



City of San Antonio

Agenda Memorandum

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

Agenda Date: October 13, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Parks & Recreation Department

DEPARTMENT HEAD: Homer Garcia III

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

Execution of a Water and Sewer Easement with Lennar Homes of Texas Land and Construction, LTD.

SUMMARY:

This resolution recommends the Planning Commission approves the granting of a 1.209-acre sewer easement and a 0.464 water easement with Lennar Homes of Texas Land and Construction, LTD. granting access to property owned and controlled by the City of San Antonio at Tom Slick Park, 7400 State Highway 151, in Council District 6. This resolution also recommends the Planning Commission authorize the acceptance of \$94,300.00 from Lennar Homes of Texas Land and Construction, LTD. to be utilized by the Parks and Recreation Department for improvements at Tom Slick Park.

BACKGROUND INFORMATION:

Lennar Homes of Texas Land and Construction, LTD. is a multi-family and single-family residential developer with various projects in twenty-three states nation-wide. They have acquired parcels from Texas Biomedical Research Institute which border Tom Slick Park to the east and west. Lennar Homes plans to develop Torian Village, a single-family living facility, on both parcels. The planned residential development will include approximately 465 single-family homes and nearly fourteen acres of open space. The easements will allow Lennar Homes access to City-owned property to install a sewer and water line providing service to future residents of Torian Village. The San Antonio Water System will maintain these utility lines in perpetuity.

The Torian Village project will benefit from future flood plain improvements to occur within and near Tom Slick Park. The City of San Antonio will be widening and deepening Slick Ranch Creek from State Highway 151 to 3,100 feet downstream of State Highway 151. The project will remove about 395 properties valued at \$27.3 million dollars from the 100-year floodplain. The proposed channel will be an earthen channel. This project will also remove portions of the proposed Torian Village development site from the existing 100-year flood plain.

The proposed sewer and water easements will allow Lennar Homes access to Tom Slick Park so they may install an 8" sewer and water line to connect to existing 8" public utility lines which serve the same purpose. Any impacts to the landscape will also be restored by the builder as part of the project. There will be minimal interruption to users of Tom Slick Park during construction and they will have access to two of the existing three parking lots at all times during construction.

Compensation to the City of San Antonio for the sewer and water easements was based on an independent professional appraisal and valued at \$94,300.00. The funds will be utilized for improvements at Tom Slick Park. Improvements may include sidewalk trail connections from Torian Village to the existing trail at Tom Slick Creek Park and general park improvements. The Parks and Recreation Department will coordinate with the District 6 Council Office to prioritize how the funds will be utilized to enhance Tom Slick Park.

ISSUE:

The proposed sewer and water easements will allow for Lennar Homes to provide sewer and water services for future residents and provides funding for improvements at Tom Slick Park. The execution of this sewer and water easements is consistent with the goals and objectives of the SA Park System Plan which recommends identifying partnerships to expand San Antonio's parks system resources.

ALTERNATIVES:

Should the Planning Commission not authorize these easements, Lennar Homes would be required to find alternative routes for the sewer and water lines. This would adversely impact affect the viability of the project and eliminate the proposed funds for improvements of the park.

RECOMMENDATION:

Staff recommends approval of the execution of a sewer and water easement with Lennar Homes of Texas Land and Construction, LTD. and the acceptance of \$94,300.00 from Lennar Homes of Texas Land and Construction, LTD. to be utilized by the Parks and Recreation Department for improvements at Tom Slick Park.