



City of San Antonio

Agenda Memorandum

File Number:16-1948

Agenda Item Number: 13.

Agenda Date: 3/31/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT: Easement: Request to use City-owned property for a sanitary sewer easement

SUMMARY:

An ordinance authorizing ESS Storage San Antonio, LLC to use 4,256 square feet (.0977 of an acre) of a City-owned property located at 1920 S. Alamo Street for a sanitary sewer easement within NCB 1009, in Council District 1.

BACKGROUND INFORMATION:

On April 15, 2015, City Council authorized the purchase of 1.062 acres of property at 1920 S. Alamo for the purposes of the Development Services Department Parking Expansion Project. The project will provide up to 95 temporary overflow parking spaces for use by City employees in order to allow sufficient parking for patrons visiting the Cliff Morton Development and Business Services Center (One Stop) at 1901 S. Alamo.

ESS Storage San Antonio, LLC (Petitioner) is requesting a sanitary sewer easement on City-owned property located at 1920 S. Alamo Street within New City Block 1009 in City Council District 1, as shown on attached Exhibits "A" and "B." The proposed sanitary sewer easement will provide sewer service to three lots located at 1964 S. Alamo Street, 1970 S. Alamo Street and 1974 S. Alamo Street. The closest sanitary sewer main line is located within Flores Street. The proposed sanitary sewer easement will consist of 4,256 square feet (.0977 of an acre) and will be approximately 12 feet wide by approximately 355 feet in length.

ISSUE:

This ordinance will authorize ESS Storage San Antonio, LLC to use a portion of a City-owned property located at 1920 S. Alamo Street for a sanitary sewer easement within NCB 1009, in Council District 1. The proposed sanitary sewer easement will serve three lots located at 1964 S. Alamo Street, 1970 S. Alamo Street and 1974 S. Alamo Street. The closest sanitary sewer main line is located within Flores Street. The proposed sanitary sewer easement will consist of 4,256 square feet (.0977 of an acre) and will be approximately 12 feet wide by approximately 355 feet in length.

This action is consistent with City Code and Ordinances which requires City Council approval for any private use of property owned or controlled by the City.

ALTERNATIVES:

The approval of this request will allow Petitioner to use a portion of a City-owned property located at 1920 S. Alamo Street for a sanitary sewer easement. City Council could choose not to approve this item; however, without approval, Petitioner would be prevented from providing sewer service to three lots located at 1964 S. Alamo Street, 1970 S. Alamo Street and 1974 S. Alamo Street.

FISCAL IMPACT:

The fee established for this easement is \$105,862.00, which staff is recommending be waived. Staff recommends that the fee be waived due to the in-kind contribution by ESS Storage San Antonio, LLC to pay for all connection costs and fees to the San Antonio Water System (SAWS) which are estimated to be greater than the fee for the sanitary sewer easement. Petitioner will pay approximately \$125,000.00 for all connection costs and fees. The fees being waived includes the property's assessed value of \$105,762.00 conducted by Noble & Associates, Inc. on November 4, 2014 and \$100.00 for the recording fees.

RECOMMENDATION:

Staff recommends approval of this ordinance to authorize ESS Storage San Antonio, LLC to use a portion of a City-owned property located at 1920 S. Alamo Street for a sanitary sewer easement in Council District 1.

The City of San Antonio's Planning Commission will consider this request at its regular meeting on March 23, 2016.