



City Council A-Session

Item 13 – Real Estate Acquisition: District 4 Watson Road Phase I and Linear Greenway Trails (Leon Greenway Connection via Port San Antonio)

April 3, 2025

Razi Hosseini, P.E., R.P.L.S., Director/City Engineer, Public Works Department



Real Estate Acquisition Request Details



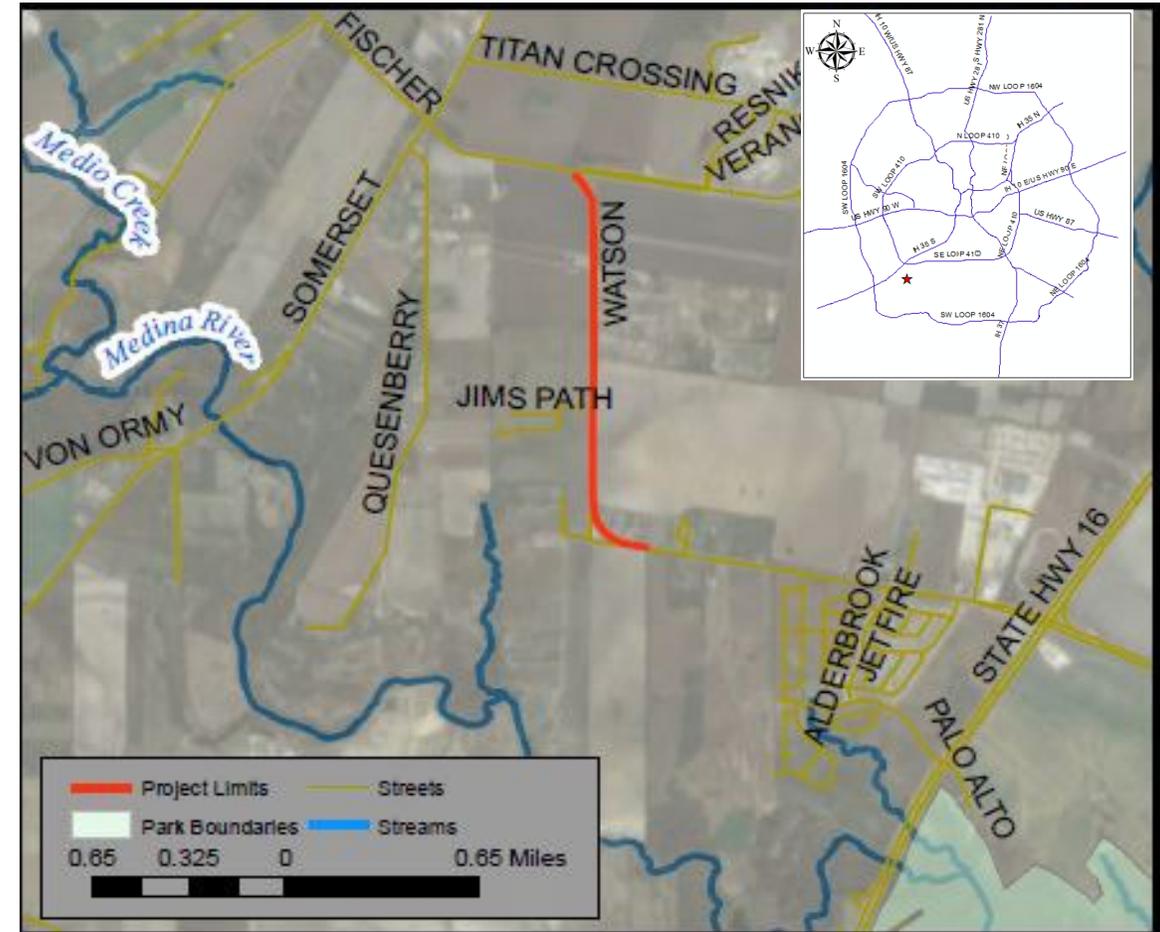
- Ordinance authorizing the acquisition, through negotiation or condemnation, the following right of way easements for Watson Road Phase I (Verano Pkwy to West of Palo Alto Rd) and Linear Greenway Trails, specifically Leon Greenway Connection via Port San Antonio, 2022 Bond Program projects:
 - 14 right of way easements located along Watson Road for the **Watson Road Phase I (Verano Pkwy to West of Palo Alto Rd)**.
 - One (1) variable width right of way easement totaling approximately 2.878 acres for **Leon Greenway Connection via Port San Antonio**.
- Pursuant to Texas Government Code Section 2206 and Texas Property Code Chapter 21, this item requires the City Council to initiate a motion authorizing the use of power of eminent domain, should it be needed.
- City will use every effort available to obtain the required land through good faith negotiations, but may require eminent domain if negotiations are not successful.

Watson Road Phase I (Verano Pkwy to West of Palo Alto Rd)

Project Details



- 2022 Bond Program authorized \$12,000,000 for Watson Road Phase I to construct roadway improvements to include sidewalks, curbs, driveway approaches, and drainage.
- Construction is anticipated to begin Spring 2026 and to be complete by Fall 2027.
- In Summer 2024, staff started acquisitions, and fourteen (14) right of way easements remain to be purchased as shown on the following slides.
- Fair market value was determined by using average per square foot BCAD values. If condemnation is needed, an appraisal will be completed.



Watson Road Phase 1 (Verano Pkwy to West of Palo Alto Rd)

Acquisition Details



No.	Owner Name	Parcel Request	Status
2	GN Development Partners, LLC	23,287 sq ft right of way easement	Intro Letter & Bill of Rights in English/Spanish sent regular mail. Initial offers mailed.
5	Alma Patricia & Elizabeth Ballesteros	5,752.11 sq ft right of way easement	Intro Letter & Bill of Rights in English/Spanish sent regular mail. Initial Offer mailed. ROE signed.
6	Felicitas & Jimmie Martinez	5,863.8 sq ft right of way easement	Intro Letter & Bill of Rights in English/Spanish sent regular mail. Initial Offer mailed.
8	Garnez LLC	9,696 sq ft right of way easement	Intro Letter & Bill of Rights in English/Spanish sent regular mail. Initial Offer mailed. Communicating with property owner.
9	Daniel Morales	8,248 sq ft right of way easement	Intro Letter & Bill of Rights in English/Spanish sent regular mail. Initial Offer mailed.
10	Jenoveva & Armando Ballesteros	5,063 sq ft right of way easement	Intro Letter & Bill of Rights in English/Spanish sent regular mail. Initial Offer mailed. ROE signed.
11	Rosa Ortega & Jose Ortega Sandoval	988 sq ft right of way easement	Intro Letter & Bill of Rights in English/Spanish sent regular mail. Initial Offer mailed. Met on site. ROE signed.
12	Septimus Ranch, Ltd	61,154 sq ft right of way easement	Intro Letter & Bill of Rights in English/Spanish sent regular mail. ROE signed. Communication with owner's attorney.
13	Hand-Up Homes, LLC	21,541 sq ft right of way easement	Recently acquired from previous owner (Verstuyft) Habitat for Humanity is willing seller
14	M/I Homes	21,441 square feet right of way easement & 10,877 square feet right of way easement	Recently acquired from previous owner (Verstuyft). Conducting outreach.
15	Helen Marie Smith	9,232 square feet right of way easement	Intro Letter & Bill of Rights in English/Spanish sent regular mail. Initial Offer mailed. Communicating with property owner. Negotiating moving fence.
23	Martha & Abelardo G. Velasquez	6,765 square feet right of way	Intro Letter & Bill of Rights in English/Spanish sent regular mail. Initial Offer mailed.
24	Norma J. & Raymond Ramirez	10,013 square feet right of way	Intro Letter & Bill of Rights in English/Spanish sent regular mail. Initial Offer mailed. ROE signed.
26	Hand-Up Homes, LLC	12,321 square feet right of way	Purchase Agreement sign, pending closing.

- In Summer 2024, staff started easement acquisitions for portions of properties fronting Watson Road.
- Fourteen (14) right of way easements remain to be purchased (refer to list).

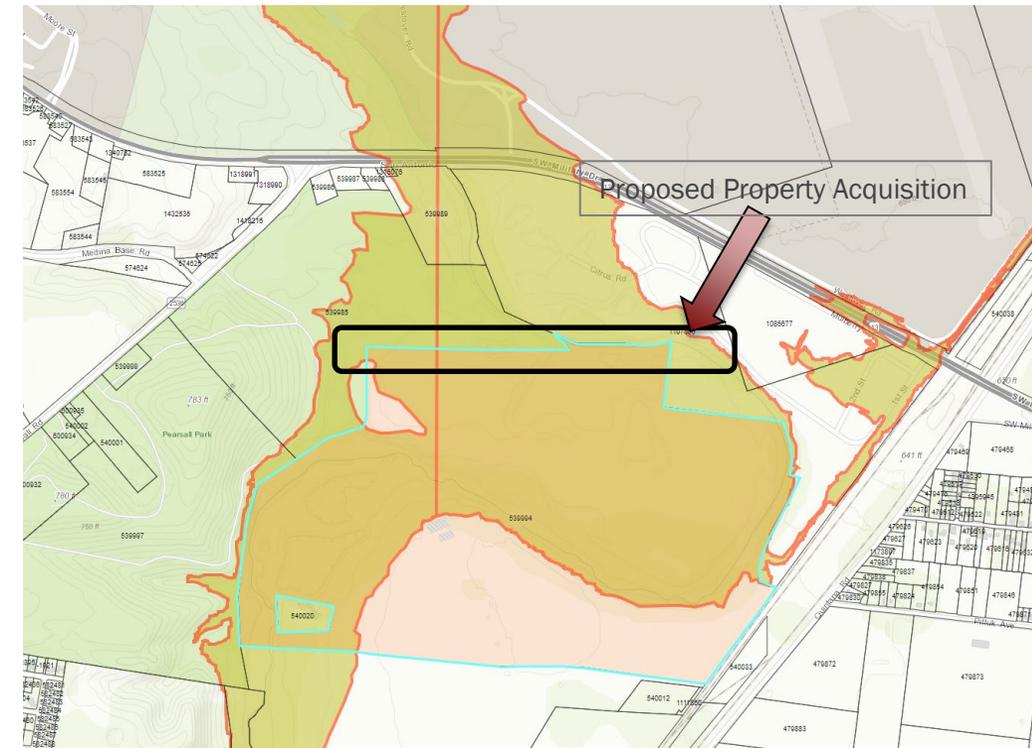


Linear Greenway Trails (Leon Greenway Connection via Port San Antonio)

Project Details



- 2022 Bond Program authorized \$103,503,000 for the Linear Greenway Trails Project to acquire and preserve open space for the development of trails along creekways, greenways, and corridors.
- Leon Greenway Connection via Port San Antonio is one of fourteen Linear Greenway Trails projects, which includes design only, with limits spanning from Pearsall Park east through Port San Antonio to Camargo Park.
- Design is anticipated to be complete Fall 2026 and include a trail connection with trailheads, signage, landscaping and other amenities.
- Construction considered to be a part of the 2027 Bond Program.



Black box identifies the proposed property acquisition. Blue outline identifies the entire property. Red outline identifies floodplain.

Linear Greenway Trails (Leon Greenway Connection via Port San Antonio)

Acquisition Details



- One (1) right of way easement acquisition is necessary for the project and is pending acquisition.
- Requested easement totals 2.88 acres and measures approximately 1,776 feet in length or 1/3 of a mile along the north property line.
- Staff first initiated outreach to the property owner in October 2024.

No.	Owner name	Parcel Request	Status
1	Ernest A. & Rosalinda M. Ruiz	125,366.54 sq ft (2.88 acres) right of way easement. Requested easement measures approximately, 1,776 feet in length or 1/3 of a mile along the north portion of a 261-acre lot.	Informational letter mailed. Right of entry denied. Owner will only sell entire 261-acre lot.





Acquisition Process

- Staff often communicates with property owners over the phone or in person, in addition to the letters.
- Majority of acquisitions are successful without the need to exercise eminent domain.
- City will use every effort available to obtain the land through good faith negotiations but may require eminent domain if negotiations are not successful.

General Acquisition Process	Eminent Domain Process
<ol style="list-style-type: none"> 1. Letter #1 Introduction Letter - Initial outreach to property owner with project information, City contact, and Texas Landowner's Bill of Rights. 2. Letter #2 Initial offer is mailed with project information, City contact, and initial financial offer for property based on independent appraisal. 3. Letter #3 Final offer is mailed with project information, City contact, and final financial offer for property based on independent appraisal. <p>Successful negotiations result in an executed purchase agreement and payment to the owner.</p>	<ol style="list-style-type: none"> 1. City Ordinance authorizes eminent domain. 2. City Attorney's Office (CAO) files petition to place the item on the court docket and records a <i>Lis Pendens</i> notice. 3. CAO sends certified letter to property owner that petition with the court has been filed. 4. CAO contacts property owner &/or representative and attempts to reach a settlement prior to court. 5. Court appoints three special commissioners. 6. Special commissioners set hearing date. 7. Commissioner's Hearing takes place with ruling and final award. Either party can appeal the award. 8. City deposits commissioner's award in the Court Registry. 9. City has possession and use to construct.

City Council A-Session



PUBLIC WORKS

Item 13 – Real Estate Acquisition: 2022 Bond Projects – Watson Road Phase I (Verano Pwky to West of Palo Alto) and Linear Greenway Trails (Leon Greenway Connection via Port San Antonio)