



HULEN STREET WIDENING PROJECT

ROW/EASEMENT ACQUISITION

PRESENTED TO THE CITY COUNCIL

OCTOBER 19, 2026

BACKGROUND

The Hulen Street Widening Project includes:

- Hulen Street improvements from SH 174 to Candler Drive
- Expansion of existing two-lane roadway to four lanes within the ultimate six-lane right-of-way
- Intersection improvements at SH 174 and Candler Dr.
- Shared-use paths
- 16-inch water line and sanitary sewer improvements
- Drainage improvements



ROW ACQUISITION OVERVIEW

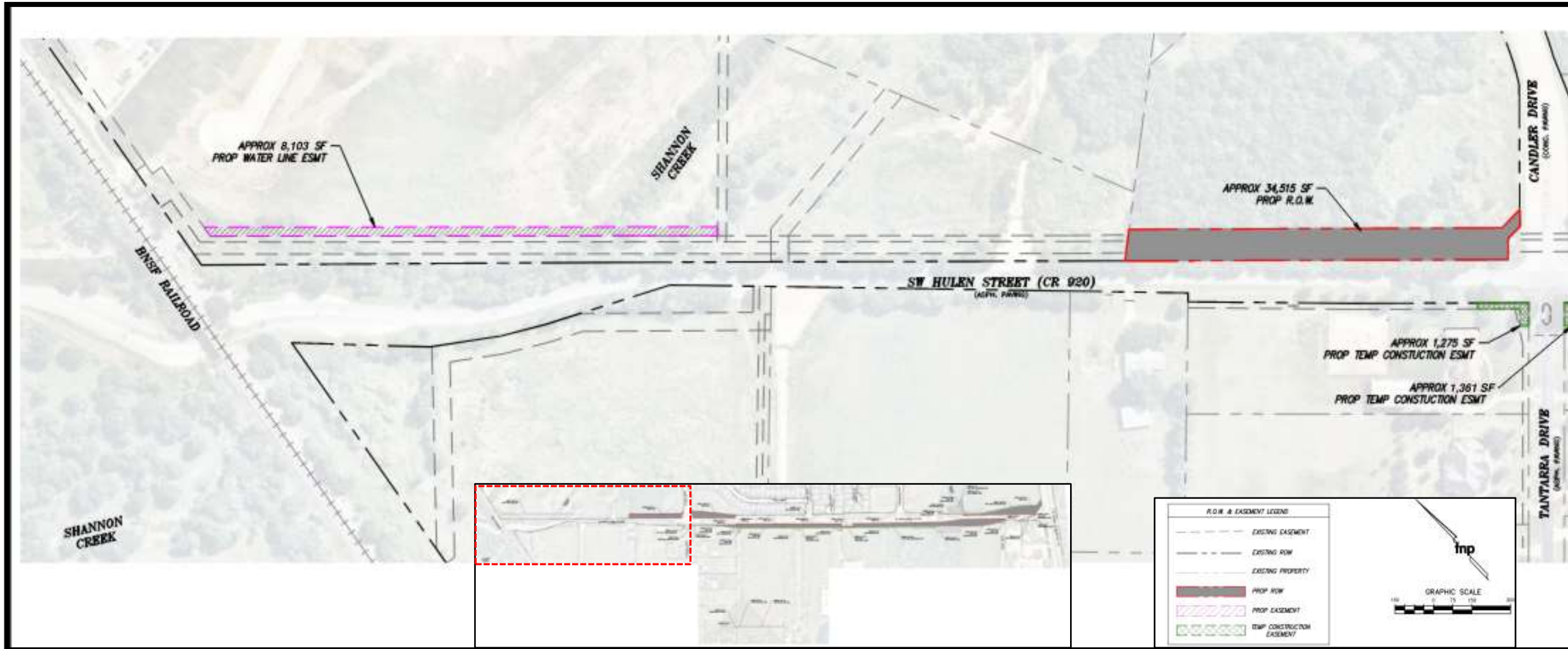
- Property acquisition is required to construct the proposed roadway, drainage, utility, and pedestrian improvements.
- Acquisition types include:
 - Eleven (11) Right-of-Way Acquisitions
 - Six (6) Drainage Easements
 - Three (3) Water Line Easements
 - Two (2) Sidewalk Easements
 - Eleven (11) Temporary Grading Easements
- Appraisals have been prepared for the affected properties.
- Staff and the City's ROW consultant are proceeding with acquisition and negotiation activities. Eminent domain authorization is being requested to allow acquisition to proceed if voluntary agreements cannot be reached.

SUMMARY OF REQUIRED ACQUISITIONS

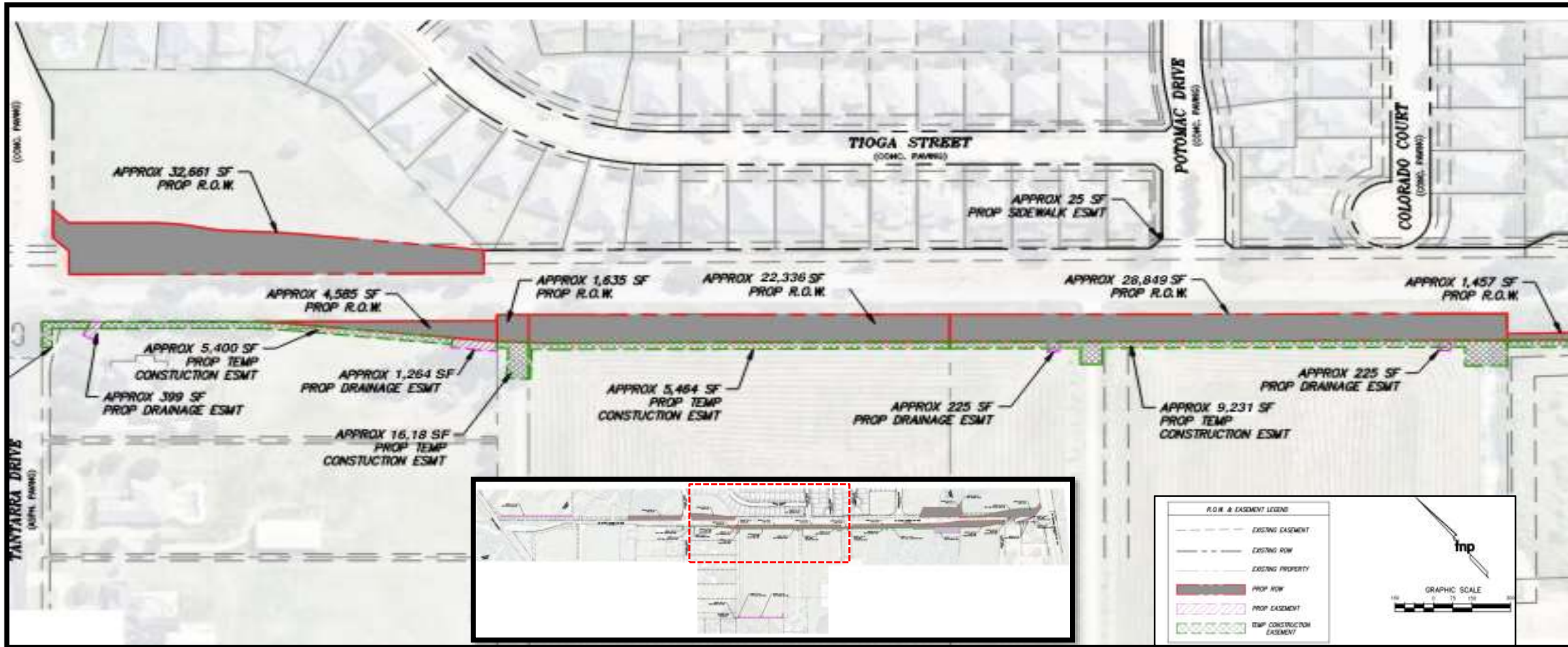


Parcel	Property Location	ROW SF	Temporary Grading Easement SF	Waterline Easement SF	Sidewalk Easement SF	Drainage Easement SF
1	2022 SW Hulen St			12,962		
2	1860 SW Hulen St	32,661				
3	1960 SW Hulen St	34,515				
19	301 Tioga St				25	
28	1552 SW Hulen St	9,950				
29	1700 SW Wilshire Blvd	49,524	13,551		600	
34	10121 Tantarra Dr		1,275			
35A	10120 Tantarra Dr	4,585	5,400			1,264
35B	1775 SW Hulen St	1,635	1,618	618		
36	1699 SW Hulen St	22,336	5,464	8,747		
37	1699 SW Hulen St	28,850	9,232			450
38	1663 SW Hulen St	1,457	1,361			
39	1565 SW Hulen St	90,649	19,054			23,400
40	Kelley Dr	1,779	1,467			
62	1980 SW Wilshire Blvd		400			300
63	1900 SW Wilshire Blvd		840			750
	Totals	277,941	59,662	22,327	625	26,164

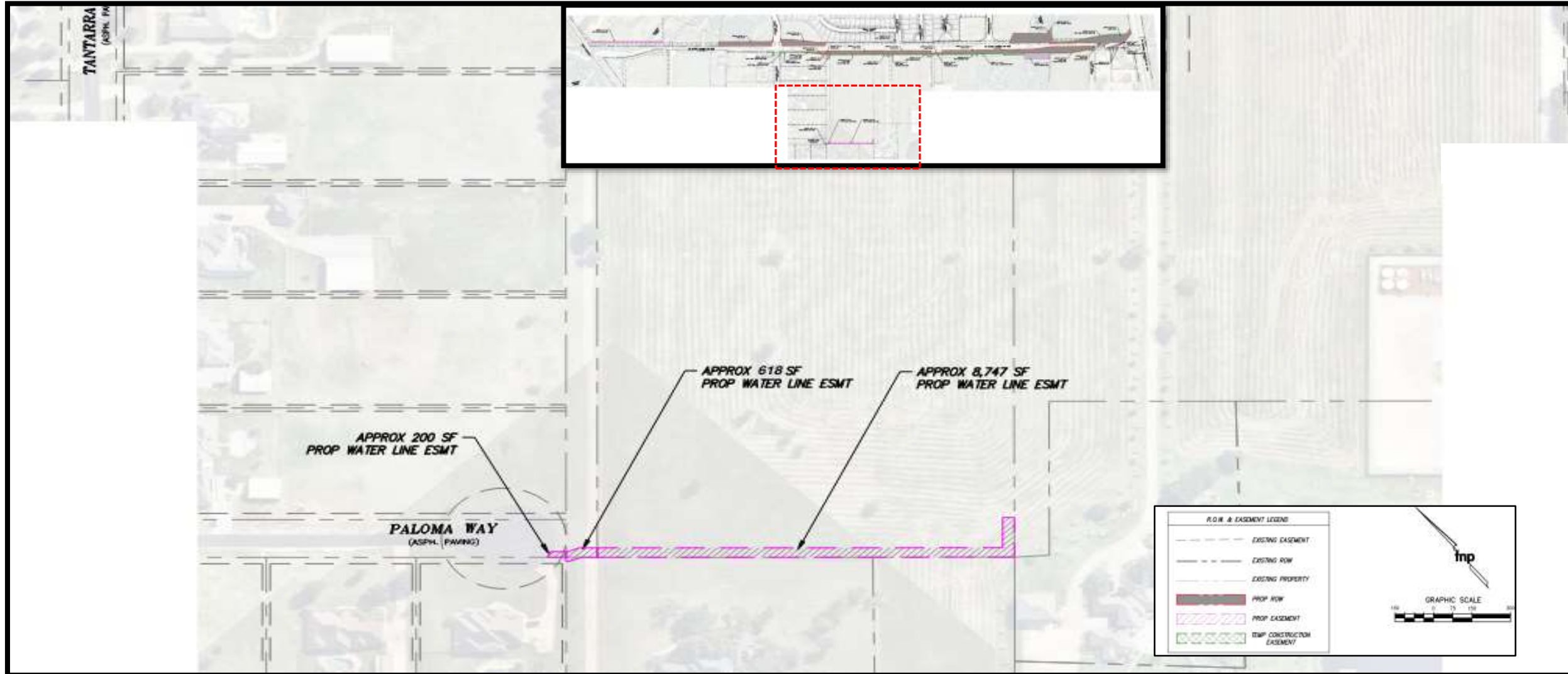
EASEMENT MAP (1 of 4)



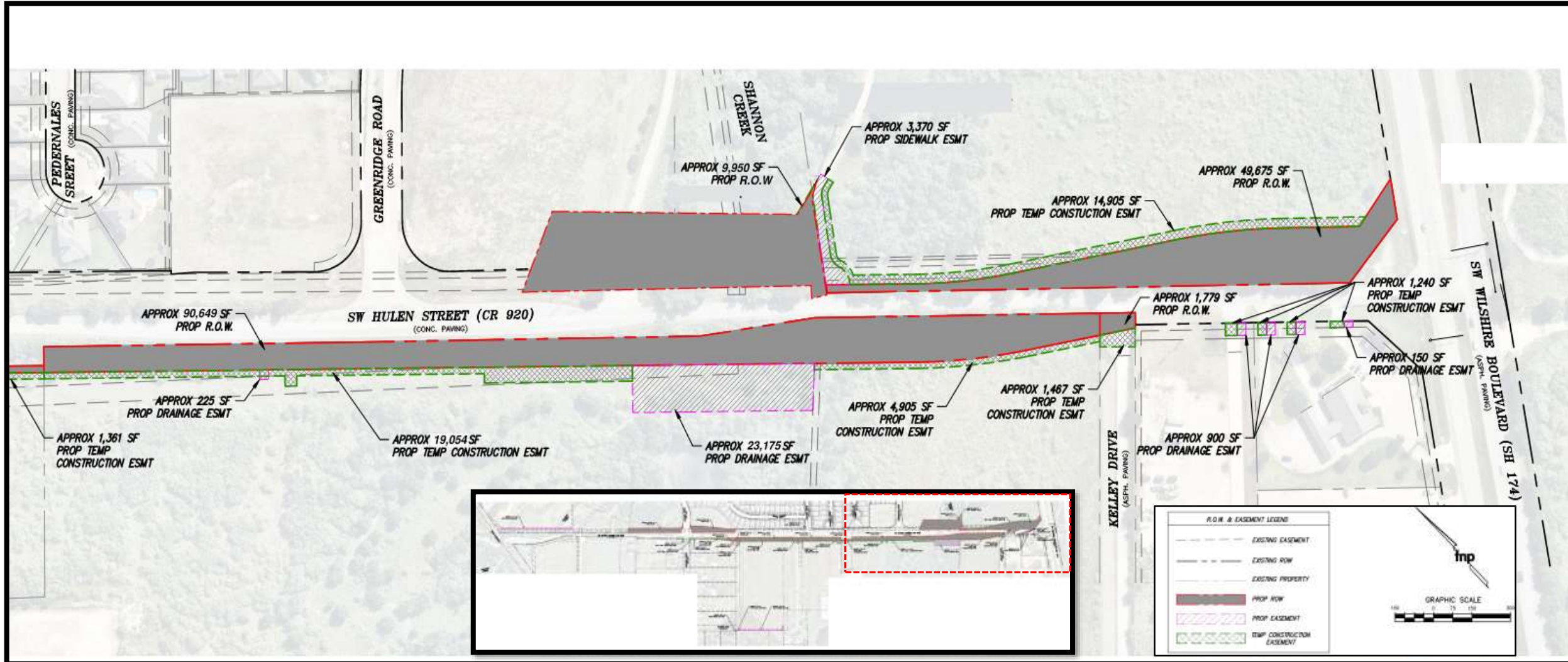
EASEMENT MAP (2 of 4)



EASEMENT MAP (3 of 4)



EASEMENT MAP (4 of 4)



ACTION REQUESTED

Consider and take possible action on a Resolution authorizing the commencement of negotiations and, if necessary, the filing of eminent domain proceedings for the purpose of acquiring property interests for use by the City for the construction of the Hulen Street Widening Project (ST2306) and for other public purposes permitted by law.

Questions/Comments

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