



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: {{item.number}}

Agenda Date: November 30, 2023

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Real Estate Disposition: Release of Portion of Drainage Easement (Espada Tract Master Development Plan)

SUMMARY:

An ordinance authorizing the release of a 0.193 of an acre, or 8,428 square feet more or less, easement located on that 1296.619 acre tract conveyed to Marmaxx Operating Corp. by deed recorded in Volume 18753, Page 1832 of the Official Public Records of Bexar County, Texas, being a portion of a 50' Drainage Easement recorded in Volume 4249, Page 1984-1987 of the Official Public Records of Bexar County, Texas (County Block 4283), located east of US Hwy 281 South and south of IH-410, located Outside City Limits (OCL) for no fee as requested by Lennar Homes of Texas Land and Construction, LTD.

BACKGROUND INFORMATION:

Lennar Homes of Texas Land and Construction, LTD (petitioner) owns approximately 430 acres south of IH-410 and east of US Hwy 281 South and is finalizing its Espada Tract Master Development Plan (MDP) through the City's Development Services Department. The property is located outside city limits, however, there is a Non-Annexation Agreement, so permits from the city are required. Petitioner proposes to build approximately 2,000 homes with 70 acres of open

space and an amenity center. Construction on Phase 1 has begun and full build-out is scheduled for 2027.

Petitioner requests the city release a 0.193 of an acre, or 8,428 square feet more or less, easement (within County Block 4823) so petitioner can relocate the drainage as part of an 'Open Space & Drainage Easement, Lot 901, Block 56 (See Exhibit 'A'). In accordance with the City Code, this request was reviewed by city departments and utilities and no objections were received. If approved, the petitioner will incorporate this into the final Master Development Plan.

The City of San Antonio's Planning Commission reviewed this request at its November 15, 2023 meeting. This action is consistent with the City Code and Ordinances, which require City Council approval to sell or dispose of City-owned or controlled real property.

ISSUE:

This ordinance authorizes the release of a 0.193 of an acre, or 8,428 square feet more or less, easement located on that 1296.619 acre tract conveyed to Marmaxx Operating Corp. by deed recorded in Volume 18753, Page 1832 of the Official Public Records of Bexar County, Texas, being a portion of a 50' Drainage Easement recorded in Volume 4249, Page 1984-1987 of the Official Public Records of Bexar County, Texas (County Block 4283), located east of US Hwy 281 South and south of IH-410, located Outside City Limits (OCL) for no fee as requested by Lennar Homes of Texas Land and Construction, LTD.

In accordance with the City Code, this request was reviewed by city departments and utilities and no objections were received. If approved, the petitioner will incorporate this into the final Master Development Plan.

The City of San Antonio's Planning Commission reviewed this request at its regular meeting on November 15, 2023. This action is consistent with the City Code and Ordinances, which require City Council approval to sell or dispose of City-owned or controlled real property.

ALTERNATIVES:

City Council could choose not to approve this request; however, this would prevent the petitioner from maximizing the development of the properties, which creates additional housing stock and property tax base, and the developer will need to redesign this portion of the development.

FISCAL IMPACT:

Per Municipal Code, Chapter 37, Section 37-14, no fees are associated with releasing an easement on non-city-owned property.

RECOMMENDATION:

Staff recommends approval of this request to release a 0.193 of an acre, or 8,428 square feet more or less, easement located on that 1296.619 acre tract conveyed to Marmaxx Operating Corp. by deed recorded in Volume 18753, Page 1832 of the Official Public Records of Bexar County, Texas, being a portion of a 50' Drainage Easement recorded in Volume 4249, Page 1984-1987 of the Official Public Records of Bexar County, Texas (County Block 4283), located east of US Hwy 281 South and south of IH-410, located Outside City Limits (OCL) for no fee as requested by Lennar Homes of Texas Land and Construction, LTD.