



Legislation Details (With Text)

**File #:** 24-1784      **Version:** 1      **Name:**  
**Type:** CONSENT AGENDA      **Status:** Approved  
**File created:** 5/23/2024      **In control:** Water Utilities Department  
**On agenda:** 6/26/2024      **Final action:**

**Title:** Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas v. 5000 LANGDON ROAD, LLC., et al, for acquisition from 5000 LANGDON ROAD, LLC., et al., of approximately 36,053 square feet of land located in Dallas County, Texas for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$127,990.00, increased from \$78,000.00 (\$72,010.00 plus closing costs and title expenses not to exceed \$5,990.00) to \$205,990.00 (\$200,000.00, plus closing costs and title expenses not to exceed \$5,990.00) - Financing: Water Capital Improvement F Fund

**Sponsors:**

**Indexes:** 8

**Code sections:**

**Attachments:** 1. Map, 2. Resolution, 3. Exhibit A

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Transportation & Infrastructure

**AGENDA DATE:** June 26, 2024

**COUNCIL DISTRICT(S):** 8

**DEPARTMENT:** Water Utilities Department

**EXECUTIVE:** Majed Al-Ghafry

**SUBJECT**

Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas v. 5000 LANGDON ROAD, LLC., et al, for acquisition from 5000 LANGDON ROAD, LLC., et al., of approximately 36,053 square feet of land located in Dallas County, Texas for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$127,990.00, increased from \$78,000.00 (\$72,010.00 plus closing costs and title expenses not to exceed \$5,990.00) to \$205,990.00 (\$200,000.00, plus closing costs and title expenses not to exceed \$5,990.00) - Financing: Water Capital Improvement F Fund

**BACKGROUND**

This item authorizes settlement for the acquisition from 5000 LANGDON ROAD, LLC., et al., of approximately 36,053 square feet of land located in Dallas County, Texas for the Southwest 120/96-inch Water Transmission Pipeline Project. This settlement will allow acquisition of the property

without further condemnation proceedings. This acquisition is necessary for the implementation of improvements identified in the Long-Range Water Supply Plan and the Water Distribution Master Plan. The water transmission main is required to facilitate conveyance of treated water to the South and Southwest portions of Dallas and its customer cities. Installation of approximately 32 miles of 96-inch and 120-inch diameter water transmission pipeline is needed to meet demands associated with population growth as determined through master planning efforts. The overall pipeline is sized to meet future water demands. The consideration is based on an independent appraisal. There are no relocation benefits associated.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On May 27, 2015, the City Council authorized the acquisition including the exercise of the right of eminent domain, if such becomes necessary, from Southport Properties, LP, of approximately 36,053 square feet of land located near the intersection of Langdon and JJ Lemmon Roads for the Southwest 120/96-inch Water Transmission Pipeline Project by Resolution No. 15-0982.

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Water Capital Improvement F Fund	\$127,990.00	\$0.00	\$0.00

**OWNER**

5000 LANGDON ROAD, LLC

**MAP**

Attached