



City of Austin

Recommendation for Action

File #: 25-0781, Agenda Item #: 113.

4/24/2025

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Interstate Highway 35 Central Water/Wastewater Relocation Project for the public use of water and wastewater improvements, requiring the acquisition of a water and wastewater easement consisting of 0.0070 (306 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 Lot 1, Oltorf Village South, a Subdivision of Record in Volume 82, Page 27 of the Plat Records of Travis County, Texas, said Lot 1 conveyed to Peers Holdings, LLC-R.S. 2700 S. Interstate Highway 35, by deed filed for record on July 3, 2023, recorded in Document No. 2023073837 of the Official Public Record of Travis County, Texas; currently appraised at \$12,852 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 Peers Holdings, LLC, R.S. 2700 S Interstate Highway 35. The property is located at 2700 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: \$12,852 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 24,100 linear feet of water lines and 10,700 linear feet of wastewater lines and appurtenances out of the expanded TxDOT right-of-way along I-35 from Holly Street to State Highway 71/Ben White Boulevard.

The City has attempted to purchase the needed property at 2700 South I-35, Austin, Texas 78704. 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.