



City of Austin

Recommendation for Action

File #: 26-2159, **Agenda Item #:** 83.

8/27/2026

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for Austin Parks and Recreation McKinney Mill Project for the public use and preservation of the historically designated McKinney Mill site and for the long-range extension of the Ann and Roy Butler hike and bike trail along the Colorado River, requiring a fee simple acquisition consisting of an 18.468 acre tract of land situated in the Santiago Del Valle Survey, Abstract No. 24, City of Austin, Travis County, Texas, and being out of a called 6.626 acre tract described in a Special Warranty Deed to TPS Parking Austin Two, LLC recorded in Document No. 2016003642, Official Public Records, Travis County, Texas, and being out a called 17.44 acre tract, designated "Tract 2", described in a Special Warranty Deed to TPS Parking Austin Two, LLC recorded in Document No. 2015182420, Official Public Records Travis County, Texas, and being all of a called 1.1 acre tract, designated "Tract 1", recorded in said Document No. 2015182420, and being Lots 17, 18, and 19, Glenbrook Addition, Section Two, recorded in Vol. 5, Pg. 66, Plat Records, Travis County, Texas, designated "Tract 2" as described in a Special Warranty Deed to TPS Parking Austin Two, LLC in Document No. 2015182421, Official Public Records, Travis County, Texas, and being Lot 23, Glenbrook Addition, Section One, Volume 5, Page 30, Plat Records, Travis County, Texas, designated "Tract 1" as described in said Document No. 2015182421, currently appraised at \$1,137,976, subject to an increase in value based on updated appraisals or a Special Commissioner's award, negotiated settlement, or judgment. The owner of the needed property is TPS Parking Austin Two, LLC, a Delaware limited liability company. The property is located at Ellon Road, 2900 Ellon Road, 2905 Ellon Road, Terry Lane, 2904 Terry Lane, and 2935 East State Highway 71, Del Valle, Texas 78617. The general route of the project runs between East Highway 71 and the Colorado River, across from Austin-Bergstrom International Airport. Funding: \$1,137,976 is available in the Capital Budget of Austin Parks and Recreation.

Lead Department

Austin Financial Services.

Fiscal Note

Funding is available in the Capital Budget of Austin Parks and Recreation.

For More Information:

Brandon Williamson, Austin Financial Services, 512-974-5666; Michael Gates, Austin Financial Services, 512-974-5639; Scott Grantham, Austin Parks and Recreation, 512-974-9457.

Additional Backup Information:

This proposed acquisition is for the public use and preservation of the historically designated McKinney Mill site and the future extension of the Ann and Roy Butler hike and bike trail along the Colorado River. The site contains a waterfall and several large remaining stones, marking the site of the McKinney Mill, a grist mill constructed in the 1800s by Thomas McKinney, the namesake of McKinney Falls and McKinney State Park. Historical records indicate that Thomas McKinney enslaved African Americans in the pre-Civil War era, and it is likely that enslaved labor contributed to the development and operation of the mill site. The acquisition of the site is an effort to preserve and acknowledge the labor and lives of the enslaved people connected to it.

The area is comprised of four complete parcels and a portion of a fifth parcel. There are currently no structures

on the property. Vehicular access is planned from Terry Lane, with additional pedestrian access via the existing sidewalk on the access road for East Highway 71. A large portion of the site is within the 25-year and 100-year floodplains. The general route of this project runs between East Highway 71 and the Colorado River, across from Austin-Bergstrom International Airport.

The City has attempted to purchase the needed property at Ellon Road, 2900 Ellon Road, 2905 Ellon Road, Terry Lane, 2904 Terry Lane, and 2935 East State Highway 71, Del Valle, Texas, 78617. The City and the property owner have been unable to agree on the value of the needed acquisition. The Austin City Attorney's Office 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.