



City of San Antonio

Agenda Memorandum

File Number:15-1986

Agenda Item Number: 24.

Agenda Date: 3/25/2015

In Control: Planning Commission

DEPARTMENT: Office of EastPoint & Real Estate Services

STAFF COORDINATOR: Jesse Quesada, Management Analyst, (210) 207-6971,
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COUNCIL DISTRICT IMPACTED: 4

SUBJECT:

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

SUMMARY:

Consideration of the following Resolution:

Request of a Resolution for a sanitary sewer easement authorizing Rimini Family Limited Partnership to use 3,235 square feet (.0743 of an acre) of a City-owned property located at 2803 Hunter Boulevard for a sanitary sewer easement within NCB 11186, in Council District 4, for a fee of \$12,000.00.

BACKGROUND INFORMATION:

Rimini Family Limited Partnership (Petitioner) is requesting to use a portion of a City-owned property located at 2803 Hunter Boulevard for a sanitary sewer easement within NCB 11186 in Council District 4, as shown on attached Exhibits "A", "B" and "C." The portion of the City-owned property requested to be used is the site of the Cortez Library and is in the rear of the property at the intersection of Hunter Boulevard and Palo Alto Road. Petitioner is in the process of placing a sanitary sewer easement to serve its property located near the southeast corner of Palo Alto Road and Fairmeadows Street. The closest sanitary sewer main line is located along the southwest corner of the Cortez Library which abuts Petitioner's property. The total sanitary easement will consist of 8,183 square feet (.1924 of an acre). The portion of the sanitary sewer easement placed on the City-owned property will consist of 3,235 square feet (.0743 of an acre) and will be approximately 16 feet wide by approximately 197 feet in length. If approved, Petitioner plans to construct two fast-food restaurants and a retail building on its property.

ISSUE:

This Resolution will authorize Rimini Family Limited Partnership to use a portion of a City-owned property

located at 2803 Hunter Boulevard for a sanitary sewer easement within NCB 11186, in Council District 4, for a fee of \$12,000.00. The portion of the City-owned property requested to be used is the site of the Cortez Library and is in the rear of the property at the intersection of Hunter Boulevard and Palo Alto Road. Petitioner is in the process of placing a sanitary sewer easement to serve its property located near the southeast corner of Palo Alto Road and Fairmeadows Street. The closest sanitary sewer main line is located along the southwest corner of the Cortez Library which abuts Petitioner's property. The total sanitary easement will consist of 8,183 square feet (.1924 of an acre). The portion of the sanitary sewer easement placed on the City-owned property will consist of 3,235 square feet (.0743 of an acre) and will be approximately 16 feet wide by approximately 197 feet in length. If approved, Petitioner plans to construct two fast-food restaurants and a retail building on its property.

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 2803 Hunter Boulevard for a sanitary sewer easement. City Council could choose not to approve this item; however, without approval, the property owner would be prevented from developing for two fast-food restaurants and a retail building on its property.

FISCAL IMPACT:

The fee established for this easement is \$12,000.00, which includes the assessed value of \$10,000.00 for the easement, \$1,900.00 for the appraisal fee and an additional fee of \$100.00 for the recording fees. The assessed value was based on an independent State of Texas Certified Professional Appraisal Report conducted by Walter Sandison, RM, MAI on November 10, 2014.

RECOMMENDATION:

Staff recommends approval of this resolution to authorize Rimini Family Limited Partnership to use a portion of a City-owned property located at 2803 Hunter Boulevard for a sanitary sewer easement in Council District 4.