

AGENDA



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	53999	Agenda Number	72.
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Meeting Date:	January 28, 2016
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Department:	Office of Real Estate Services
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Subject

Approve a resolution authorizing the filing of eminent domain proceedings for the Onion Creek Floodplain Buyout Program Project for the fee simple acquisition of Lot 40, Block K, Yarrabee Bend Section 4, according to the map or plat thereof, recorded in Volume 77, Page 131, Plat Records, Travis County, Texas, and as corrected by Affidavit recorded in Volume 7093, Page 207, Deed Records, Travis County, Texas, in the amount of \$140,000. The owner of the needed property interest is Martha D. Alvarado. The property is located entirely in District 2, at 7102 Firefly Drive, Austin, Texas 78744-6552. The general route covered by this project includes the area along Lower Onion Creek, in the Onion Creek Forest, Onion Creek Plantation and Yarrabee Bend neighborhoods, near the intersection of South Pleasant Valley Road and East William Cannon Drive, in Austin, Travis County, Texas (District 2).

Amount and Source of Funding

Funding is available in the Fiscal Year 2015-2016 Capital Budget of the Watershed Protection Department.

Fiscal Note

A fiscal note is attached.

Purchasing Language:	
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Prior Council Action:	August 28, 2014 – Council approved the execution of a Project Partnership Agreement between the United States Army Corps of Engineers (USACE) and the City. November 20, 2008 – Council approved Resolution No. 20081120-013, authorizing acquisitions and relocation in the USACE study area.
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For More Information:	Mapi Vigil, Watershed Protection Department, (512) 974-3384; Pam Kearfott, Watershed Protection Department, (512) 974-3361; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Amanda Glasscock, Office of Real Estate Services, (512) 974-7173.
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Boards and Commission Action:	
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

The Watershed Protection Department has partnered with USACE since 1999 to find solutions to flooding in the Onion Creek watershed. The joint study recommended a project to buy out homes in the 25-year floodplain within the Onion Creek Forest, Onion Creek Plantation and Yarrabee Bend neighborhoods. The study selected the homes due to their high risk of flooding. These neighborhoods were temporarily evacuated in 1998, 2001, 2013 and again in October 2013.

At the time of the Halloween Flood of 2015, the City had already purchased 457 homes located in the USACE study buyout area utilizing funds mostly from the Federal Emergency Management Agency (FEMA), drainage utility fees and the 2006 bond program.

Council authorized acquisition and relocation of several properties in the project area including this subject property on November 20, 2008. Authorization to acquire properties through condemnation proceedings was not included in the prior request.

The Onion Creek Floodplain Buyout Program Project requires the fee simple title acquisition of Lot 40, Block K, Yarrabee Bend Section 4, according to the map or plat thereof, recorded in Volume 77, Page 131, Plat Records, Travis County, Texas, and as corrected by Affidavit recorded in Volume 7093, Page 207, Deed Records, Travis County, Texas, and locally known as 7102 Firefly Drive, for flood damage reduction features, ecosystem reduction features and recreation features, as defined in the Project Partnership Agreement between the Department of the Army and the City of Austin, Texas for the construction of the Lower Colorado River Basin Phase I, Texas Onion Creek Watershed, Onion Creek Forrest/Yarrabee Bend project, as authorized by Section 1001(43) of the Water Resource Development Act of 2007, Public Law 110-114.

The City of Austin has attempted to purchase the needed property. The City and the property owner were unable to agree on the value of the needed acquisition. The Law Department is requesting authorization to file an action in eminent domain on behalf of the City of Austin.