



City of Austin

Recommendation for Action

File #: 26-1627, **Agenda Item #:** 64.

5/28/2026

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for Austin Water's South First Street Reclaimed Water Main Project for the public use of completing a series of construction projects to reclaim a core loop through downtown to interconnect the reclaimed water system north and south of the Colorado River, requiring the acquisition of a temporary working space easement, consisting of 0.121 acre (5,280 square foot) tract or parcel of land out of the Issac Decker League, Survey Number 20, situated in the City of Austin, Travis County, Texas; and being a portion of Lots 3 and 4, Block 2 of D. W. Bouldin's addition to the City of Austin a subdivision found recorded in Volume 1, Page 78 of the Plat Records of Travis County, Texas, the said Lots 3 and 4, along with Lot 2, Block 2, having been conveyed to 1503 South 1st, LLC, by that General Warranty deed found recorded as Instrument Number 2018023823 of the Official Public Records of Travis County, Texas, currently appraised at \$266,104 subject to an increase in value based on updated appraisals, a Special Commissioner's award, negotiated settlement, or judgement. The owner of the needed property is 1503 South 1st, LLC. The property is located at 1503 South First Street, Austin, Texas 78704. The general route of the project is within the right-of-way on South First Street between Monroe Street and Riverside Drive. Funding: \$266,104 is available in the Capital Budget of Austin Water.

Lead Department

Austin Financial Services.

Fiscal Note

Funding is available in the Capital Budget of Austin Water.

For More Information:

Brandon Williamson, Austin Financial Services, 512-974-5666; Michael Gates, Austin Financial Services, 512-974-5639; Chris Irwin, Capital Delivery Services, 512-974-7322.

Additional Backup Information:

The South First Reclaimed Water Main project is included in the Barton SoCo Reclaimed Water Main project as identified in Austin Water's 2011 Reclaimed Water Infrastructure Master Plan Update and in the 2013 Completing the Core Near-Term Reclaimed Water Program Focus as a series of construction projects to complete a core loop through downtown to interconnect the reclaimed water system north and south of the Colorado River. The general route of this project is within the right-of-way on South First Street between Monroe Street and Riverside Drive.

The City has attempted to purchase the needed property at 1503 South First Street, Austin, Texas 78704. 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.