



City of Austin

Recommendation for Action

File #: 25-2353, **Agenda Item #:** 60.

11/20/2025

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Lady Bird Lake CKT1015 Project in support of the Interstate Highway 35 (IH-35) Capital Express Lady Bird Lake Project for the public use of relocating various utility structures requiring the acquisition of permanent electric transmission and distribution easement consisting of 0.0191 of one acre (832 square foot) easement out of Outlot 55, Division "O", City of Austin, Travis County, Texas, being a portion of Lot 18, Block 2, Elm Grove, a subdivision of record in Book 2, Page 241, Plat Records, Travis County, Texas, said Lot 18 conveyed to 1106 Lambie, LLC by Cash General Warranty Deed dated November 25, 2013, as recorded in Document Number 2013213039, Official Public Records, Travis County, Texas, and by Declaration of Lambie Homes Condominiums dated May 19, 2015, as recorded in Document Number 2015079411, Official Public Records, Travis County, Texas; currently appraised at \$95,021 subject to an increase in value based on updated appraisal(s), Special Commissioner's award, negotiated settlement, or judgment. The owner of the property is the former Board of Directors of Lambie Homes Condominium Association (Michael William Vanman, Erik H. Pak, Andrew N. Harris, and Lambie Investment Group LLC). The property is located at 1106 Lambie Street, Austin, Texas 78702. The general route of the project is along I-35 from Holly Street to State Highway 71/Ben White Boulevard. Funding: \$95,021 is available in the Capital Budget of Austin Energy.

Lead Department

Austin Financial Services.

Fiscal Note

Funding is available in the Capital Budget of Austin Energy.

For More Information:

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Council Committee, Boards and Commission Action:

November 10, 2025 - To be reviewed by the Electric Utility Commission.

Additional Backup Information:

This proposed acquisition is required to relocate various structures along the existing Circuit 1015 to accommodate the Texas Department of Transportation's expansion of Interstate Highway 35 (I-35) as part of the I-35 Capital Express Lady Bird Lake program. The I-35 Capital Express Lady Bird Lake project runs along I-35 from Holly Street to State Highway 71/Ben White Blvd.

The City has attempted to purchase the needed property at 1106 Lambie Street, Austin, Texas 78702. 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.

The State of Texas will reimburse the City for the cost to acquire these property rights, pursuant to both the Standard Utility Agreement executed between the parties regarding the relocation of Circuit 1015 and the Settlement Agreement in Case No. C-1-PB-24-001200 in Travis County Probate Court No. 1, concerning the State's condemnation of the City's property at 1007 Lambie Street.