



City of Austin

Recommendation for Action

File #: 25-1340, **Agenda Item #:** 124.

7/24/2025

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Texas Department of Transportation Interstate Highway 35 Central Water/Wastewater Relocation Project for the public use of water and wastewater line relocation, requiring the acquisition of a wastewater easement, in two parts, consisting of 0.228 acre (9,921 square feet) of one acre of land, more or less, out of and a part of the Santiago Del Valle Survey, Abstract No. 24 in Travis County, Texas, being a portion of Tract A, Teague Buda Subdivision No. One recorded in Volume 75, Page 375, Plat Records of Travis County, Texas, said tract conveyed to Aberfeldy Properties, Inc., by deed filed for record on January 16, 2015, in Document No. 2015007175 of the Official Public Records of Travis County, Texas, said 0.228 acre (9,921 square feet) of one acre of land being more particularly described in two (2) parts, and the acquisition of a temporary working space easement consisting of 0.2719 of one acre (11,842 square feet) of land, more or less, comprised of 0.1517 of one acre, being temporary workspace easements (TWSE) described in four (4) parts, and 0.1202 of one acre, being a temporary access easement (TAE), out of and a part of the Santiago Del Valle Survey, Abstract No. 24, in Travis County Texas, being a portion of the tract conveyed to Aberfeldy Properties, Inc., by deed filed for record on January 16, 2015, recorded in Document No. 2015007175 of the Official Public Records of Travis County, Texas and described as Tract A, Teague Buda Subdivision No. One, of record in Volume 75, Page 375, of the Plat Records of Travis County, Texas, currently appraised at \$553,208 and subject to an increase in value based on updated appraisals, a Special Commissioner's award, negotiated settlement, or judgment. The owner of the needed property is Aberfeldy Properties, Inc. The property is located at 1524 South Interstate Highway 35, Austin, Texas 78704. The general route of the project is Interstate Highway 35 Frontage Road from Holly Street to Texas State Highway 71/Ben White Boulevard. Funding: \$553,208 is available in the Capital Budget of Austin Water.

Lead Department

Financial Services Department.

Fiscal Note

Funding is available in the Capital Budget of Austin Water.

For More Information:

Michael Gates, Financial Services Department, 512-974-5639; Brandon Williamson, Financial Services Department, 512-974-5666; Adewale Odufuye, Capital Delivery Services, 512-974-7119.

Additional Backup Information:

The Texas Department of Transportation (TxDOT) Interstate 35 (I-35) Capital Express Central Roadway Project requires relocation of approximately 34,800 linear feet of water and wastewater lines and appurtenances out of the expanded TxDOT right-of-way along I-35. The general route of this project is the I-35 frontage from Holly Street to State Highway 71/Ben White Boulevard.

The City has attempted to purchase the needed property at 1524 South I-35, Austin, Texas 78704. The City and the property owner have been 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, and to authorize the City to pay for the property interest in an amount determined by the appraisal, updated appraisal

(s), a Special Commissioners' award, negotiated settlement, or judgment.