



City of Austin

Recommendation for Action

File #: 25-0589, **Agenda Item #:** 68.

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 Cap Ex South, CKT987 & 1031 Structure Relocation 2021 Project for the public use of relocating various structures along the existing circuits 926, 927, 987, and 988 requiring the acquisition of a Permanent Electric Transmission and Distribution Easement, consisting of a 0.1960 of one acre (8,539 square foot) easement consisting of two parts, and a Temporary Construction Easement, consisting of a 0.0164 of one acre (715 square foot) easement out of the William Cannon league Survey No.19, Abstract No.6, Travis County, Texas, being a portion of the remainder of Lot 2, "Block A", Oaks at Slaughter, a Subdivision recorded October 10, 2019, in Document No.201900203 Official Public Records, Travis County, Texas, that remainder of said lot 2 being a portion of the remainder of that tract described as 5.888 acres conveyed to SOCO 35 Retail, Ltd. by Special Warranty Deed dated August 15, 2016, as recorded in Document No. 2016133768 Official Public Records, Travis County, Texas. The property is currently appraised at \$544,860 and is 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 SOCO 35 Retail, LTD., a Texas limited partnership. The property is located at 127 East Ralph Ablanado Drive, Austin, Texas 78745. The general route of the project is along Interstate Highway 35 from Texas State Highway 71 South to State Highway 45. Funding: \$544,860 is available in the Capital Budget of Austin Energy.

Lead Department

Financial Services Department

Fiscal Note

Funding is available in the Capital Budget of Austin Energy.

For More Information

Michael Gates, Financial Services Department, 512-974-5639; Brandon Williamson, Financial Services Department, 512-974-5666; Amy Everhart, Austin Energy, Director, Local Government Issues (512) 322-6087; David Tomczyszyn, Austin Energy, VP Electric Systems Engineering and Technical Services, (512) 322-6821; Tina Little, Austin Energy, Director, Electric Systems and Shared Services, (512) 322-6396.

Council Committee, Boards and Commission Action

April 14, 2025 - To be reviewed by the Electric Utility Commission.

Additional Backup Information

The Texas Department of Transportation (TxDOT) Interstate 35 Capital Express Central Roadway Project requires the relocation of various structures along existing circuits 926/927, 987 and 988 to accommodate the expanded TxDOT right-of-way along IH-35 from Holly Street to State Highway 71/Ben White Boulevard to State Highway 45.

The City previously acquired a waterline easement across the same area through condemnation in 1986.

The City has attempted to purchase the needed property at 127 E. Ralph Ablanado Dr., Austin, Texas. 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), or a Special Commissioners' award, negotiated settlement, or judgment.