



**Agenda - Final revised**  
**Capital Metropolitan**  
**Transportation Authority**  
**Board of Directors**

2910 East 5th Street  
Austin, TX 78702

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**Wednesday, October 12, 2022**

**11:30 AM**

**Rosa Parks Boardroom**

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**Special Board Meeting**

This meeting will be livestreamed at [capmetrotx.legistar.com](http://capmetrotx.legistar.com)

**I. Call to Order**

**II. Public Comment:**

**III. Action Items:**

1. Approval of a resolution authorizing the proposed non-park taking of approximately 8 acres of parkland located at Walter E. Long Park, 6614 Blue Bluff Road, Austin, Texas 78724, also known as 7001 Decker Lane, Austin, Texas 78724, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, and authorizing all acts and proceedings done or initiated by the Capital Metropolitan Transportation Authority, its employees, agents and attorneys for the acquisition of the fee simple title interest in the referenced property by the process of eminent domain for the public purpose of the development and construction of the Expo Center Park and Ride to serve the MetroRapid Expo Center line.

**IV. Discussion Items:**

1. CapMetro & Transit Empowerment Fund Update

**V. Executive Session of Chapter 551 of the Texas Government Code:**

Section 551.072 for discussion of Real Estate matters regarding McKalla Place land acquisition and future property leases

**VI. Items for Future Discussion:**

**VII. Adjournment**

**ADA Compliance**

*Reasonable modifications and equal access to communications are provided upon request. Please call (512) 369-6040 or email [ed.easton@capmetro.org](mailto:ed.easton@capmetro.org) if you need more information.*

*BOARD OF DIRECTORS: Jeffrey Travillion, Chair; Ann Kitchen, Vice Chair; Leslie Pool, Secretary; Becki Ross; Eric Stratton, Wade Cooper and Matt Harriss.*

*The Board of Directors may go into closed session under the Texas Open Meetings Act. In accordance with Texas Government Code, Section 551.071, consultation with attorney for any legal issues, under Section 551.072 for real property issues; under Section 551.074 for personnel matters, or under Section 551.076, for deliberation regarding the deployment or implementation of security personnel or devices; arising regarding any item listed on this agenda.*

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Board of Directors

Item #: AI-2022-606

Agenda Date: 10/12/2022

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**SUBJECT:**

Approval of a resolution authorizing the proposed non-park taking of approximately 8 acres of parkland located at Walter E. Long Park, 6614 Blue Bluff Road, Austin, Texas 78724, also known as 7001 Decker Lane, Austin, Texas 78724, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, and authorizing all acts and proceedings done or initiated by the Capital Metropolitan Transportation Authority, its employees, agents and attorneys for the acquisition of the fee simple title interest in the referenced property by the process of eminent domain for the public purpose of the development and construction of the Expo Center Park and Ride to serve the MetroRapid Expo Center line.

**FISCAL IMPACT:**

Funding for this action is available in the FY2023 Capital Budget

**STRATEGIC PLAN:**

Strategic Goal Alignment:

- 1. Customer
- 2. Community
- 3. Workforce
- 4. Organizational Effectiveness

Strategic Objectives:

- 1.1 Safe & Reliable Service
- 1.2 High Quality Customer Experience
- 1.3 Accessible System
- 2.1 Support Sustainable Regional Growth
- 2.2 Become a Carbon Neutral Agency
- 2.3 Responsive to Community and Customer Needs
- 2.4 Regional Leader in Transit Planning
- 3.1 Diversity of Staff
- 3.2 Employer of Choice
- 3.3 Expand Highly Skilled Workforce
- 4.1 Fiscally Responsible and Transparent
- 4.2 Culture of Safety
- 4.3 State of Good Repair

**EXPLANATION OF STRATEGIC ALIGNMENT:** The Expo Center Park and Ride would serve as the terminus of the MetroRapid Expo Center line being constructed as part of the Project Connect System Plan Expo Center Bus Rapid Transit Project and would accommodate 150 parking spaces at opening and ability to expand to approximately 300 spaces in the future. There exists a public need for the Expo Center Park and Ride to address increased travel demand because of significant population growth and development in the local area, reduce the number of single occupancy vehicles traveling into already highly congested areas, and provide accessibility to bus rapid transit service for suburban residents.

**BUSINESS CASE:** Public need to acquire a fee simple title interest in the referenced property through eminent domain to advance and achieve the public use of the development and construction of the MetroRapid Expo Center Park and Ride to serve the MetroRapid Expo Center line. Funding for this acquisition is available in the FY2023 Capital Budget.

**COMMITTEE RECOMMENDATION:** This item will be presented to the full board at the special board meeting on October 12, 2022.

**EXECUTIVE SUMMARY:** There is a public need for CapMetro to acquire a fee simple title interest in approximately 8 acres of land located at Walter E. Long Park, 6614 Blue Bluff Road, Austin, Texas 78724, at the northeast corner of Decker Lane and Colony Loop (Carnival Drive), to develop and construct the Expo Center Park and Ride to serve the MetroRapid Expo Center line. The subject property is owned by the city of Austin (the "City"), is maintained by the City as parkland and is currently leased to Travis County for the Exposition Center. CapMetro has worked closely with the City regarding the acquisition of the referenced property, which comprises the Southwest Corner of the Travis County Expo Center, through a friendly eminent domain process and complied with Texas Parks and Wildlife Code Chapter 26, to hold a hearing on the taking of the parkland for non-park purposes, and the City is agreeable to providing the property for this use.

A public hearing was held on August 29, 2022, as required by the Texas Parks and Wildlife Code Chapter 26, Sections 26.001 through 26.004, and Texas Transportation Code Chapter 451, Section 451.059(b), to determine that there is no feasible and prudent alternative to this use of this parkland and that all reasonable planning to minimize harm to Walter E. Long Park has been taken, and to take testimony on the proposed eminent domain action.

CapMetro management is requesting (1) that the CapMetro Board determine that that there is no feasible and prudent alternative to this use to this use of this parkland and that all reasonable planning to minimize harm to Walter E. Long Park has been taken; and (2) that the CapMetro Board approve the exercise of CapMetro's power of eminent domain, under Texas Transportation Code Section 451.058(c), and authorize the initiation of condemnation proceedings to acquire these rights in furtherance of the public use and development of the Expo Center Park and Ride and all appurtenances thereto. In consideration for the grant of the fee simple title interest in the subject property, CapMetro will pay the market value established through the condemnation proceeding.

**DBE/SBE PARTICIPATION:** Does not apply.

**PROCUREMENT:** Does not apply.

**RESPONSIBLE DEPARTMENT:** Capital Projects

**RESOLUTION  
OF THE  
CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY  
BOARD OF DIRECTORS**

**STATE OF TEXAS  
COUNTY OF TRAVIS**

**AI-2022-606**

WHEREAS, Capital Metropolitan Transportation Authority (“CapMetro”) is implementing the Expo Center Bus Rapid Transit project (the “Project”); and

WHEREAS, there is a need to build a park and ride, namely the Expo Center Park and Ride, to serve the terminus of the of the MetroRapid Expo Center line, to accommodate 150 parking spaces at opening and up to approximately 300 spaces in the future, and address increased travel demand as a result of significant population growth and development in the local area, reduce the number of single occupancy vehicles traveling into already highly congested areas, and provide accessibility to bus rapid transit service for suburban residents; and

WHEREAS, the city of Austin (the “City”) owns land in Austin known as the Walter E. Long Park located at 6614 Blue Bluff Road, Austin, Texas 78724, which has been maintained by the City as parkland; and

WHEREAS, CapMetro has identified approximately 8 acres of parkland located at Walter E. Long Park at the northeast corner of Decker Lane and Colony Loop (Carnival Drive), also known as 7001 Decker Lane, Austin, Texas 78724 and more particularly described and shown in Exhibit “A” being attached hereto and incorporated herein for all purposes (the “Property”), as necessary to advance and achieve the public use of the development and construction of the Expo Center Park and Ride, and the City is agreeable to providing the property for this use; and

WHEREAS, as part of the acquisition of such property rights, it may be necessary for CapMetro or one of its agents or contractors to enter upon the property to investigate and survey the needed property interest so that they may be defined and described with specificity for inclusion in any easement or deed, or, if necessary, as part of any filing to institute proceedings in eminent domain to acquire the necessary property rights; and

WHEREAS, a public hearing was held on August 29, 2022, as required by the Texas Parks and Wildlife Code Chapter 26, Sections 26.001 through 26.004, and Texas Transportation Code Chapter 451, Section 451.059(b), to determine that there is no feasible and prudent alternative to this use of this parkland and that all reasonable planning to minimize harm to Walter E. Long Park has been taken, and to take testimony on the proposed eminent domain action

**NOW, THEREFORE, BE IT RESOLVED BY THE CAPMETRO BOARD OF DIRECTORS:**

SECTION 1. The statements and findings set forth in the recitals of this resolution, including the Exhibit referenced herein, are true and correct and they are hereby incorporated as part of this Resolution.

SECTION 2. As a result of the public hearing held on August 29, 2022, in accordance with the Texas Parks and Wildlife Code Chapter 26, Sections 26.001 through 26.004, the Board of Directors hereby determine that there is no feasible and prudent alternative to the use of parkland for the purpose stated in this resolution and that all reasonable planning to minimize harm to the park has been taken.

SECTION 3. Public use and necessity require the acquisition of a fee simple title interest to the Property through the process of eminent domain for the public purpose of the development and construction of CapMetro's Expo Center Park and Ride and any and all other actions deemed necessary by CapMetro to effectuate public transit uses as part of its transit purposes, to accommodate parking spaces, and address increased travel demand as a result of significant population growth and development in the local area, reduce the number of single occupancy vehicles traveling into already highly congested areas, and provide accessibility to bus rapid transit service for suburban residents.

SECTION 4. The determination of necessity to exercise the power of eminent domain in this matter is made according to reason and judgment with due regard and consideration of the relevant facts, circumstances, and alternatives, the knowledge of which exist at this time. The Board of Directors further finds that the public purpose to be served in and addressed by this resolution is paramount to any private or public uses that may exist and that there is no feasible and prudent alternative to the use or taking of such land and the Project includes all reasonable planning to minimize harm resulting from the use or taking.

SECTION 5. The Board of Directors, having held a public hearing on August 29, 2022, regarding its intent to acquire the Property in accordance with Texas Transportation Code Section 451.059(b), hereby authorizes the initiation of eminent domain proceedings to negotiate and acquire the Property up to the market value amount established through the condemnation proceeding. All acts and proceedings done or initiated by the employees, agents, and attorneys of CapMetro for the acquisition of such property interests and rights for the reasons described herein are hereby authorized, ratified, approved, confirmed, validated, and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired.

SECTION 6. Severability: If any provision, section subsection, sentence, clause, or phrase of this Resolution, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the Board of Directors in adopting this Resolution that no portion hereof, or provisions, or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

\_\_\_\_\_  
**Secretary of the Board**  
**Leslie Pool**

**Date:** \_\_\_\_\_

**EXHIBIT A**

enclosed

CATEGORY 1A LAND TITLE SURVEY OF 8.010 ACRES OR  
348,932 SQ. FT. OF LAND OUT OF PHILIP MCELROY  
SURVEY NO. 18, ABSTRACT NO. 16  
AUSTIN, TRAVIS COUNTY, TEXAS

APPROVED  
By Lisa Harris at 8:17 am, Mar 01, 2022

REVIEWED  
By mjezisek at 1:35 pm, Feb 28, 2022

SCALE 1" = 100'



**TITLE COMMITMENT:**

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY

EFFECTIVE DATE: AUGUST 3, 2021  
ISSUED DATE: AUGUST 18, 2021  
GF NO. 202102692

LEGAL DESCRIPTION: 304.77 ACRES IN THE PHILIP MCELROY SURVEY NO. 18, TRAVIS COUNTY, TEXAS.

TITLE VESTED: CITY OF AUSTIN

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

A. RIGHT-OF-WAY EASEMENT GRANTED TO J. G. CARLSON, DESCRIBED IN INSTRUMENT DATED JUNE 16, 1897, RECORDED IN VOLUME 147, PAGE 271 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [UNABLE TO PLOT - MAY AFFECT]

B. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND APPURTENANCES EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED DECEMBER 28, 1937, RECORDED IN VOLUME 584, PAGE 273 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [UNABLE TO PLOT - MAY AFFECT]

C. A TELEPHONE, TELEGRAPH OR OTHER SIGNAL OF COMMUNICATION CIRCUITS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT DATED SEPTEMBER 9, 1941, RECORDED IN VOLUME 683, PAGE 203 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [UNABLE TO PLOT - MAY AFFECT]

E. A PIPE LINE EASEMENT GRANTED TO THE TEXAS PIPE LINE COMPANY, BY INSTRUMENT DATED FEBRUARY 26, 1947, RECORDED IN VOLUME 843, PAGE 408 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AS AFFECTED BY VOLUME 842, PAGE 323 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BY VOLUME 9093, PAGE 804 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BY DOCUMENT NO. 2010005284 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [UNABLE TO PLOT - MAY AFFECT]

F. A PIPELINES AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED APRIL 15, 1969, RECORDED IN VOLUME 3654, PAGE 339 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [UNABLE TO PLOT - MAY AFFECT]

G. A PIPELINES AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED APRIL 15, 1969, RECORDED IN VOLUME 3654, PAGE 350 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [UNABLE TO PLOT - MAY AFFECT]

H. A PIPELINES AND APPURTENANCES EASEMENT GRANTED TO LO-VACA GATHERING COMPANY, BY INSTRUMENT DATED AUGUST 1, 1969, RECORDED IN VOLUME 3814, PAGE 1235 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]

I. A WATER LINE EASEMENT GRANTED TO THE PUBLIC, BY INSTRUMENT DATED OCTOBER 20, 1977, RECORDED IN VOLUME 6178, PAGE 168 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [UNABLE TO PLOT - MAY AFFECT]

J. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN LEASE AGREEMENT DATED DECEMBER 15, 1983, EXECUTED BY AND BETWEEN THE CITY OF AUSTIN, AS LESSOR, AND AUSTIN-TRAVIS COUNTY LIVESTOCK SHOW, AS LESSEE, EVIDENCED BY MEMORANDUM OF LEASE RECORDED IN VOLUME 8422, PAGE 667 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AS AFFECTED BY CONSENT TO ASSIGNMENT RECORDED IN VOLUME 10988, PAGE 558 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. [DOES AFFECT]

K. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ORDINANCE NO. 850307-K DATED MARCH 7, 1985, RECORDED UNDER DOCUMENT NO. 2000129506 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]

L. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RESOLUTION DATED DECEMBER 7, 1989, RECORDED IN VOLUME 11134, PAGE 357 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]

M. A NATURAL GAS PIPELINE AND METERING STATION EASEMENT DEDICATED BY THE CITY OF AUSTIN BY INSTRUMENT RECORDED DECEMBER 28, 1990, RECORDED IN VOLUME 11342, PAGE 528 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. [UNABLE TO PLOT - MAY AFFECT]

N. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN CITY OF AUSTIN LICENSE AGREEMENT DATED JANUARY 11, 1991, RECORDED IN VOLUME 11370, PAGE 880 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]

O. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DEED CERTIFICATION DATED MAY 11, 1998, RECORDED IN VOLUME 13181, PAGE 1 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]

P. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ORDINANCE NO. 850307-K DATED MARCH 7, 1985, RECORDED UNDER DOCUMENT NO. 2000129506 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]

Q. A WATER LINE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED FEBRUARY 25, 2002, RECORDED UNDER DOCUMENT NO. 2002035233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]

R. A TRAIL EASEMENT GRANTED TO THE CITY OF AUSTIN, TEXAS, BY INSTRUMENT DATED JULY 24, 2016, RECORDED UNDER DOCUMENT NO. 2016127813 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]

S. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN SUBLEASE AGREEMENT DATED JUNE 26, 1989, AS DESCRIBED IN AND AFFECTED BY THAT AMENDMENT NO. 7 TO 1989 SUBLEASE AGREEMENT BETWEEN TRAVIS COUNTY AND STAR OF TEXAS FAIR AND RODEO RECORDED UNDER DOCUMENT NO. 2020145653 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY AND BETWEEN TRAVIS COUNTY, AS LESSOR AND STAR OF TEXAS FAIR AND RODEO, AS LESSEE. [NO DESCRIPTION GIVEN - UNABLE TO PLOT]

**FLOOD PLAIN NOTE:**

(FOR INSURANCE PURPOSES ONLY: NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES; AN ENGINEER MUST BE CONSULTED FOR THE ACTUAL LOCATION OF THE FLOOD PLAIN). NO PORTION OF THIS LOT IS WITHIN AN IDENTIFIED (SHADED) SPECIAL FLOOD HAZARD AREA, INCLUDING THE 100-YEAR FLOOD, BUT IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NO. 48453C0490K DATED JANUARY 22, 2020 AND MAP NO. 48453C0470K DATED JANUARY 6, 2016.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. REGISTERED PROFESSIONAL LAND SURVEYORS IN TEXAS ARE NOT LICENSED TO DETERMINE FLOOD AREAS.

LEGEND	
	TXDOT TYPE I MONUMENT FOUND
	1/2" IRON ROD CAP STAMPED "OBD SETSTONE" FOUND
	1/2" IRON ROD FOUND
	1/2" IRON ROD WITH CAP STAMPED "MCGRAY & MCGRAY" SET
	WASTEWATER MANHOLE
	WATER VALVE
	POWER POLE
	GUY ANCHOR
	LIGHT POLE
	FIRE HYDRANT
	VENT GENERIC
	VENT GENERIC
	SINGLE POST SIGN
	GUARD RAIL
	CHAIN LINK FENCE
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC
	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
	D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
	VOL./PG. VOLUME/PAGE
	P.O.B. POINT OF BEGINNING
	R.O.W. RIGHT OF WAY
	DOC. NO. DOCUMENT NUMBER
	(.....) RECORD INFORMATION

**NOTES:**

- ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES AND IN U.S. SURVEY FEET. ALL DISTANCES ARE GRID
- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.

**SURVEYOR'S CERTIFICATE:**

THIS SURVEY IS MADE FOR THE BENEFIT OF: CITY OF AUSTIN, HERITAGE TITLE COMPANY OF AUSTIN, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE ABOVE-DESCRIBED REAL PROPERTY; AND THAT ON THE GROUND THERE ARE NO APPARENT OR VISIBLE DISCREPANCIES, NO APPARENT OR VISIBLE DEED LINE CONFLICTS, NO APPARENT OR VISIBLE OVERLAPPING OF IMPROVEMENTS, NO APPARENT OR VISIBLE UTILITY EASEMENTS, AND NO APPARENT OR VISIBLE ROADWAYS, EXCEPT AS SHOWN HEREON; AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SURVEYED BY: MCGRAY & MCGRAY LAND SURVEYORS, INC.  
3301 HANCOCK DRIVE, SUITE 6  
AUSTIN, TEXAS 78731 (512) 451-8591



*Chris Conrad*  
2/25/2022

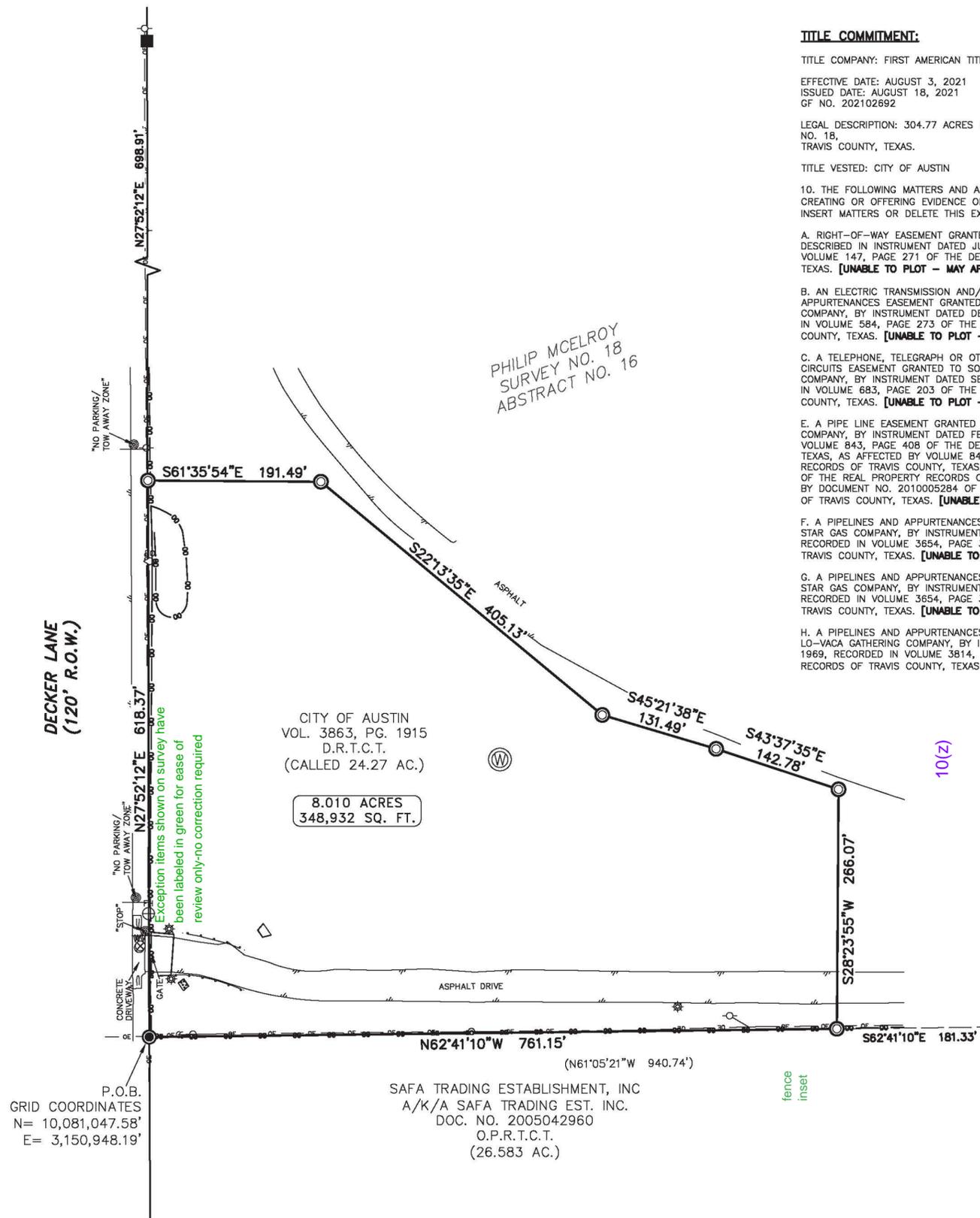
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

TCAD# 0218410101 REVISED: 02/25/22  
ISSUED: 02/11/22

CATEGORY 1A LAND TITLE SURVEY OF 8.010 ACRES OR  
348,932 SQ. FT. OF LAND OUT OF PHILIP MCELROY  
SURVEY NO. 18, ABSTRACT NO. 16  
AUSTIN, TRAVIS COUNTY, TEXAS

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	AUSTIN GRID#	P-24 / Q-24
DATE:	2/22/22	TECH:	EAN
PROJECT:	21-122	FIELD:	TF/NG/RN
FIELD BOOK:	BK/PG	SHEET:	1 OF 1



10(Z)  
10(X)  
overhead line  
fence inset  
fence inset  
across tract

Exception items shown on survey have been labeled in green for ease of review only-no correction required

8.010 ACRES  
348,932 SQ. FT.

P.O.B.  
GRID COORDINATES  
N = 10,081,047.58'  
E = 3,150,948.19'

SAFA TRADING ESTABLISHMENT, INC  
A/K/A SAFA TRADING EST. INC.  
DOC. NO. 2005042960  
O.P.R.T.C.T.  
(26.583 AC.)

AUSTIN TRAVIS COUNTY  
LIVESTOCK SHOW  
VOL. 13071, PG 1093  
R.P.R.T.C.T.  
(44.948 AC.)

**CapMetro**

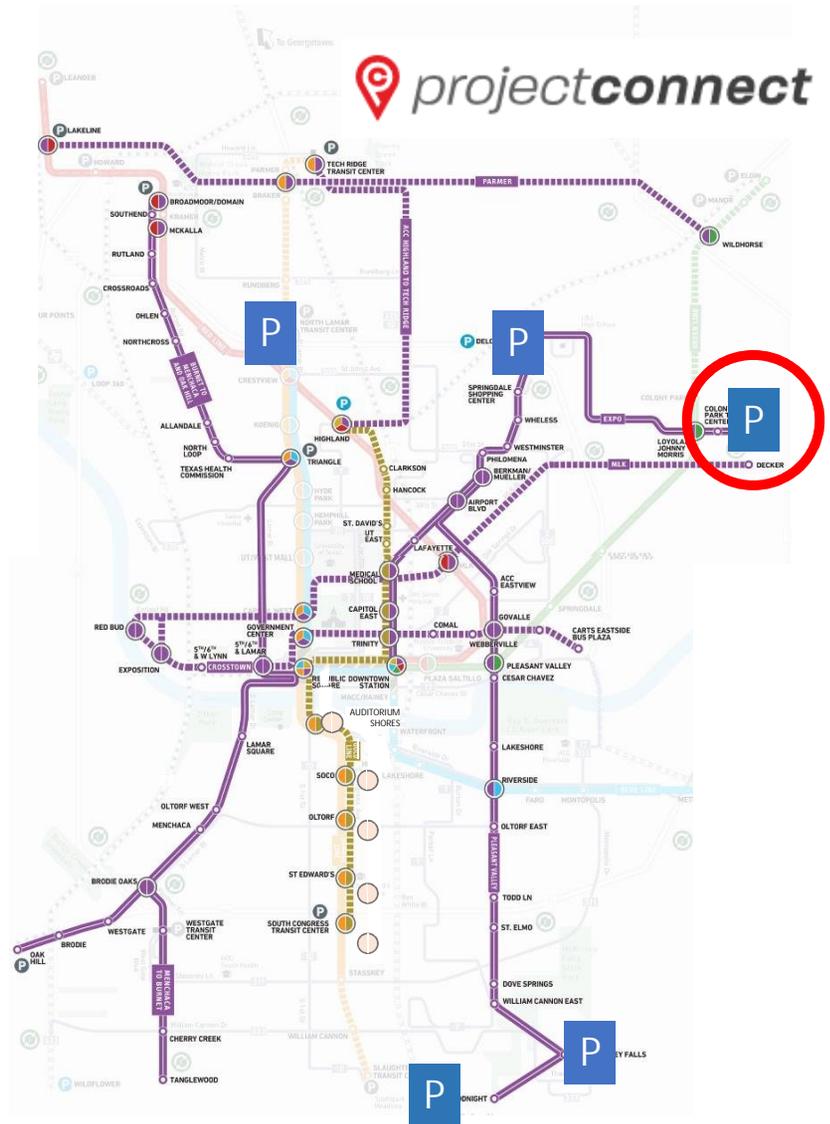
Expo Center Park & Ride  
Land Acquisition & Parkland  
Public Hearings

October 12, 2022

# Expo Center Park & Ride

## Project Benefits

- Located at end of Expo Center Rapid Line.
- Establish high-quality service east of IH35.
- Provides service from NE Austin to downtown.
- Connects and improves access to major destinations such as UT, the Capitol, Mueller, Delco Activity Center, & Travis County Expo Center.
- Provide 10-minute peak service to downtown.



# Expo Center Park & Ride

## Existing Site Condition



# Expo Center Park & Ride



## Expo Center Tract:

- Owned by City of Austin and Leased to Travis County.
- City concurs with Chapter 26 report that there were no other suitable options for acquisition.
- Following federal "Uniform Act" for land acquisition.
- Final Offer to City made on August 10, 2022.
- Acquisition Funding Source: Project Connect Local Funds
- In process of rezoning from Single Family to Public.
  - August 16, 2022: Approved by the City of Austin Zoning and Platting Commission.
  - September 1, 2022: Austin City Council approve zoning.



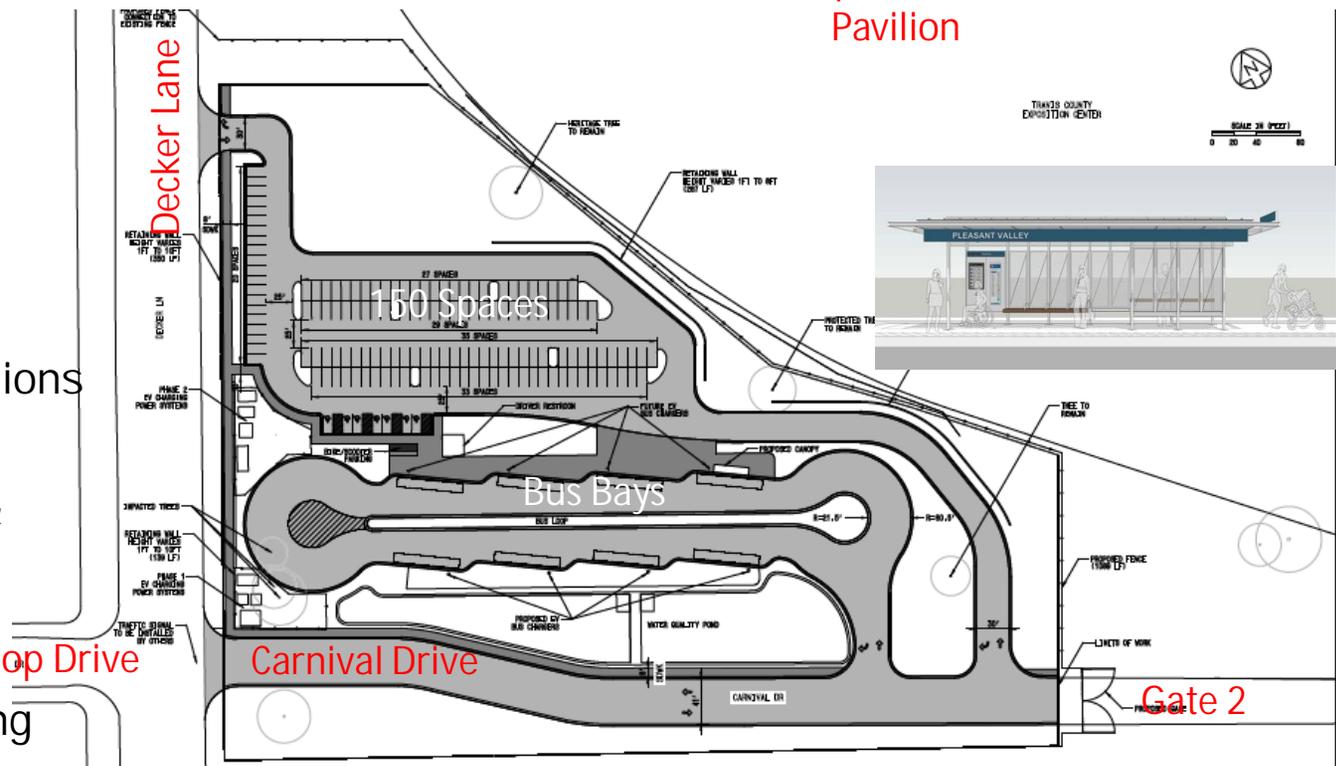
# Expo Center Park & Ride



## Proposed Transit Facility Improvements:

- 150 parking spaces
- Large shelter
- CCTV cameras
- Dynamic Message Screens
- 8 bus bays with route connections
- New signal and pedestrian connections at Decker Lane & Colony Loop
- Zero emission buses
- Electric bus overhead charging
- Transit priority treatments

Travis County  
Expo Center  
Pavilion



# Expo Center Park & Ride



## Public Outreach Events

- MetroRapid Virtual Open House
  - September 9, 2021
- Project Connect "Meet The Team Event"
  - October 13, 2021
- MetroRapid Park & Ride Virtual Open House
  - February 7, 2022
- Colony Park Neighborhood Association
  - February 24, 2022
- Expo Center Rapid Line Groundbreaking
  - December 9, 2021
- Meeting with Colony Park Neighborhood Association President
  - June 22, 2022



# Expo Center Park & Ride



August 29, 2022 Public Hearing prior to Eminent Domain Resolution

Texas Transportation Code Section 451 for eminent domain proceedings

- The purpose of the public hearing is to determine that the acquisition is necessary and proper for the construction, extension, improvement, or development of the transit authority system.

Texas Parks & Wildlife Code, Chapter 26 Protection of Public Parks & Recreational Lands

- The purpose of the public hearing is when a permanent change in use from dedicated parkland to a non-recreational use is proposed and the following determination is required:
  1. There is no feasible and prudent alternative to the use or taking of such land; and
  2. The program or project includes all reasonable planning to minimize harm to the land, as a park, resulting from the use or taking.

Eminent Domain Resolution

- Board hereby authorizes the initiation of eminent domain proceedings to negotiate and acquire the Property up to the market value amount established through the condemnation proceeding.

CapMetro

Thank you!



# Capital Metropolitan Transportation Authority

2910 East 5th Street  
Austin, TX 78702

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Board of Directors

**Item #:** AI-2022-617

**Agenda Date:** 10/12/2022

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CapMetro & Transit Empowerment Fund Update

CapMetro

# Transit Empowerment Fund

## Emergency/Abbreviated Request for Applications

Oct. 12, 2022

# Emergency/Abbreviated Request for Applications

Bridge solution until end of February/beginning of Amp system.

- Applicants: Current & Former TEF Recipients
- Timeline:
  - Oct. 5 — Meeting with current & former TEF recipients
  - Oct. 6-20 — Emergency/Abbreviated RFA open
  - Before Oct 31 — TEF to confirm pass allotments with applicants
  - Early Nov — Pass allotments
- Abbreviated application:
  - Name & contact info
  - Number & type of passes requested
  - Intended recipients
  - Post-reporting on passes distributed & unique recipients

# Unmet Needs & Data Collection

Bridge solution allows for data collection to assess unmet needs.

- Passes will be valued by usage vs pass type.
  - Allows TEF funds to stretch further and corrects for loss value.
  - Uses a 31-day pass like “pay as you go” to capture the true value of the pass and assist with distribution challenges
- CapMetro staff to do assessment on the pass serial numbers included in emergency/abbreviated RFA to assess future TEF needs and structure.
- No Board action required.

CapMetro

Thank you!