



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 7

Agenda Date: February 6, 2025

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

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

SUMMARY:

An ordinance recommending the release of a 0.5390-acre, or approximately 23,479 square feet, easement located on the 9.117-acre tract conveyed to Scott Felder Homes, LLC, by deed recorded in Document No. 20210211813 of the Official Public Records of Bexar County, Texas, being a portion of a variable width drainage easement recorded in Volume 7120, Page 1624 of the Official Public Records of Bexar County (New City Block 18333), Texas, located west of IH-10 and north of N Loop 1604 W, in Council District 8 as requested by 3500 Scott Felder Homes, LLC, for no fee.

BACKGROUND INFORMATION:

Scott Felder Homes, LLC, (Petitioner) is requesting the City release a 0.5390-acre, approximately 23,479 square feet, portion of a drainage easement on their private property conveyed to the Petitioner by deed recorded in Document No. 20210211813 of the Official Public Records of Bexar County, Texas within NCB 18333 in Council District 8. The easement was dedicated to the City in Volume 7120, Page 1624 of the Official Public Records of Bexar. If approved, Petitioner will be required to replat the drainage easement and to incorporate the area with its property to

continue to develop the Crown Ridge Manor Planned Unit Development (PUD).

In accordance with City Code, City Departments and utilities were canvassed and approved with standard conditions. Petitioner has agreed to all the conditions.

ISSUE:

This Ordinance recommends the release of a 0.5390-acre, or approximately 23,479 square feet, easement located on the 9.117-acre tract conveyed to Scott Felder Homes, LLC, by deed recorded in Document No. 20210211813 of the Official Public Records of Bexar County, Texas, being a portion of a variable width drainage easement recorded in Volume 7120, Page 1624 of the Official Public Records of Bexar County (New City Block 18333), Texas, located west of IH-10 and north of N Loop 1604 W, in Council District 8 as requested by Scott Felder Homes, LLC, for no fee.

If approved, Petitioner will be required to replat the drainage easement and to incorporate the area with its property to continue to develop the Crown Ridge Manor Planned Unit Development (PUD).

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on January 22, 2025. 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:

City Council could choose not to approve this request; however, this would prevent the Petitioner from developing certain lots of the Crown Ridge Manor Planned Unit Development (PUD).

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.