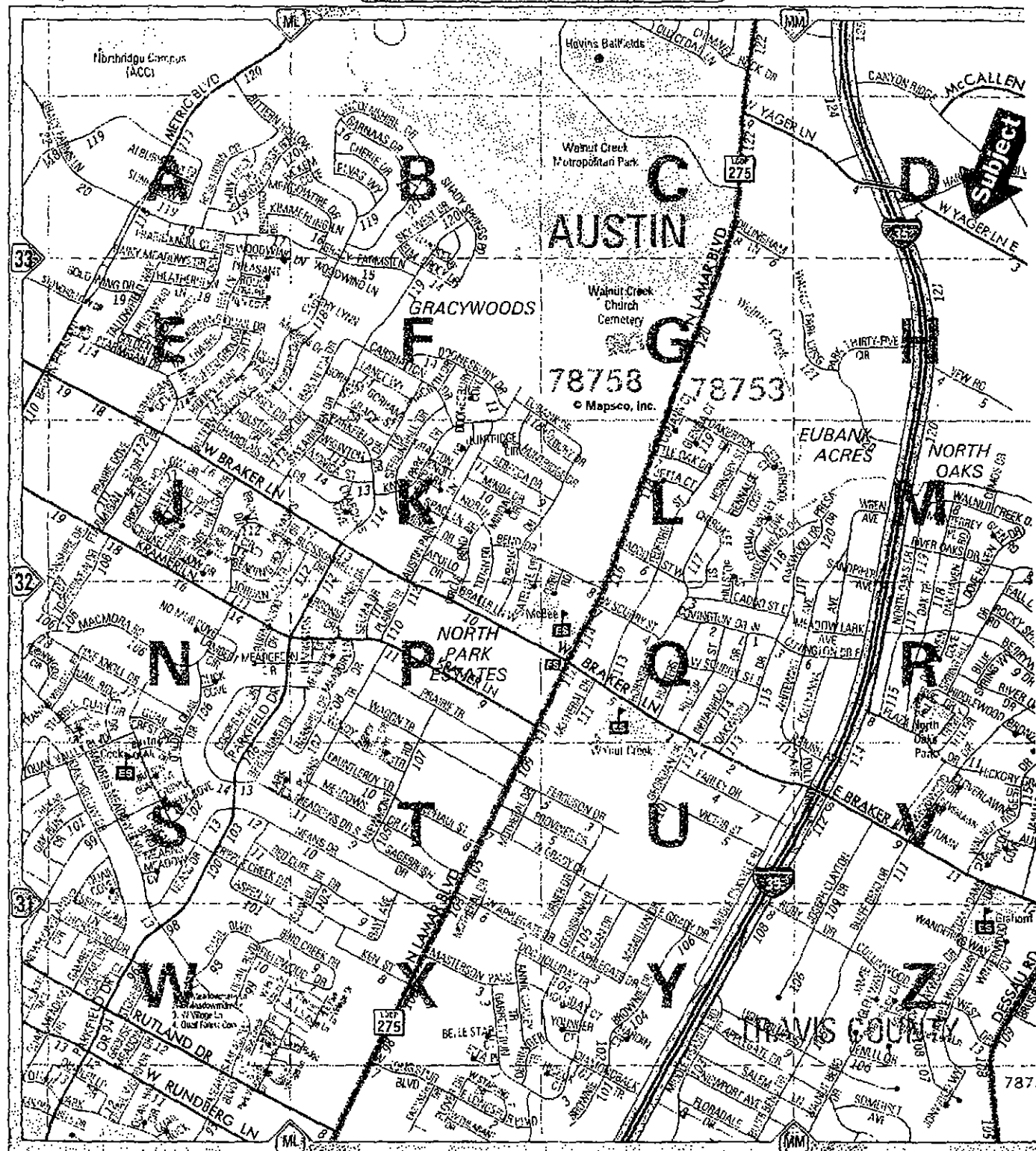


5508 WEST HIGHWAY 290
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(512) 447-0576
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH TO ACCOMPANY
R-O-W DEDICATION
FIELDNOTE No. 0710R4



CONTINUED ON MAP 496



CONTINUED ON MAP 495

CONTINUED ON MAP 526

CONTINUED ON MAP 497



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RECOMMENDED FOR DISAPPROVAL. City Staff: David Wahlgren, 974-6455.

- 20o. C8-04-0082.0A - PIONEER CROSSING WEST SECTION 3, AMENDED PLAT, by: Pioneer Austin Development (Ralph Reed), Langaro & Clarke, Inc. (Alex Clarke), Dessau Rd. and E. Braker Ln. (Walnut Creek). **RECOMMENDED FOR DISAPPROVAL.** City Staff: David Wahlgren, 974-6455.

20a; DISAPPROVED BY CONSENT. [J.M; J.G 2ND] (8-0-1) K.J – ABSTAINED

20b-o; DISAPPROVED BY CONSENT. [J.M; J.G 2ND] (9-0)

STREET VACATION

21. C10v-04-09 – F# 7455-0009; Vacation of a portion of the street right-of-way at the 200 – 300 block of West Yager Lane. **RECOMMENDED.** City Staff: Chris Muraida, 974-7191.

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.

[J.M- J.G 2ND] (9-0)

C. OTHER BUSINESS

ITEMS FROM THE COMMISSION

AFTER THE MEETING WAS ADJOURNED; COMMISSIONER WHALEY AND COMMISSION BAKER REQUESTED TO PUT ITEM #13 ON THIS AGENDA, SPC-04-0002A, BACK ON THE JUNE 29, 2004, AGENDA FOR RESCINDING AND RECONSIDERATION AND HAVE THIS ITEM PUT ON THE JULY 20, 2004, ZAP AGENDA.

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Ron Menard, Watershed Protection & Development Review Department, at 974-2384, for information, text phone users route through Relay Texas at (800) 735-2989.

MINUTES

**URBAN TRANSPORTATION COMMISSION
MONDAY, JULY 19, 2004; 6:00 P.M.
505 BARTON SPRINGS ROAD, ONE TEXAS CENTER
8TH FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

Michelle Brinkman
Rodney Ahart
Andrew W. Clements
Patrick Goetz
Dan Rozycki
Greg Sapire
Carl H. Tepper

MEMBERS ABSENT:

Dana Lockler
Michael Dahmus

**TRANSPORTATION, PLANNING AND
SUSTAINABILITY STAFF PRESENT:**

Richard Kroger
Leanne Ehsai

Ms. Brinkman opened the Urban Transportation Commission meeting at 6:08 p.m. She introduced the new member of the Commission, Mr. Rodney Ahart.

A. CITIZEN COMMUNICATIONS

There were no citizens wishing to speak.

**B. F#7455-0009 VACATION OF A PORTION OF THE STREET RIGHT-OF-WAY AT
THE 200-300 BLOCK OF WEST YAGER LANE**

Mr. Paul Juarez, representing the Quentin Corporation who has owned the property for over a decade, gave a brief presentation. He showed the current roadway and the proposed changes. He stated the Texas Department of Transportation (TxDOT) has had a new interchange on the Planning Board for about ten years, a six lane divided arterial. Quentin Corp. has negotiated with Travis County for about four years to get this vacation and the new roadways built. He stated the applicant will be donating and constructing one of the roadways, and donating the underlying fee for the other roadway and giving TxDOT construction dollars for the connection. In return his client is asking for the vacation of another portion of the roadway, but not until the other two roadways are constructed and have been accepted by the city and TxDOT.

Mr. Juarez stated part of the roadway is owned by Travis County and the reason it is coming before this commission is they have agreed to give it to the City of Austin contingent upon the City of Austin agreeing to exchange it for the portion his client wants. The agreement with Travis County was made about a year and a half ago.

Motion by: Carl H. Tepper
Seconded by: Dan Rozycki

Motion: To approve the vacation as presented.

Ayes: Brinkman/Clements/Goetz/Rozycki/Sapire/Tepper
Nays: None
Abstain: Ahart
Absent: Lockler/Dahmus

C. F#8022-0402 VACATION OF A PORTION OF THE STREET RIGHT-OF-WAY AT THE 1400 BLOCK OF EDGECLIFF STREET

Mr. Jim Bennett, a representative for Streets Development LTD, presented the vacation request. He stated the roadway is unimproved, one portion was vacated in 1955 and another portion in 1961. His client owns all the properties adjacent to the roadway. Mr. Bennett stated they have gone before City Council for a zoning change, and the plans are for the future development of mid-rise multi-family housing.

Mr. Bennett stated his client will donate the rear 25 feet of property by the lake to the Parks and Recreation Department for a Hike and Bike trail.

Motion by: Carl H. Tepper
Seconded by: Greg Sapire

Motion: To approve the vacation as presented.

Ayes: Brinkman/Clements/Goetz/Rozycki/Sapire/Tepper
Nays: None
Abstain: Ahart
Absent: Lockler/Dahmus

D. F#8061-0405 VACATION OF A PORTION OF UNIVERSITY AVENUE (2900 BLOCK)

Mr. Larry Foster, with Austin Presbyterian Theological Seminary, described this vacation request. He showed a map of the property, and stated the plans came from the North University Neighborhood Association (NUNA). The two have been working together for a number of years as NUNA put this campus area massive rezoning vision together. The Seminary also has planned in the very near future, probably in the next two years, to re-do the old residential housing area and when they redo the housing, they would like to move the housing away from the bike and pedestrian path that will be lit 24 hours a day.