

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council - Commissioners Court Meeting		Item ID:	34239	Agenda Number	98.
Meeting Date:	August 28, 2014				
Department:	Office of Real Estate Services				
Subject					
Approve a resolution authorizing the filing of eminent domain proceedings for the Miscellaneous Water Rehabilitation 2009-10 Phase II Project for approximately 5,550 square feet for permanent waterline easements; approximately 16,546 square feet for temporary workspace easements; and approximately 977 square feet for a permanent waterline easement; said permanent waterline easements being situated across 10 tracts of land containing 0.127 acres (5,550 square feet) of land; said temporary workspace easements being situated across 2 tracts of land containing 0.380 acre (16,546 square feet) of land; and said permanent waterline easement being situated across a tract of land containing 0.022 acre (977 square feet) of land; all easements being situated in the James P. Wallace Abstract No. 57 in Travis County, Texas and being out of Lot A, Capital Plaza Subdivision, a Subdivision of record in Volume 19, Page 1 of the Plat Records of Travis County, Texas in the amount of \$96,312. The owner of the needed property interests is CAPITAL/HIGHWAY 35, LTD. The property is located at 5407 North Interstate Highway 35, in Austin, Travis County, Texas 78723. The general route covered by this project will include the following areas: Sweet Briar Avenue from Berkman Drive to Dunbury Drive; Dunbury Drive from Sweet Briar Avenue to Briarcliff Boulevard; Dunbury Drive from Briarcliff Boulevard to Chatham Avenue; Chatham Avenue from Dunbury Drive to Berkman Drive; Capital Plaza Rear Parking Lot at Cameron Road from Larkwood Drive to Corona Drive; Northridge Drive from Berkman Drive to Delwood Drive; Westminster Drive from Northridge Drive to Rogge Lane; Loyola Lane from Creighton Lane to Drexel Drive; Arnold Drive from Northeast Drive to Carol Ann Drive; Glencrest Drive from Belfast Drive to Berkman Drive; Glencrest Drive from Cameron Road to Belfast Drive; and Brookside Drive from Wheless Lane to Glencrest Drive.					
Amount and Source of Funding					
Funding is available in the Fiscal Year 2013-2014 Capital Budget of the Austin Water Utility Department.					
Fiscal Note					
A fiscal note is attached.					
Purchasing Language:					
Prior Council Action:					
For More Information:	Jim Steed, Public Works Department, (512) 974-1163; Dedurie Kirk, Austin Water Utility, (512) 972-1062; 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	
<p>The Miscellaneous Water Rehabilitation 2009-10 Phase II Project will replace approximately 7,788 linear feet from 16 water mains varying from 6 inches to 12 inches in diameter, including fire hydrants, valves and water services. The general route covered by this project will include the following areas: Sweet Briar Avenue from Berkman Drive to Dunbury Drive; Dunbury Drive from Sweet Briar Avenue to Briarcliff Boulevard; Dunbury Drive from Briarcliff Boulevard to Chatham Avenue; Chatham Avenue from Dunbury Drive to Berkman Drive; Capital Plaza Rear Parking Lot at Cameron Road from Larkwood Drive to Corona Drive; Northridge Drive from Berkman Drive to Delwood Drive; Westminster Drive from Northridge Drive to Rogge Lane; Loyola Lane from Creighton Lane to Drexel Drive; Arnold Drive from Northeast Drive to Carol Ann Drive; Glencrest Drive from Belfast Drive to Berkman Drive; Glencrest Drive from Cameron Road to Belfast Drive; and Brookside Drive from Wheless Lane to Glencrest Drive.</p> <p>The specific route of this project along Capital Plaza Rear Parking Lot at Cameron Road from Larkwood Drive to Corona Drive involved replacing an older water line located in the back parking lot of a commercial retail strip center owned by Capital/Highway 35, Ltd. The aged water line has had frequent breaks in the past and replacing the line was essential for the guarantee of future, uninterrupted water service. The easements being acquired will also include the area where the water meters and stub outs from the water line exist at the back of the retail strip center building.</p> <p>The Miscellaneous Water Rehabilitation 2009-10 Phase II Project requires the acquisition of permanent waterline easements and temporary workspace easements at the property located at 5407 North Interstate Highway 35, in Austin, Travis County, Texas 78723. The owner of the needed acquisition granted a right of entry and possession for construction. Construction is now complete on this specific portion of the project and acquisition of these easements is required.</p> <p>The City of Austin has attempted to purchase the needed easements. The property owner was unable to obtain the tenant acknowledgements as required in the acquisition of these easements. The Law Department is requesting authorization to file an action in eminent domain on behalf of the City of Austin.</p>	