



City of San Antonio

Legislation Details (With Text)

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| File #: | 18-1851 |
| Type: | Staff Briefing - Without Ordinance |
| In control: | Planning Commission |
| On agenda: | 4/11/2018 |
| Title: | Resolution recommending the release of a 15' (0.152 acre) drainage easement and acquisition by dedication of a replacement 15' (0.152 acre) drainage easement, north of Lord Road, located in NCB 10615, Lot 81, Idea - W. W. White, San Antonio, Bexar County, Texas, in Council District 2, as requested by IDEA Public School. [Laurie Park, Property Agent Specialist, 210-207-7370, laurie.park@sanantonio.gov, Transportation and Capital Improvements] |
| Sponsors: | |
| Indexes: | |
| Code sections: | |
| Attachments: | 1. One Pager, 2. Lord map, 3. Drainage Esmt Release Field Notes, 4. Drainage Esmt Dedication Field Notes, 5. Resolution Approved.pdf |

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Transportation & Capital Improvements (TCI)

DEPARTMENT HEAD: Mike Frisbie, P. E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

An Ordinance approving a 0.152 acre Drainage Easement to be vacated and a 0.152 acre Drainage Easement to be dedicated.

SUMMARY:

Ordinance authorizing the release of a 15-foot wide drainage easement (0.152 acre) and the acquisition by dedication of a replacement 15-foot wide drainage easement (0.152 acre), north of Lord Road, located within NCB 10615, Lot 81, Idea - W. W. White, San Antonio, Bexar County, Texas, in Council District 2, as requested by the owner, IDEA Public School

BACKGROUND INFORMATION:

There is an existing 48-inch drainage pipe that discharges storm water runoff in an existing drainage channel north of Lord Road. The City constructed this portion of the Lord Road Drainage Project pipe in the wrong location, placing the pipeline *alongside* the existing easement instead of *within* the easement. On behalf of the property owner, IDEA Public Schools, LJA Engineering, LLC has petitioned for the 0.152 acre Drainage Easement be released and a replacement 0.152 acre Drainage Easement to be dedicated. These actions are corrective measures as the existing 48-inch drainage pipe for storm water runoff north of Lord Road was constructed by the City outside the easement of record. The owner, IDEA Public Schools requests the release of the 15-foot drainage easement and the dedication of a replacement 15-foot drainage easement to correct erroneous location. Stormwater Management recommends approval. The Department of Transportation and Capital Improvements, San Antonio Water System and CPS Energy has reviewed and approved. There is no fiscal impact.

ISSUE:

Ordinance authorizing the release of a City of San Antonio 0.152 acre Drainage Easement within a portion of NCB 10615, Lord Road, as 48-inch drainage pipe is outside easement boundaries; and authorizing the dedication of a 0.152 acre drainage easement for the City of San Antonio, within the same parcel, documenting the actual location of the 48-inch drainage pipe. This correction is required to resolve title issues and to document the physical location of the constructed pipeline prior to future development of the property.

ALTERNATIVES:

City Council could choose not to approve this Petition as requested by the property owner, IDEA Public School, meaning the existing drainage pipe would remain a cloud on the land title and the pipe would be subject to damage or future encroachment as the location is not accurately documented. The alternative of physically relocating the 48-inch pipe would be more difficult and expensive.

FISCAL IMPACT:

The City is vacating the wrong easement and the Owner is dedicating a correct easement. No Fiscal Impact as both easements are the same size, within the same parcel, for the same purpose of use and adjacent to one another and are considered an equal trade in kind.

RECOMMENDATION:

The City of San Antonio's Planning Commission will consider this request at its regular meeting of April 11, 2018.

Staff recommends approval of an Ordinance authorizing the release of the existing 15-foot wide drainage easement (0.152 acre) and the dedication of a 15-foot wide drainage easement (0.152 acre).