



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: {{item.number}}

Agenda Date: January 27, 2022

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Real Estate Acquisition: Prue Road (Babcock Road to Laureate Drive) (2017 Bond Project)

SUMMARY:

An ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purposes of five parcels totaling 1.352-acre (58,851.06 square feet) of privately-owned real property located within NCB 14703, 14704 and 14706 in Council District 8 for the Prue Road (Babcock Road to Laureate Drive) project, a 2017 Bond Project; declaring it to be a public project and a public necessity. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Progra

BACKGROUND INFORMATION:

On May 6, 2017, voters approved the 2017 Bond Program and allocated \$27,600,000.00 for the Prue Road (Babcock Road to Laureate Drive) project. This project will provide for the existing roadway to be widened from two traffic lanes to five traffic lanes with a center turn lane or median. The project will also improve drainage in the area and add additional storm sewers and inlets to accommodate the proposed road widening. One side of Prue Road will have a 10-foot shared-use path sidewalk with a five-foot vegetation buffer between the roadway and the sidewalk. A vegetation buffer will exist for most of the project limits but may be limited in some sections due

to right-of-way constraints in some areas. Project construction started in May 2021 and is estimated to be completed in November 2023.

ISSUE:

This ordinance approves the acquisition through negotiation or condemnation of interests in land sufficient for project purposes of five parcels totaling 1.352-acre (58,851.06 square feet) of privately-owned real property located within NCB 14703, 14704 and 14706 in Council District 8 for the Prue Road (Babcock Road to Laureate Drive) project, a 2017 Bond Project; declaring it to be a public project and a public necessity.

Twenty-three real property acquisitions have been completed, which meets all the requirements for the Prue Road portion of the project. The drainage portion of the project requires the acquisition of nine parcels of property from eight property owners to install a major storm sewer system along private property from Prue Road south to the south of Verbena Street where it will outfall to the existing Huebner Creek Tributary A. Staff has been successful in acquiring four of the nine parcels along the Outfall C alignment. The remaining five parcels totaling 1.352-acres are located within NCB 14703, 14704 and 14706.

The city intends to use every effort available to obtain the required land rights through good faith negotiations but may require eminent domain if the negotiations are not successful.

ALTERNATIVES:

City Council could choose not to approve this request; however, without acquiring property, the city will not have enough land to construct a major storm sewer system required for this project.

FISCAL IMPACT:

Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the acquisition through negotiation or condemnation of interests in land sufficient for project purposes of five parcels totaling 1.352-acre (58,851.06 square feet) of privately-owned real property located within NCB 14703, 14704 and 14706 in Council District 8 for the Prue Road (Babcock Road to Laureate Drive) project, a 2017 Bond Project; declaring it to be a public project and a public necessity.