



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: August 23, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Parks & Recreation Department

DEPARTMENT HEAD: Homer Garcia III

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Execution of a Sanitary Sewer Easement with Applewhite–NFP III LLC.

SUMMARY:

This resolution recommends the Planning Commission approve the execution of a 0.409-acre sanitary sewer easement with Applewhite–NFP III LLC. granting access to property owned and controlled by the City of San Antonio at Medina River Natural Area, 15890 Poteet Jourdanton Freeway, in Council District 4. This resolution also recommends the City Council authorize the acceptance of funds in the amount of \$9,100.00 for improvements at Medina River Natural Area.

BACKGROUND INFORMATION:

Applewhite-NFP III LLC. currently owns approximately 43.7-acres at Lone Star Pass and Applewhite Road. The property is immediately east of Medina Rivera Natural Area. Applewhite-

NFP III LLC. intends to utilize the 43-acre tract to develop Applewhite Industrial Park, an industrial warehouse development to be located directly across from the Toyota Manufacturing plant. This project is currently planned for approximately 678,900 square feet of warehouse in two buildings to accommodate the continued growth of trade coming to and from the Mexico border, as well as provide additional lease options for Toyota suppliers and vendors. The easement will allow Applewhite-NFP III LLC. access to City-owned property to install a sub-surface sanitary sewer line to provide service to the future Applewhite Industrial Park. San Antonio Water Systems will maintain the sewer line in perpetuity.

The proposed 12' sanitary sewer easement will allow Applewhite-NFP III LLC. access to Medina River Natural Area property so they may install an 8" sub-surface sanitary sewer line to connect to an existing San Antonio Water Systems sanitary sewer service main. The easement route for the proposed sewer line will avoid existing trees and flood plain. In addition, it will not interrupt services for users of the Medina River Natural Area because it will be located apart from the developed trail system.

The sanitary sewer easement will include the acceptance of funds to be utilized for improvements at Medina River Natural Area in the amount of \$9,100.00. The 0.409-acre easement was valued at \$9,100.00 by an independent professional appraiser. The Parks and Recreation Department will coordinate with the District 4 Council Office to prioritize how funds will be utilized to enhance Medina River Natural Area.

ISSUE:

Shared use of the property is a standard approach in providing sewer services in exchange for easement consideration. The proposed sewer easement will allow Applewhite-NFP III LLC. to provide sub-surface sewer services without adverse impact or changes in use to park land, while providing funds for improvements at Medina River Natural Area. The execution of the sanitary sewer easement is consistent with the goals and objectives of the SA Parks System Plan which recommends identifying partnerships to expand San Antonio's park system resources.

ALTERNATIVES:

Should the Planning Commission not recommend the authorization of this easement, Applewhite-NFP III LLC. would be required to find an alternative route for the sewer line. This would eliminate the proposed funds for improvements at Medina River Natural Area.

RECOMMENDATION:

Staff recommends approval of the execution of a sanitary sewer easement with Applewhite-NFP III LLC. and the acceptance of funds in the amount \$9,100.00 for improvements at Medina River Natural Area.