



City of San Antonio

Legislation Details (With Text)

File #: 18-1274

Type: Real Property Sale

In control: City Council A Session

On agenda: 2/8/2018

Title: Ordinance authorizing the release of three city drainage easements (approximately 0.05, 0.02, and 0.12 of an acre), to HDC Freedom Hills LLC along Ray Ellison Boulevard for a fee of \$13,972.56, located in Council District 4. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Freedom Hills Unit 3-4_ Recorded Plat, 2. CoSA Contracts Disclosure Form, 3. Form 1295, 4. Freedom Hills Drainage Esmnt, 5. Freedom Hills Release Easement 3 1-24-18, 6. Freedom Hills RELEASE ESMNT 4 1-24-18, 7. Draft Ordinance, 8. Map, 9. Ordinance 2018-02-08-0078, 10. Staff Presentation

Date	Ver.	Action By	Action	Result
2/8/2018	1	City Council A Session	adopted	Pass

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT: Real Estate Disposition: Release of three city drainage easements

SUMMARY:

An ordinance authorizing the release of three city drainage easements being 0.05 of an acre, 0.02 of an acre and 0.12 of an acre located in New City Block 15228 along Ray Ellison Boulevard located in Council District 4 for a fee of \$13,972.56 as requested by HDC Freedom Hills LLC.

BACKGROUND INFORMATION:

The City of San Antonio acquired real property interests to complete the 2012-2017 General Obligation Bond Project, Ray Ellison Boulevard (Loop 410 to Old Pearsall Road). The project provided for the reconstruction and widening of approximately two miles of Ray Ellison Boulevard, from Loop 410 to Old Pearsall Road. The project also included underground drainage and Low Impact Development (LID) features which required the

City to obtain easement interests to install the drainage improvements and maintain the LID features.

The Freedom Hills subdivision will be a 157 lot single-family residential community when fully developed. The original developer for this subdivision completed the plats, recorded the plats in County property records, constructed the streets, and then delivered (sold) the lots to home builders. The original developer also sold the permanent drainage easements to the City of San Antonio for its 2012-2017 Ray Ellison Bond Project prior to selling the property to HDC Freedom Hills, LLC. The first 66 lots have been developed with homes. HDC Freedom Hills, LLC (petitioner) took over as the developer in 2016 to complete the remaining 91 lots in Freedom Hills.

The petitioner requested the City release a portion of the drainage easement along Ray Ellison Boulevard that would allow the development of 12 out of the 91 remaining residential lots in Freedom Hills. Releasing these portions of the easement would allow homebuilders to construct larger homes, and property owners could move their fences closer to Ray Ellison Boulevard. The request was reviewed and approved by the Transportation & Capital Improvement's Storm Water Division (controlling department of the drainage easement) since it was determined that the City could access the LID basins, for maintenance purposes, via Ray Ellison Boulevard.

ISSUE:

This ordinance authorizes the release of three city drainage easements being 0.05 of an acre, 0.02 of an acre and 0.12 of an acre located in New City Block 15228 along Ray Ellison Boulevard located in Council District 4 for a fee of \$13,972.56 as requested by HDC Freedom Hills LLC.

HDC Freedom Hills, LLC (petitioner) took over as the developer in 2016 to complete the development of the 91 remaining lots in Freedom Hills. The original developer sold permanent drainage easements to the City of San Antonio for its 2012-2017 Ray Ellison Bond Project prior to selling the property to HDC Freedom Hills, LLC.

The petitioner requested the City release a portion of the drainage easement along Ray Ellison Boulevard that would allow the development of 12 out of the 91 remaining residential lots in Freedom Hills. Releasing these portions of the easement would allow homebuilders to construct larger homes, and property owners could move their fences closer to Ray Ellison Boulevard. The request was reviewed and approved by the Transportation & Capital Improvement's Storm Water Division (controlling department of the drainage easement) since it was determined that the City could access the LID basins, for maintenance purposes, via Ray Ellison Boulevard. Additionally, the release of the easements will not negatively affect the drainage in the area.

ALTERNATIVES:

City Council could choose not to approve this request; however doing so would impede the development of the remaining residential lots in Freedom Hills subdivision.

FISCAL IMPACT:

The value of the easement release was determined by averaging the surrounding land values as determined by the Bexar County Appraisal District, as provided under Chapter 37-2. - General provisions (g) (1) through (4).

The fair market value was determined to be \$13,972.56. Finance reviewed the request and identified \$6,632.22 of remaining debt which will be deposited back into the original source, [2012-2017 General Obligation Bond Project, Ray Ellison Blvd. (Loop 410 to Old Pearsall Rd.)].

RECOMMENDATION:

The Planning Commission reviewed this request on January 24, 2018. Staff recommends approval of this ordinance authorizing the release of three city drainage easements being 0.05 of an acre, 0.02 of an acre and 0.12 of an acre located in New City Block 15228 along Ray Ellison Boulevard for a fee of \$13,972.56 as requested by HDC Freedom Hills LLC.