



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: October 27, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Release of Drainage Easements

SUMMARY:

A Resolution authorizing City Council to release two City-owned drainage easements being 0.0344 of an acre and 0.344 of an acre situated within the Luke Bust Survey No. 63, Abstract No. 45, along Green Road located in Council District 2.

BACKGROUND INFORMATION:

Westwood Professional Services, on behalf of Meritage Homes of Texas, LLC, has requested the release of two City-owned drainage easements being 0.0344 of an acre and 0.344 of an acre located within the Luke Bust Survey No. 63, Abstract No. 45, along Green Road, for the purpose of building a new subdivisions Catalina Unit 1 and Catalina Unit 2. The subdivision will be located on Green Road, east of Interstate 10 in Council District 2.

The two City-owned drainage easements were originally acquired by Bexar County in May 1988, through eminent domain proceedings. In March 2019, City Council passed an ordinance to extend the city limits of San Antonio by the full purpose of annexation of approximately 45.739 acres of land, which included the land the two drainage easements are located on.

Westwood Professional Services has been coordinating with the City's Development Services Department (DSD) and Public Works Storm Water Engineers and both have approved the release and relocation of the drainage easements, per the preliminary plats, Plat No. 20-11800605 and Plat No. 21-11800320. Once approved the plat will make necessary accommodations for storm water runoff. The Subdivision plat, with the proposed drainage easement relations will be reviewed and approved by the City's Planning Commission.

ISSUE:

Meritage Homes of Texas, LLC, on behalf of Meritage Homes of Texas, LLC, has requested the release of two City-owned drainage easements for the purposes of building and developing new subdivisions, Catalina Unit 1, and Catalina Unit 2. The subdivision will be located along Green Road, east of Interstate 10 and will provide new housing opportunities for residents of San Antonio. An ordinance authorizing the release of two drainage easements is necessary, so that the easements can be platted and ensure proper storm water drainage within the newly developed subdivisions.

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Westwood Professional Services has been coordinating with the City's Development Services Department and Public Works Storm Water Engineers and both have approved the release and relocation of the drainage easements per preliminary plat, Plat No. 20-11800605 and Plat No. 21-11800320. Once approved the plat will make the necessary accommodations for storm water runoff. The subdivision plats will be reviewed and approved by the City's Planning Commission.

ALTERNATIVES:

City Council could choose not to approve this release; however, this would require Westwood Professional Services to redesign the project or prohibit them from developing the property. Failure to develop the property would mean that the city would lose out on potential revenue.

RECOMMENDATION:

Staff recommends the approval of this request, to release the two City-owned drainage easements, with the intent of relocating the easements in conjunction with the subdivision development, to ensure proper storm water runoff.