

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
AVIATION DEPARTMENT**

TO: Mayor and City Council

FROM: Kevin C. Dolliole, Aviation Director

THROUGH: Terry M. Brechtel, City Manager

COPIES TO: Christopher J. Brady, Asset Management, Budget, Legal, Finance, and File

SUBJECT: US281/Loop 410 Interchange Project Right-of-Way (ROW) Easements with Texas Department of Transportation (TxDOT) at San Antonio International Airport

DATE: August 28, 2003

SUMMARY & RECOMMENDATION

The proposed ordinance authorizes the execution of two Right-of-Way (ROW) Easement Agreements at San Antonio International Airport (Airport) with the Texas Department of Transportation (TxDOT). The two ROW Easement agreements will convey to the State of Texas Airport property as easements in connection with the laying out, constructing and reconstructing of the highway system that includes a four-level interchange with ramps directly connecting US Highway 281 (US281) to and from Northeast Loop 410 ("Loop 410"), widening Loop 410 from three to five lanes each way, building of new bridges at US281, Airport Boulevard, McCullough Road and many other scheduled roadway improvements.

The first easement required by TxDOT for the US281/Loop 410 Interchange Project is comprised of approximately 0.124 acres (5,403 square feet) out of a total of 1.727 acres of Parcel 40, and is located at the northeast corner of Loop 410 and International Boulevard. Total compensation to the City for the partial taking of Parcel 40 is \$121,600.00. The amount is based upon a independent professional market value based appraisal for the unimproved ground space.

The second easement area required by TxDOT for the US281/Loop 410 Interchange Project is a portion of Parcel 41. This area consists of approximately 5.417 acres (235,962 square feet) of unimproved and improved ground located north of the Loop 410 access road between Wetmore Road on the east and Airport Blvd. on the west. Total compensation to the City for the partial taking of Parcel 41 is \$924,600.00. This sum is based upon a independent professional market value based appraisal. It includes \$318,550.00 for unimproved ground space, \$111,150.00 for lost improvements such as paving, fencing, landscaping, lighting and signage and \$494,900.00 for non-exempt damages that include relocation of FAA cables for Runway 3.

Total compensation for the taking of Parcels 40 and 41 is \$1,046,200.00.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

This multi-phased US281/Loop 410 Interchange Project began in 1997 and is scheduled for completion by 2009. The first two phases of the Project, Airport Boulevard/Jones-Maltsberger Road/Loop 410 Interchange improvements, and the US281 Airport Connector have been completed. The third phase, construction of the major connector ramps from Loop 410 to US281 on property currently occupied by San Antonio International Airport, is in the very early stages of construction. This multi-year Project requires the requested ROW Easements on Airport property in order to allow for the construction of northbound and southbound off-ramps from westbound Loop 410 to US281 and for the reconstruction of Loop 410 access roads adjacent to Airport property.

POLICY ANALYSIS

The proposed ordinance is in keeping with Council policy as similar ROW Easements have been permitted in the past. Further, the proposed ROW Easements will assist the City of San Antonio with upgrading current roadway systems and improving traffic flow and relieves the Airport of through traffic which currently occurs as a result of vehicle movements to and from US281 and Loop 410.

FISCAL IMPACT

Compensation for the taking of a portion of Parcel 41 is \$318,550.00. This is based upon a independent professional, market value based appraisal for unimproved ground space (235,962 square feet at \$1.35 per square foot). In addition to the unimproved ground space, additional areas identified for compensation include \$111,150.00 for lost improvements such as paving, fencing, landscaping, lighting and signage and \$494,900.00 for non-exempt damages that include relocation of FAA cables for Runway 3. Total compensation to the City for the taking of a portion of Parcel 41 is \$924,600.00.

Total compensation for the taking of a portion of Parcel 40 is \$121,600.00. This is based upon a independent professional, market value based appraisal for the unimproved ground space of Parcel 40 (5,403 square feet at \$22.50 per square foot).

Total compensation for the taking of Parcels 40 and 41 is \$1,046,200.00.

COORDINATION

This item has been coordinated with the Asset Management Department, Development Services, and City Attorney's Office and recommended by the City of San Antonio Planning Commission (Resolution Enclosed).

SUPPLEMENTARY COMMENTS

The City of San Antonio Discretionary Contracts Disclosures form is not required.

K C Dolliole

Kevin C. Dolliole
Aviation Director

Christopher J. Brady

Christopher J. Brady
Assistant City Manager

APPROVED:

Terry M. Brechtel

Terry M. Brechtel
City Manager

SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO. 03-07-02

A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE EXECUTION OF TWO RIGHT OF WAY EASEMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ON 0.124 OF AN ACRE (5,403 SQUARE FEET) AND 5.417 ACRES (235,962 SQUARE FEET) OF LAND AT SAN ANTONIO INTERNATIONAL AIRPORT FOR THE PURPOSE OF FACILITATING HIGHWAY IMPROVEMENTS THEREON.

WHEREAS, the City of San Antonio Planning Commission is tasked with the review and recommendation for changes in use of City property; and

WHEREAS, the City of San Antonio Aviation Department and Texas Department of Transportation have negotiated Right of Way Easements to change the use of small portions of City property for highway interchange and expansion purposes at the airport's main entrance; and

WHEREAS, the highway project seeks to enhance access to the airport by citizens of San Antonio; **NOW THEREFORE:**

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

Recommendation to the City of San Antonio City Council for the execution of two (2) Right of Way Easements with the Texas Department of Transportation on 0.124 of an acre (5,403 square feet) and 5.417 acres (235,962 square feet) of land at San Antonio International Airport for the purpose of facilitating highway improvements.

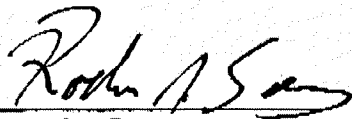
PASSED AND APPROVED THIS 23rd DAY OF JULY, 2003

APPROVED:



Heriberto Herrera, Chair

ATTEST:



Executive Secretary

