

POSTING LANGUAGE: S.P. 20250000336 – Resolution recommending the release of a 0.569-acre, or 24,793 square feet, more or less, easement located on that 23.887-acre tract conveyed to 3500 Goliad Road, L.P., by deed recorded in Volume 10314, Page 1391 of the Official Public Records of Bexar County, Texas, being a portion of a variable width drainage easement recorded in Volume 14760, Page 1862 of the Official Public Records of Bexar County (New City Block 10880), Texas, located west of IH-37 and north of IH-410, in Council District 3 as requested by 3500 Goliad Road, L.P. for no fee. [Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department].

DEPARTMENT: Public Works

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICT IMPACTED: Council District 3

SUBJECT:

Real Estate Disposition: Release of a portion of a drainage easement

SUMMARY:

A Resolution recommending the release of a 0.569-acre, or 24,793 square feet, more or less, easement located on that 23.887-acre tract conveyed to 3500 Goliad Road, L.P., by deed recorded in Volume 10314, Page 1391 of the Official Public Records of Bexar County, Texas, being a portion of a variable width drainage easement recorded in Volume 14760, Page 1862 of the Official Public Records of Bexar County (New City Block 10880), Texas, located west of IH-37 and north of IH-410, in Council District 3 as requested by 3500 Goliad Road, L.P. for no fee.

BACKGROUND INFORMATION:

3500 Goliad Road, L.P., (Petitioner) is requesting the City release a 0.569-acre (24,793 square feet, more or less) portion of a drainage easement on their private property conveyed to the Petitioner by deed recorded in Volume 10314, Page 1391 of the Official Public Records of Bexar County, Texas within NCB 10880 in Council District 3. The easement was dedicated to the City in Volume 14760, Page 1862 of the Official Public Records of Bexar County as part of the Goliad/IH 37 Outfall Project. Subsequent that project, the City redesigned the drainage along Goliad Road. With the Goliad Road project, the stormwater is intercepted on the west side of Goliad Road and is routed through a box culvert under the road and to the channel on the north side of the subject property. If approved, Petitioner will construct a driveway and fence within the proposed easement area to be released and incorporate the area with its adjacent property to develop the proposed Yeager Crossing apartment complex.

In accordance with City Code, this request was reviewed by city departments and utilities and no objections were received. Petitioner has agreed to all the conditions.

This action is consistent with the City Code and Ordinances which requires City Council approval to sell or dispose of City-owned or controlled real property.

ISSUE:

This resolution recommends the release of a 0.569-acre, or 24,793 square feet, more or less, easement located on that 23.887-acre tract conveyed to 3500 Goliad Road, L.P., by deed recorded in Volume 10314, Page 1391 of the Official Public Records of Bexar County, Texas, being a portion of a variable width drainage easement recorded in Volume 14760, Page 1862 of the Official Public Records of Bexar County (New City Block 10880), Texas, located west of IH-37 and north of IH-410, in Council District 3 as requested by 3500 Goliad Road, L.P. for no fee.

If approved, Petitioner will construct a driveway and fence within the proposed easement area to be released and incorporate the area with its adjacent property to develop the proposed Yeager Crossing apartment complex.

This action is consistent with City Code and Ordinances, which requires City Council approval for the sale or disposition of City-owned or controlled real property.

ALTERNATIVES:

Planning Commission could choose not to approve this request; however, this would prevent the Petitioner from constructing a fence and driveway as part of the proposed Yeager Crossing apartment complex.

FISCAL IMPACT:

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

RECOMMENDATION:

This action is consistent with the City Code and Ordinances which requires City Council approval to sell or dispose of City-owned or controlled real property.

Staff recommends approval of this request to release a 0.569-acre (24,793 square feet, more or less) easement located on that 23.887-acre tract conveyed to 3500 Goliad Road, L.P., by deed recorded in Volume 10314, Page 1391 of the Official Public Records of Bexar County, Texas, being a portion of a variable width drainage easement recorded in Volume 14760, Page 1862 of the Official Public Records of Bexar County (New City Block 10880), Texas, in Council District 3 as requested by 3500 Goliad Road, L.P. for no fee.