



City of San Antonio

Agenda Memorandum

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

Agenda Date: November 17, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Parks & Recreation Department

DEPARTMENT HEAD: Homer Garcia III

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Execution of a Sewer and Water Easement with Santikos Raw Land, LLC.

SUMMARY:

This resolution recommends the Planning Commission approves the granting of a 0.10-acre sewer easement and a 0.27-acre water easement with Santikos Raw Land, LLC. granting access to property owned and controlled by the City of San Antonio at Caracol Creek Park, 10939 Rousseau Road, in Council District 4. This resolution also recommends the Planning Commission authorize Santikos Raw Land, LLC. to permanently close an abandoned well at Caracol Creek Park on behalf of the City of San Antonio as required by the Edwards Aquifer Authority. The permanent closure of the abandoned well is valued at approximately \$50,000.00.

BACKGROUND INFORMATION:

Santikos Raw Land, LLC. currently owns approximately 26.51-acres at 202 West 1604 South. This property is adjacent to 1604 just south of Potranco Road and immediately west of Caracol Creek Park. Santikos Raw Land, LLC. intends to utilize a portion of the twenty-six-acre tract for commercial development to include restaurants and retail shops. The property will also include a future residential development by Lynd Living. Lynd Living plans to develop Potranco Commons, a multi-family living facility. The planned residential development will include 360 multi-family homes as well as a pool, dog park, sports court, playground and pavilion. Lynd Living is under contract to purchase the 26.51-acre tract from Santikos Raw Land, LLC. Upon purchase, the sewer and water easements will transfer to Lynd Living.

The proposed sewer and water easements will allow Santikos Raw Land, LLC. access to City-owned property to install a sewer and water line providing service for the commercial development and for future residents of Potranco Commons. The easements will allow Santikos Raw Land, LLC. access to Caracol Creek Park so they may install an 8” sewer line and a 12” water line to connect to existing San Antonio Water Systems (SAWS) utilities. SAWS will maintain these utility lines in perpetuity. Although the installation of the proposed sewer and water lines will require Santikos Raw Land, LLC. to open-cut within the easement areas, there will no interruption of services for users of Caracol Creek Park. The proposed easements will be located apart from the existing trail.

Santikos Raw Land, LLC. will permanently close an abandoned well at Caracol Creek Park as consideration to the City of San Antonio for the value of the sewer and water easements. The Edwards Aquifer Authority requires the permanent closure of abandoned wells if it is no longer being utilized and there are no plans for future use. The value for plugging and permanently closing this well is estimated to be \$50,000.00. This is above the appraised value of the sewer and water easements which was calculated to be worth \$2,600.00 by an independent professional appraiser.

ISSUE:

Shared use of the property provides the most cost-effective way Santikos Raw Land, LLC. can provide sewer and water services for the future commercial and residential developments. The proposed sewer and water easements will allow Santikos Raw Land, LLC. to provide sewer and water services and provides for the permanent closure of an abandoned well at Caracol Creek Park valued at approximately \$50,000.00.

ALTERNATIVES:

Should the Planning Commission not authorize these easements, Santikos Raw Land, LLC. would be required to find alternative routes for the sewer and water lines. This would eliminate the proposed funds to permanently close the well.

RECOMMENDATION:

Staff recommends approval of the execution of a sewer and water easement with Santikos Raw Land, LLC. and the permanent closure of an abandoned well at Caracol Creek Park by Santikos Raw Land, LLC. on behalf of the City of San Antonio.