



City of San Antonio

Legislation Details (With Text)

File #: 18-2624

Type: Real Property Sale

In control: City Council A Session

On agenda: 5/10/2018

Title: Ordinance releasing a City Storm Water drainage easement which is approximately 0.152 of an acre, and accepting by dedication a replacement drainage easement which is approximately 0.152 of an acre, located north of Lord Road and east of South W.W. White Road in Council District 2, as requested by IDEA Public Schools. [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Release survey, 3. Dedication survey, 4. Draft Ordinance, 5. Ordinance 2018-05-10-0334, 6. Staff Presentation

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------|---------|--------|
| 5/10/2018 | 1 | City Council A Session | adopted | Pass |

DEPARTMENT: Transportation & Capital Improvements (TCI)

DEPARTMENT HEAD: Mike Frisbie, P. E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Disposition: Release and dedication of a replacement 15-foot wide (0.152 acre) drainage easement

SUMMARY:

An 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), located north of Lord Road and east of S. W.W. White Road, 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 Lord Road Drainage Project pipe was originally constructed in the wrong location, placing the pipeline *alongside* the existing drainage easement instead of *within* the drainage easement. On

behalf of the property owner, IDEA Public Schools, LJA Engineering, LLC has petitioned for the release of a 15-foot wide drainage easement (0.152 acre) and the dedication of a replacement 15-foot wide drainage easement (0.152 acre) to reflect the correct location of the drainage pipe.

Transportation and Capital Improvements Storm Water Engineering recommends approval and other departments and utilities had no objections to the drainage easement relocation. The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on April 11, 2018.

ISSUE:

This ordinance authorizes the release of a 15-foot wide drainage easement (0.152 acre) within a portion of NCB 10615, Lord Road, as a 48-inch drainage pipe is outside easement boundaries; and authorizes the dedication of a 15-foot wide drainage easement (0.152 acre), within the same parcel, documenting the actual location of the 48-inch drainage pipe. The property owner, IDEA Public Schools is requesting the release and subsequent dedication to continue with future development of the property. These actions are corrective measures as the existing 48-inch drainage pipe for storm water runoff north of Lord Road was constructed outside the easement of record. This correction is required to resolve title issues and to document the correct and current 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 an easement and the property owner, IDEA Public School, is dedicating a replacement easement to reflect the correct location of the drainage pipe. There is no fiscal impact as both easements are the same size, within the same parcel, for the same purpose of use, are adjacent to one another and considered an equal trade in kind.

RECOMMENDATION:

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on 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 replacement 15-foot wide drainage easement (0.152 acre) to reflect the correct location of the drainage pipe.