

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council

Item ID:

43399

Agenda Number

16.

Meeting Date:

April 23, 2015

Department:

Office of Real Estate Services

Subject

Approve an ordinance authorizing the negotiation and execution of all documents and instruments necessary or desirable to purchase in fee simple the property located at 11701 Charing Cross Road, in the Barrington Oaks Subdivision, from Dolores Firth and Rodney Firth, in an amount not to exceed \$328,000, subject to the guidelines of the Uniform Relocation Assistance and Real Property Acquisition Policy Act and waiving the requirements of City Code Chapter 14-3 (District 10).

Amount and Source of Funding

Funding is available in the Fiscal Year 2014-2015 Capital Budget of the Watershed Protection Department.

Fiscal Note

A fiscal note is attached.

Purchasing
Language:

Prior Council
Action:

For More
Information:

Jorge Morales, Watershed Protection Department, (512) 974-3345; Mapi Vigil, Watershed Protection Department, (512) 974-3384; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Amanda Glasscock, Office of Real Estate Services, (512) 974-7173.

Boards and
Commission
Action:

MBE / WBE:

Related Items:

Additional Backup Information

The Watershed Protection Department, in its mission to protect lives, property, and the environment of our community, has identified in its Capital Improvement Program Plan the need to acquire 11701 Charing Cross Road, in Austin, Travis County, Texas, located in the Barrington Oaks Subdivision. This property, located entirely in Council District 10, is within the Bull Creek Watershed and is subject to recurring localized flooding. This acquisition is voluntary in nature and the property owners will be offered the fair market value for their home, as determined by a third-party independent appraisal, in the amount of \$295,000. The City will also pay closing costs, relocation payments, and replacement housing payments associated with this acquisition in addition to the fair market value of the home in a total amount not to exceed \$328,000.

The 11701 Charing Cross property has experienced serious flooding on multiple occasions. The homeowners reported house flooding in 1981, 1982, 1994, 2010, and 2013. Flooding inside the residence ranged from one to three feet during the September 2010 storm event. Flood levels due to Tropical Storm Hermine in 2010 were estimated to be near the theoretical 100-year flood level in the area of the house. Most recently, the house at 11701 Charing Cross Road flooded during the storm event on October 30 – 31, 2013. The depth of water in the house at 11701 Charing Cross Road was reported to have been two feet during the October 2013 storm event.

This home and four others were built in an area that is lower in elevation than surrounding properties, which causes flooding due to excess stormwater runoff flowing towards the homes and collecting at their location. A project to entirely remove the risk of flooding from a 100-year storm event would require expensive, large-scale structural solutions. The most cost-effective, long-term solution recommended is to buy this house and up to four others.