



City of San Antonio

Agenda Memorandum

File Number:17-4323

Agenda Item Number: 48.

Agenda Date: 9/21/2017

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 7

SUBJECT:

Release of two City-owned drainage easements

SUMMARY:

An ordinance authorizing the release of two City-owned drainage easements being 0.126 of an acre and 0.128 of an acre located in New City Block 18309 along Tezel Road located in Council District 7.

BACKGROUND INFORMATION:

BGE, Inc., on behalf of CalAtlantic Homes of Texas, Inc., has requested the release of two City-owned drainage easements being 0.126 of an acre and 0.128 of an acre located in New City Block 18309 along Tezel Road for the purposes of building a new 37 single family home subdivision, North Oak Meadows. The subdivision will be located East of Tezel Road and South of Old Tezel Road.

The two City-owned drainage easements were originally identified to accept storm water discharge from two culverts under Tezel Road. The storm water would discharge onto vacant land and travel east towards a natural drainage channel. As part of the subdivision development on the vacant land, the proposed plat shows the storm water conveyed from Tezel Road through an underground drainage system bisecting the property within new drainage easements and public street right-of-way and through a concrete drainage channel in a new drainage easement north of the proposed subdivision. The proposed development will include an onsite detention pond, which will slowly release the storm water into the nearby natural channel, so that the rate of post-development runoff is at or below pre-development conditions.

BGE has been coordinating with the City's Development Services Department (DSD) and TCI Storm Water Engineers and both have approved the release and relocation of the drainage easements, per the preliminary plat, Plat No. 170237. Once approved, the plat will officially relocate the drainage easements. The release was presented before Planning Commission on August 9, 2017. The Subdivision plat, with the proposed drainage easement relocation, will have to be reviewed and approved by the City's Planning Commission.

ISSUE:

BGE, Inc., on behalf of CalAtlantic Homes of Texas, Inc., has requested the release of two City-owned drainage easements for the purposes of building a new subdivision, North Oak Meadows. The planned subdivision will be located East of Tezel Road and South of Old Tezel Road and will provide 30 to 40 new housing opportunities for residents of San Antonio. An ordinance authorizing the release of two drainage easements is necessary, so that the easements can be platted and ensure proper storm water drainage conveyance within the newly developed subdivision.

The two City-owned drainage easements were originally identified to accept storm water discharge from two culverts under Tezel Road. The storm water would discharge onto vacant land and travel east towards a natural drainage channel. As part of the subdivision development on the vacant land, the proposed plat shows the storm water conveyed from Tezel Road through an underground drainage system bisecting the property within new drainage easements and public street right-of-way and through a concrete drainage channel in a new drainage easement north of the proposed subdivision. The proposed development will include an onsite detention pond, which will slowly release the storm water into the nearby natural channel, so that the rate of post-development runoff is at or below pre-development conditions causing no adverse impact to existing development.

BGE has been coordinating with the City's Development Services Department (DSD) and TCI Storm Water Engineers and both have approved the release and relocation of the drainage easements, per the preliminary plat, Plat No. 170237. Once approved, the plat will officially relocate the drainage easements. The release was presented before Planning Commission on August 9, 2017. The Subdivision plat, with the proposed drainage easement relocation, will have to be reviewed and approved by the City's Planning Commission.

ALTERNATIVES:

City Council could choose not to approve this release; however, this would require BGE to re-design the proposed subdivision or prohibit them from developing the property.

FISCAL IMPACT:

In compliance with Chapter 37 of the City Code, Section 37-14 pertaining to the release of an easement on non-city owned property, there is no fiscal impact. Petitioner has agreed to re-plat and relocate drainage easements as recommended by the City's Development Services Department and Transportation and Capital Improvements.

RECOMMENDATION:

Staff recommends the approval of this request, to release the two City-owned drainage easements, with the

intent of relocating the easements in conjunction with the subdivision development, to ensure proper storm water conveyance.