



City of San Antonio

Agenda Memorandum

File Number:18-5049

Agenda Item Number: 8.

Agenda Date: 10/4/2018

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT: Disposition: Release of a utility easement

SUMMARY:

An ordinance authorizing the release of a 0.0104 acre (457.11 square feet) utility easement located in New City Block 173, located in Council District 1, as requested by Delta Main and Dwyer, LLC.

BACKGROUND INFORMATION:

The City of San Antonio owned and operated the Dwyer Avenue Center for Transitional Housing (shelter) located at 307 Dwyer Avenue. In 1991, the city acquired a utility easement from the abutting property owner located at 410 S Main Avenue to provide electrical service for the shelter.

In 2010, the services provided at the Dwyer Avenue Center for Transitional Housing were relocated to Haven for Hope. The city sold the property to a developer in 2017. The developer also purchased the property at 410 S Main where the utility easement is located.

The developer, Delta Main and Dwyer, LLC, is replatting the property for a multi-family development. The utility easement is no longer needed, so CPS Energy removed cable and equipment from the easement at the customer's request. Delta Main and Dwyer, LLC (petitioner) requests the city release its utility easement located at 410 S Main Avenue so it can replat the property and construct the multi-family housing units.

ISSUE:

This ordinance will authorize the release of a 0.0104 acre (457.11 square feet) utility easement located in New

City Block 173 (307 Dwyer Avenue), located in Council District 1, as requested by Delta Main and Dwyer, LLC.

CPS Energy removed cable and equipment from the easement at the customer's request since the easement is no longer needed. Delta Main and Dwyer, LLC (petitioner) is working on the replat of the property and has requested the city release its utility easement so the property can be replatted and developed.

The request was reviewed and approved by city departments and utilities.

ALTERNATIVES:

City Council could choose not to release the utility easement, however the easement will restrict the development of the property if the easement remains in place.

FISCAL IMPACT:

Per Chapter 37-Section 14 of the San Antonio Municipal Code, there is no fee associated with the release of an easement on non-city owned property, therefore there is no fiscal impact in connection with this action.

RECOMMENDATION:

The Planning Commission reviewed this request on September 12, 2018. Staff recommends approval of this request to release a utility easement at 410 S Main (New City Block 173).