



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 19

Agenda Date: December 16, 2021

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Release of two City-owned drainage easements

SUMMARY:

An ordinance authorizing the release of two City-owned drainage easements being 0.0344 of an acre and 0.344 of an acre located in Luke Bust Survey Number 63, Abstract Number 45, along Green Road southeast of Interstate 10 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 in the Luke Bust Survey Number 63, Abstract Number 45, along Green Road southeast of Interstate 10 for the purposes of building a new subdivision, Catalina Unit 1.

The two drainage easements were originally owned by Bexar County. However in 2019, the City annexed the property to include the easements. The two City-owned drainage easements were originally identified to accept storm water discharge through two culverts under Green Road. As

part of the new subdivision development on the vacant land, the developer will be required to relocate these drainage easements to ensure proper storm water conveyance. The proposed subdivision plat indicates the storm water that flows through culverts under Green Road will be conveyed through a proposed channel and into the existing Martinez Creek Dam No. 3 Reservoir.

Westwood Professional Services has been coordinating with the City's Development Services Department (DSD) to replat the property and Public Works Storm Water Engineers will review the engineering reports prior to the plat review and approval by the Planning Commission. The release was approved by Planning Commission on October 27, 2021. If the proposed Catalina Unit subdivision development does not move forward, any future development on the property will have to implement drainage easements and measures to ensure proper storm water conveyance.

ISSUE:

This ordinance authorizes the release of two City-owned drainage easements being 0.0344 of an acre and 0.344 of an acre located in Luke Bust Survey Number 63, Abstract Number 45, along Green Road southeast of Interstate 10 located in Council District 2.

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 along Green Road southeast of Interstate 10 for the purposes of building a new subdivision, Catalina Unit 1. An ordinance authorizing the release of two drainage easements is necessary, so the developer can proceed with the subdivision plat to include the relocation of the drainage easements to ensure proper storm water drainage conveyance within the newly developed subdivision.

The release was approved by Planning Commission on October 27, 2021. The subdivision plat with proposed drainage will have to 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 proposed subdivision or prohibit them from developing the property.

FISCAL IMPACT:

In compliance with Chapter 37 of the City Code, Section 37-14 pertaining to the release of an easement on non-city owned property, there is no fiscal impact. Petitioner has agreed to re-plat and relocate drainage easements as required by the City's Development Services Department and Public Works Department.

RECOMMENDATION:

Staff recommends 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 conveyance.