



City of Austin

Recommendation for Action

File #: 25-0843, **Agenda Item #:** 59.

5/22/2025

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Williamson Creek Interceptor Project for the public use of replacing and maintaining a wastewater tunnel to increase capacity for future growth in the Williamson Creek basin, requiring the acquisition of an access easement consisting of a 0.22 acre (9,463 square foot) tract or parcel of land out of the Santiago Del Valle Grant, Abstract No. 24, situated in the City of Austin, Travis County, Texas, and being a portion of Lot 1A of the Amended Plat of Lots 1 and 2, Block A, Ogden Farms Subdivision amended, a subdivision recorded as Document Number 201600308 of the Official Public Records of Travis County, Texas, said Lot 1A being all of Lot 1 and 2, Block A of Ogden Farms amended, a subdivision of record in Volume 98, Page 27 & 28 of the Plat Records of Travis County, Texas, said Lots 1 and 2, Block A being conveyed to HAG RE CDT, LLC, by that Special Warranty Deed of Record in Document Number 2015090966 of said Official Public Records, the said 0.22 acre (9,463 square foot) tract of land; and requiring the acquisition of a Sidewalk, Trail, and Recreational Easement (STARE) consisting of two (2) tracts of land; each of said two (2) tracts of land being out of the Santiago Del Valle Survey, Abstract No. 24, situated in the City of Austin, Travis County, Texas; and being a portion of Lot 1A of the Amended Plat of Lots 1 and 2, Block A, Ogden Farm Subdivision amended, a subdivision recorded as Document Number 201600308 of the Official Public Records of Travis County, Texas, said Lot 1A being all of Lot 1 and 2, Block A of Ogden Farms Amended, a subdivision of record in Volume 98, Page 27 & 28 of the Plat Records of Travis County, Texas, said Lots 1 and 2, Block A being conveyed to HAG RE CDT, LLC, by that Special Warranty Deed of Record in Document Number 2015090966 of said Official Public Records, Tract 1 containing 0.67 of an acre (29,373 square feet) and Tract 2 containing 0.08 of an acre (3,432 square feet), said Tract 1 and Tract 2; the acquisitions currently appraised at \$386,509 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 HAG RE CDT, LLC, a Nevada limited liability company. The property is located at 5501 South Interstate Highway 35, Austin, Texas 78744. The general route of the project is along Williamson Creek, from South 1st Street to South Pleasant Valley Road. Funding: \$386,509 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

Brandon Williamson, Financial Services Department, 512-974-5666; Michael Gates, Financial Services Department, 512-974-5639; Craig McColloch, Capital Delivery Services Department, 512-974-2968; Kane Wei, Austin Water, 512-972-2050.

Additional Backup Information:

This property is required for the installation of a new gravity wastewater interceptor along and near Williamson Creek, from South 1st Street to South Pleasant Valley Road. The existing wastewater pipeline in Williamson Creek is reaching the end of its useful life and is projected to be nearing its capacity as growth continues in the area. This project is proposed to be funded in part by the Texas Water Development Board's Clean Water

State Revolving Fund and by Capital Improvement plan dollars.

The City has attempted to purchase the needed property at 5501 South Interstate Highway 35, Austin, Texas 78744. The City and 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.