



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 3

SUBJECT:

Real Estate Acquisition: South Gevers Street Drainage Improvement Project

SUMMARY:

An ordinance approving the acquisition, through negotiation or condemnation, of interests in land sufficient for project purposes of twenty-four (24) lots totaling 76,320 square feet (1.75 of an acre) of privately-owned real property, located on Cosgrove and Channing Street in Council District 3 for the South Gevers Street Drainage Improvement Project, declaring it to be a public project and a public necessity. Funds are available under the South Gevers Street Drainage Improvement Project, a multi-funded drainage project, and included in the FY 2022 - FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

The South Gevers Street, Drainage Improvement Project includes the construction of a new underground drainage system along South Gevers Street to connect to an existing drainage system

at Nopal Street between Cosgrove and Waleetka, along with the construction of Detention Pond #1 at Nopal Street and Detention Pond #2 at South Gevers Street. All street reconstruction will include new curbs, inlets, storm drain, and sidewalks. Acquisitions are whole fee simple acquisitions of vacant land. Construction start is scheduled for May 2022 and is estimated to complete in October 2023.

The South Gevers Street Drainage Improvement Project requires the acquisition of forty-eight (48) parcels of property from five property owners. Staff has successfully acquired twenty-four (24) of the forty-eight (48) parcels along the Project alignment. The remaining twenty-four (24) parcels, vacant and contiguous lots are owned by one property owner and totals 1.75 acres located within NCB 3819. 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 unsuccessful.

ISSUE:

This ordinance approves the acquisition, through negotiation or condemnation of interests in land sufficient for project purpose of twenty-four (24) lots totaling 76,320 square feet (1.75 of an acre) of privately-owned real property, located within NCB 3819, located on Cosgrove and Channing Street, in Council District 3 for the South Gevers Street Drainage Improvement Project, declaring it to be a public project and a public necessity. Funds are available under the South Gevers Street Drainage Improvement Project, a Multi-funded Drainage Project, and are included in the FY 2022 - FY 2027 Capital Improvement Program.

Public Works staff will continue to use every effort available to obtain the required permanent and temporary land rights for a said project through good faith negotiations but may require eminent domain if the negotiations are unsuccessful.

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 water system required for this project.

FISCAL IMPACT:

The total fair market value for the twenty-four (24) parcels is \$249,100.00 as determined by an independent appraisal as of April 10, 2021. Funds are available from Storm Water Operating funds and prior debt proceeds 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 twenty-four (24) lots totaling

76,320 square feet (1.75 of an acre) of privately-owned real property; declaring South Gevers Street Drainage Improvement Project to be a public project and a public necessity.