

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	41581	Agenda Number	41.
Meeting Date:	March 26, 2015			
Department:	Office of Real Estate Services			
Subject				
Approve a resolution authorizing the filing of eminent domain proceedings for the University Hills Branch Library Parking Lot Expansion Project for approximately 22,147 square feet of land for a public parking lot, out of Lot 1A, The Bluffs of University Hills, Resubdivision of Lots 1 and 2, Block A, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 84, Page 43D, Plat Records of Travis County, Texas, conveyed to SAFA Trading Establishment, Inc. by Special Warranty Deed recorded in Volume 12932, Page 1629 of the Real Property Records of Travis County, Texas, in the amount of \$155,000. The owner of the needed property interests is SAFA TRADING ESTABLISHMENT, INC. The property is located entirely in District 1, at 4601 Loyola Lane, in Austin, Travis County, Texas 78723. The general route covered by this project includes the University Hills Branch Library area, located on a portion of Loyola Lane, between Manor Road and Ed Bluestein Boulevard (United States Highway 183).				
Amount and Source of Funding				
Funding is available in the Fiscal Year 2014-2015 Capital Budget of the Austin Public Library Department.				
Fiscal Note				
A fiscal note is attached.				
Purchasing Language:				
Prior Council Action:				
For More Information:	Crystal Pirone, Austin Public Library, (512) 974-7274; John Gillum, Austin Public Library, (512) 974-7495; 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 University Hills Branch Library is located on a busy commercial/residential portion of Loyola Lane, between Manor Road and Ed Bluestein Boulevard (United States Highway 183). Loyola Lane is recognized in the Imagine Austin Plan as an activity corridor where an increasing density of people, jobs, businesses and services will be located.</p> <p>The University Hills Branch Library Parking Lot Expansion Project requires the fee simple title acquisition of approximately 22,147 square feet (0.508-acre) of land for a parking lot area across a portion of the property located at 4601 Loyola Lane, in Austin, Travis County, Texas.</p> <p>The original parking lot provided during the 1985 construction of the University Hills Branch Library is proving inadequate for the use the growing community is now making of the facility. This project will provide for the land acquisition, design and construction of additional parking at the University Hills Branch Library in east Austin, locally known as 4721 Loyola Lane, in Austin, Travis County, Texas.</p> <p>The work of this project comprises the construction of new asphalt, approximate 25 parking space parking lot expansion at the existing University Hills Branch Library. Work will include but not be limited to demolition of existing structures and pavement, installation of erosion/sedimentation control and tree protection fencing, construction of asphalt/concrete parking area, construction of a concrete water quality pond, construction of associated walkways, installation of landscaping and lighting, installation of parking lot signage and installation of fencing.</p> <p>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.</p>	