A U S T I N C I T Y C O U N C I L

AGENDA

Recommendation for Council Action (Real Estate)

Austin City Council	**Item ID:**	41500	**Agenda Number**	40.

Meeting Date:	March 26, 2015
Department:	Office of Real Estate Services

Subject

Approve a resolution authorizing the filing of eminent domain proceedings for the Springdale/290 Improvements Project for approximately 4,814 square feet of land for a permanent waterline easement, situated in the Howell T. Davis Survey No. 30, Abstract No. 214 in Travis County, Texas, out of a called 1.796 acre tract of land conveyed to Jimmy Nassour, Trustee, by Warranty Deed recorded in Document No. 2010046853 of the Official Public Records of Travis County, Texas, in the total amount of $539. The owner of the needed property interests is Jimmy Nassour, Trustee. The property is a vacant lot located entirely in District 1, off US 290 East, between Springdale Road and Chimney Hill Boulevard, in the City of Austin, Travis County, Texas. The general route covered by this project includes the Chimney Hill Subdivision and the Walnut Trace Subdivision on either side of Springdale Road, in Austin, Travis County, Texas.

Amount and Source of Funding

Funding is available in the Fiscal Year 2014-2015 Capital Budget of the Austin Water Utility Department.

Fiscal Note

A fiscal note is attached.

Purchasing Language:	
Prior Council Action:	
For More Information:	Brenda Baker, Public Works Department, (512) 974-1175; Janet Atkinson, Austin Water Utility, (512) 972-1064; 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 Springdale/290 Improvements Project requires the acquisition of approximately 4,814 square feet (0.111-acre) of land for a permanent waterline easement across a portion of vacant property located entirely in District 1, off US 290 East, between Springdale Road and Chimney Hill Boulevard, in the City of Austin, Travis County, Texas.

This project was designed to reduce very high water pressures in the area along and adjacent to US 290 and in the Springdale Road area. This includes the Chimney Hill Subdivision and the Walnut Trace Subdivision on either side of Springdale Road. In addition, the project will improve waterline reliability and replace undersized and aged facilities in the neighborhood. The project will construct two system pressure reducing valve stations to serve the entire area. Construction will entail 8,000 linear feet of 8-inch polyvinyl chloride (PVC) pipe, 300 linear feet of 12-inch PVC pipe, 7,000 linear feet of 16-inch PVC pipe for a total of approximately 15,300 linear feet of new water pipe. This will include all appurtenances.

The City of Austin has attempted to purchase the needed easement. 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.