



# City of Austin

## Recommendation for Action

**File #:** 24-6324, **Agenda Item #:** 72.

12/12/2024

### Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Loop 360 Overlook Project for the public use of providing public parking, and acquiring a sidewalk, trail, and recreational easement for the Parks and Recreation Department's trail expansion, requiring the acquisition of approximately 1.110 acres (48,347 square feet) of fee simple property and approximately 0.3648 acres (15,889 square feet) of sidewalk, trail, and recreational easement, being out of and a portion of the James Jett Survey No. 1, Abstract No. 437, Travis County, Texas, being a portion of Lot 3, Hidden Valley Phase "A", a subdivision of record in Book 84, Pages 117D-118A, Plat Records, Travis County, Texas, currently appraised at \$167,186 subject to an increase in value based on updated appraisal(s) or a Special Commissioner's award. The owner of the needed property is 360 Overlook, LLC. The property is located at 5379 West Courtyard Drive, Austin, Texas 78730. The general route of the project is along the west side of North Capital of Texas Highway between Lake Austin and Courtyard Drive. Funding: Funding is available in the Capital Budgets of the Transportation and Public Works Department and the Parks and Recreation Department.

### Lead Department

Financial Services Department.

### Fiscal Note

Funding is available in the Capital Budget of the Transportation and Public Works Department.

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

### For More Information:

Michael Gates, Financial Services Department, 512-974-5639; Brandon Williamson, Financial Services Department, 512-974-5666; Fernando Cantero, Transportation and Public Works Department, 512-974-7240; Randy Scott, Parks and Recreation Department, 512-974-9484.

### Additional Backup Information:

This acquisition is in support of the Loop 360 Overlook Project of a fee simple tract along Courtyard Drive to provide a safe access to the Pennybacker Bridge Overlook. The acquisition is for an area to provide public parking, and the acquisition of a sidewalk, trail, and recreational easement for the Parks and Recreation Department's trail expansion. The general route of the project is along the west side of the N. Capital of Texas Highway, right of way between Lake Austin and Courtyard Drive.

The Loop 360 Overlook Project relates to the Texas Department of Transportation's Loop 360 Courtyard/RM222 Project improvements to the intersection at Courtyard Drive. The Loop 360 Courtyard/RM222 Project removes the traffic signal on the main lanes and replaces it with an underpass. The new intersection configuration will remove the shoulders where vehicles currently park to access the Pennybacker Bridge Overlook.

The City has attempted to purchase the needed property at 5379 West Courtyard Dr, Austin, Texas 78730. The City and property owner have been unable to agree on the value of the needed acquisition. The Law

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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), or a Special Commissioners' award.