



Recommendation for Action

File #: 20-3657, **Agenda Item #:** 37.

12/10/2020

Posting Language

Approve an ordinance authorizing the negotiation and execution of all documents and instruments necessary or desirable to grant a 18,865 sq. ft. access easement on a portion of a 0.598 acre tract of land conveyed to the City of Austin in Volume 12550, Page 1002 of the Real Property Records of Travis County, Texas, and a portion of Lot 1, Braker at Burnet, Section Four, Recorded in Volume 89, Page 37 Plat Records of Travis County, Texas, and a 43,158 sq. ft. wastewater easement and 14,525 sq. ft. access easement on portions of Lot 1, Braker at Burnet, Section Four, recorded in Volume 89, Page 37, located at 10414 McKalla Place, Austin, Texas to Capella Capital Partners, Ltd.

Lead Department

Office of Real Estate Services.

Fiscal Note

This item has no fiscal impact.

For More Information:

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Additional Backup Information:

Capella Capital Partners, Ltd., is designing a 19-story office tower upon the property they own at 10615 Burnet Rd. Their site is immediately adjacent to 10414 McKalla Place, a City-owned property and future site of the Austin FC soccer stadium. Capella Capital Partners, Ltd. has identified the need to extend wastewater service to their site as well as establish controlled access driveways to their property. Due to site constraints and the location of existing utility lines, the wastewater service and controlled access driveways necessarily need to cross 10414 McKalla Place. To accommodate the driveways and wastewater service, two access easements (18,865 sq. ft.) and 14,525 sq. ft.) one wastewater easement (43,158 sq. ft.) will need to be established on 10414 McKalla Place. The proposed wastewater improvements are sized to serve the needs of the project and will conform to all City code requirements. These improvements will be designed in accordance with the City's Environmental Criteria Manual and Utilities Criteria Manual and will be inspected by the City's Development Services Department. Capella Capital Partners, Ltd will construct all required improvements at their cost and dedicate the facilities to the city for ownership, operation, and maintenance. All City fees are applicable to the provision of wastewater service including capital recovery fees. Austin Water has evaluated Capella Capital Partners, Ltd s' request for City wastewater service and can provide centralized wastewater service as proposed in SP2018-0546C.

The City engaged a third-party independent appraisal consultant to establish the fair market value of the proposed easements. The total appraised value for the proposed wastewater line easement is \$169,331 and the total appraised value for the two proposed access easements is \$536,541. Capella Capital Partners, Ltd will pay the appraised values prior to execution of the easements. In addition, Capella Capital Partners, Ltd., will reimburse the City for the cost of the appraisal.

Strategic Outcome(s):

Health and Environment.