



City of San Antonio

Legislation Details (With Text)

File #: 20-2718

Type: Real Property Acquisition

In control: City Council A Session

On agenda: 5/7/2020

Title: Ordinance authorizing the acquisition, through negotiation or condemnation, of interests in land sufficient for project purposes of two parcels totaling 0.506-acre (22,042 square feet) of privately-owned real property, located on Bulverde Road from Jung Road to north of Green Spring Drive within NCB 17365 P-1 in Council District 10, for the Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow), a 2017 Bond Project; declaring it to be a public project and a public necessity. The fair market value for the two parcels is \$98,250.00 as determined by an independent appraisal. Funding is included in the FY 2020 - FY 2025 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works.]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. PARCEL_19759_M&B, 3. PARCEL_19759_DWG, 4. PARCEL_19760_M&B, 5. PARCEL_19760_DWG, 6. Draft Ordinance.pdf, 7. Ordinance 2020-05-07-0312

| Date | Ver. | Action By | Action | Result |
|----------|------|------------------------|----------|--------|
| 5/7/2020 | 1 | City Council A Session | approved | Pass |

DEPARTMENT: Public Works

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:

Real Estate Acquisition: Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow) (2017 Bond Project)

SUMMARY:

An ordinance approving the acquisition, through negotiation or condemnation, of interests in land sufficient for project purposes of two parcels totaling 0.506-acre (22,042 square feet) of privately-owned real property, located on Bulverde Road from Jung Road to north of Green Spring Drive within NCB 17365 P-1 in Council District 10 for the Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow) project, a 2017 Bond project; declaring it to be a public project and a public necessity. The fair market value for the two parcels is \$98,250.00 as determined by an independent appraisal. Funds are available from the 2017 General Obligation Bond Program and are included in the FY 2020 - FY 2025 Capital Improvement Program.

Pursuant to enacted Texas Senate Bill (SB 18), this item requires City Council to initiate a motion authorizing the use of power of eminent domain, should it be needed.

BACKGROUND INFORMATION:

On May 6, 2017, voters approved the 2017 Bond Program and allocated \$17,000,000.00 for the Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow) project. This project will provide for the reconstruction and widening of Bulverde Road including the construction of curbs, sidewalks, driveway approaches, traffic signal and drainage improvements. The project is a continuation of Bexar County's Street and Drainage Improvements Project to realign Jung Road to Quiet Meadow. Construction start is scheduled for April 2021 and is estimated to complete in April 2023.

Acquisition of property along Bulverde Road is required in order to acquire enough land to complete the Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow) project improvements. 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.

ISSUE:

This ordinance approves the acquisition, through negotiation or condemnation of interests in land sufficient for project purposes of two parcels totaling 0.506-acre (22,042 square feet) of privately-owned real property, located on Bulverde Road from Jung Road to north of Green Spring Drive within NCB 17365 P-1 in Council District 10 for the Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow) project, a 2017 Bond Project; declaring it to be a public project and a public necessity. The fair market value for the two parcels is \$98,250.00 as determined by an independent appraisal.

This project will provide for the reconstruction and widening of Bulverde Road including the construction of curbs, sidewalks, driveway approaches, traffic signal and drainage improvements. The project is a continuation of Bexar County's Street and Drainage Improvements Project to realign Jung Road to Quiet Meadow.

Acquisition of property along Bulverde Road is required in order to acquire enough land to complete the Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow) project improvements. 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 the acquisition of property, the city will not have enough land to widen Bulverde Road to complete the project improvements.

FISCAL IMPACT:

The fair market value for the two parcels is \$98,250.00 as determined by an independent appraisal completed on April 27, 2019. Funds are available from the 2017 General Obligation Bond Program and are included in

the FY 2020 - FY 2025 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, two parcels totaling 0.506-acre (22,042 square feet) of privately-owned real property located on Bulverde Road from Jung Road to north of Green Spring Drive within NCB 17365 P-1 in Council District 10 for the Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow) Bond project.