



## Recommendation for Action

**File #:** 21-1057, **Agenda Item #:** 12.

1/27/2021

### Posting Language

Approve an ordinance vacating two tracts of right-of-way locally known as part of Samsung Boulevard totaling approximately 11.06 acres, the first tract being approximately 4.645 acres and the second tract being approximately 6.415 acres, both tracts being located south of Parmer Lane, north of the platted but unconstructed East Braker Lane, east of the property locally known as 12100 Samsung Boulevard, and west of Yager Lane, to Samsung Austin Semiconductor, LLC.

### Lead Department

Development Services Department

### Fiscal Note

This item has no fiscal impact.

### For More Information:

Mashell Smith, Development Services Department, (512) 974-7079;  
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### Council Committee, Boards and Commission Action:

December 8, 2020 - Approved by Urban Transportation Commission on a 7-0 vote. Commissioners Leyton, Davis, Reyna and Wilfley absent.

December 22, 2020 - Approved by the Planning Commission on a 11-0 vote. Commissioner Shieh absent.

### Additional Backup Information:

As part of a request by the abutting property owner, Samsung Austin Semiconductor, LLC (SAS), to relocate Samsung Boulevard to the eastern edge of their current property holdings, SAS requests two joint street vacations totaling approximately 11.06 acres, locally known as Samsung Boulevard. Tract 1 (4.645 acres), known locally as 12100 Samsung Boulevard situated in the Mariquita Castro Survey No. 50, Abstract 513 in Travis County, Texas and the Lucas Munos Survey No. 55, Abstract No. 513 in Travis County, Texas to Jourdan Crossing Phase C, Section 2. Tract 2 (6.415 acres), known locally as 11910 ½ Samsung Boulevard situated in the Lucas Munos Survey No. 55, Abstract No. 513 in Travis County, Texas to Pioneer Crossing East Section One, Samsung Boulevard. Staff has included an exhibit as part of the backup that provides an overview of the area and location of the existing Samsung Boulevard right of way to be vacated and location of the proposed relocated roadway.

All affected City departments and utility franchise holders have reviewed the right of way vacation requests and recommend approval subject to retaining a public utility easement and public access easement until existing public facilities have been moved, and the new proposed roadway has been completed, approved and accepted by the City of Austin. The public utility easement to be retained as part of the right of way vacation will envelop the entire vacation tracts as described in Exhibit A and Exhibit B. The public access easement to be retained as part of the right of way vacation will envelop the full vacation tracts at the northern intersection with Parmer Lane and will transition to encompass the eastern half of the right of way as described in Exhibit C and Exhibit D. Following consideration by Council the public access easement will encompass the entire

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vacated right of way as described in Exhibits A and B until the applicant has installed appropriate traffic control measures acceptable to the City of Austin to transition the traffic patterns on Samsung Boulevard to utilize the eastern two lanes south of Parmer Lane. Upon acceptance of the installed traffic control measures by the City of Austin, the City will execute a modification of the public access easement to retain only the easement as described in Exhibit C and D. The Development Services Department has reviewed the request to retain a narrower access public easement width and is in support of the request.

Samsung Austin Semiconductor, LLC will dedicate 14.211 acres for a new street to be constructed along their current eastern property holdings. Following approval by Council, the dedication of the new proposed right of way will be recorded simultaneously with the ordinance and the Deed Without Warranty. The schedule provided by SAS indicates an estimated completion of the relocated Samsung Boulevard in 2023. Following construction and final acceptance of the new street SAS proposes to vacate the retained public access easements and permanently close the vacated Right of Way to public vehicular access.

Property owners within 300 feet of the vacation tract and registered neighborhood associations were notified via mailed notice on December 3, 2020. 109 objections were received by the Development Services Department from the neighboring subdivision. Representatives of the abutting owners and applicant met with the neighborhood HOA on December 14, 2020, and sent follow-up emails to everyone with objections on December 18, 2020. At the Planning Commission meeting on December 22 which followed the meeting with SAS and the neighborhood HOA, no speakers registered in opposition and written objections were provided to the commission.

The total appraised market value for the entire 11.06 acres is Five Hundred and Twenty-Eight Thousand One Hundred and Forty-Two Dollars (\$528,142). The appraised market value of the future dedicated right of way is Eight Hundred and Ninety-One Thousand Four Hundred and Twelve Dollars (\$891,412).

**Strategic Outcome(s):**

Government that Works for All