

CITY OF SAN ANTONIO

CONSENT AGENDA  
ITEM NO. 13

DEPARTMENT OF ASSET MANAGEMENT  
INTERDEPARTMENTAL CORRESPONDENCE MEMORANDUM

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**TO:** Mayor and City Council

**FROM:** Rebecca Waldman, Director, Department of Asset Management

**THROUGH:** Terry M. Brechtel, City Manager

**COPIES:** Erik J. Walsh, Assistant to the City Manager; Thomas G. Wendorf, P.E., Director, Public Works Department; Oscar Serrano, Real Estate Manager; File

**SUBJECT:** S.P. No. 1026—Request for Easements  
(Parcels 42, 44 & 443----Wurzbach Parkway)

**DATE:** September 25, 2003

PETITIONER: State of Texas, through its  
Texas Transportation Commission  
c/o Juan A. Zaragosa, SR/WA  
P.O. Box 29928  
San Antonio, Texas 78284-3601

**SUMMARY AND RECOMMENDATIONS:**

This Ordinance will grant the State of Texas, through its Texas Transportation Commission, three (3) easements in connection with the Wurzbach Parkway for the appraised amount of \$53,925.

Staff recommends approval of this Ordinance.

**BACKGROUND:**

The Texas Department of Transportation (TxDOT) is requesting that the City of San Antonio grant perpetual easement rights across three separate tracts of City-owned property for highway right of way and associated drainage purposes, consisting of laying out, opening, constructing, operating, maintaining and reconstructing a highway facility thereon (Wurzbach Parkway). These three parcels are irregular in shape and are further specified as Parcel Nos. 42, 44 and 44E on attached Exhibits "A", "B" and "C". In general, these properties are located south and east of the Blossom Athletic Center located just south and east of Starcrest Road. Parcel 42 consists of 8,746 square feet (0.201 acre), Parcel 44 has an area of 641,117 square feet (14.718 acres) and Parcel 44E contains 61,511 square feet (1.412 acres). The overall area encompasses 711,374 square feet (16.331 acres). Parcels 42 and 44 will be used specifically for highway right of way

purposes, while Parcel 44E will be used for Wurzbach Parkway-related drainage needs. Assuming the requested easements are granted, the City of San Antonio will continue to hold title to the properties involved.

**POLICY ANALYSIS:**

This action is consistent with the City's policy in making City-owned properties available for public purposes.

**FISCAL IMPACT:**

An independent appraiser has valued the easements in question at \$53,925. The City will receive this amount.

**COORDINATION:**

In compliance with City procedures, petitioner's request has been canvassed through all interested City departments, utilities and applicable agencies. The City of San Antonio agrees to the granting of these easements to TxDOT, subject to specific conditions. Attached is a copy of the Letter of Conditions dated February 27, 2002, which was sent to TxDOT, along with a response dated March 29, 2002, by which TxDOT agrees to comply with the conditions imposed by City staff.

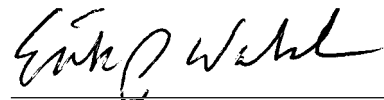
**PLANNING COMMISSION COMMENTS:**

The City of San Antonio's Planning Commission approved this request at its regular meeting of September 10, 2003.

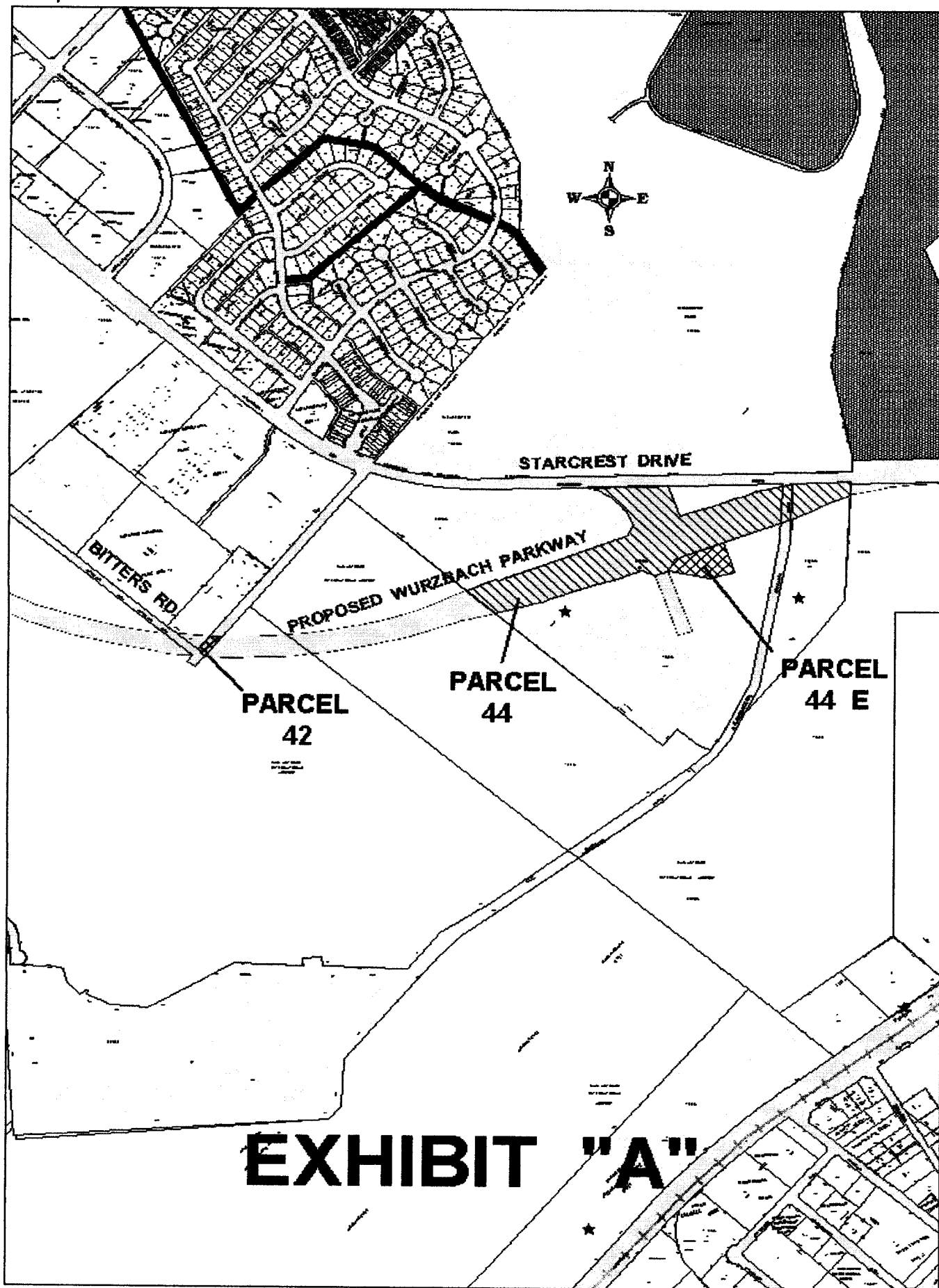


Rebecca Waldman, Director  
Department of Asset Management

Approved:



Erik J. Walsh  
Assistant to the City Manager



**EXHIBIT "A"**

HC CENTER  
-1  
DCK 1  
2803

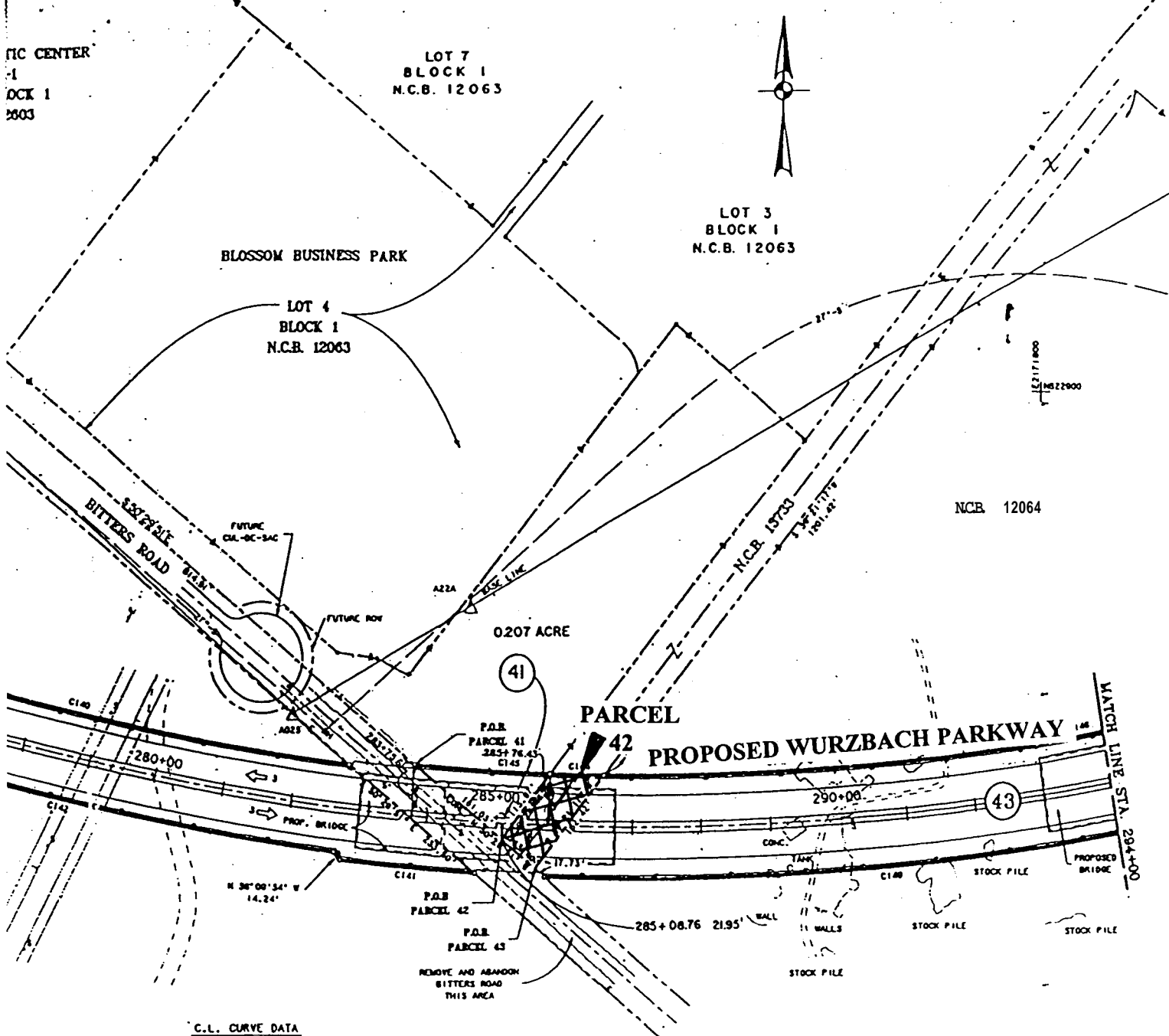
LOT 7  
BLOCK 1  
N.C.B. 12063

LOT 3  
BLOCK 1  
N.C.B. 12063

BLOSSOM BUSINESS PARK

LOT 4  
BLOCK 1  
N.C.B. 12063

NCB 12064



C.L. CURVE DATA  
P.I. STA. 286+14.80  
R=3780.75'  
Δ=30°28'24"  
T=1357.05'  
L=2003.80'  
D=01°30'56"

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C-38	1440.00'	18°05'55"	480.00'	242.25'	477.78'	S 60°50'56" E
C-40	3720.75'	12°27'17"	808.80'	408.00'	807.21'	S 78°57'12" E
C-41	3650.75'	02°56'18"	196.56'	98.20'	196.54'	N 64°18'22" W
C-42	3640.75'	12°18'01"	825.78'	414.48'	824.17'	N 70°53'07" W
C-43	1960.00'	18°05'55"	520.00'	262.43'	517.60'	N 60°50'56" W
C-44	1835.10'	04°28'54"	80.87'	40.50'	80.85'	N 56°12'00" W
C-45	3710.75'	03°02'36"	187.10'	94.57'	187.04'	S 83°40'57" E
C-46	3710.75'	01°15'46"	79.84'	39.83'	79.86'	S 87°57'40" E
C-47	3710.75'	09°44'04"	430.52'	318.02'	429.76'	N 80°53'13" E
C-48	3703.33'	04°53'20"	374.54'	287.83'	373.90'	N 76°04'56" E
C-49	3650.75'	22°34'33"	1317.80'	756.82'	1307.88'	S 81°24'20" W

REVISIONS  
2-10-93 REVISED C148 IN CURVE TABLE  
3-23-00 REVISED PARCEL 41

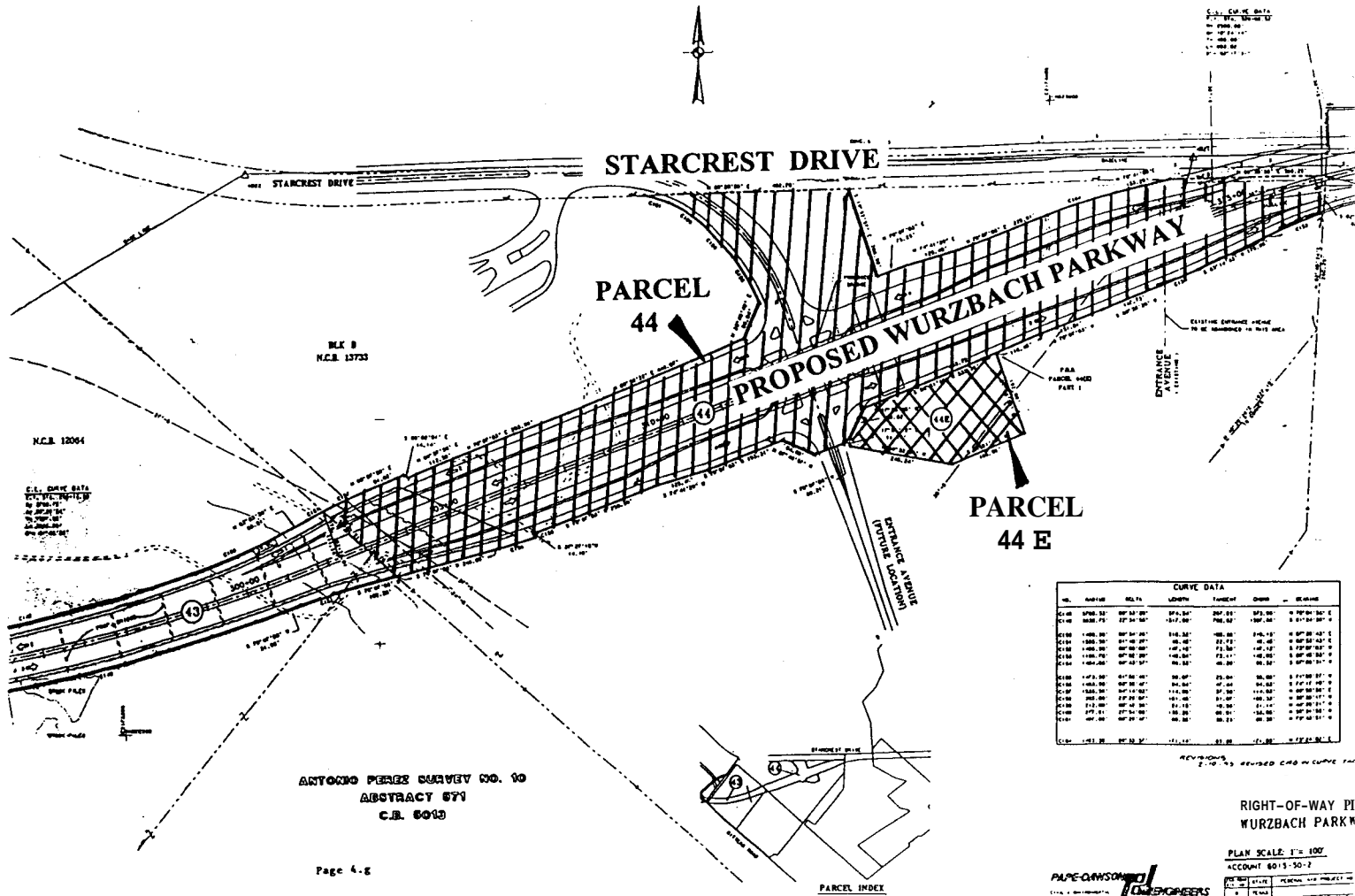
RIGHT-OF-WAY PL.  
WURZBACH PARKWAY

# EXHIBIT "B"

PAPEL & ASSOCIATES  
CIVIL & ENVIRONMENTAL ENGINEERS

PLAN SCALE: 1"= 100'  
ACCOUNT 6015-50-2

FED. ROAD DIST. NO.	STATE	FEDERAL AID PROJECT NO.
6	TEXAS	
STATE DIST. NO.	COUNTY	SECTION
15	BEAR	15



**EXHIBIT "C"**



# CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT  
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966  
TEL. 210-207-4032 FAX 210-207-7888

February 27, 2002

Mr. Juan A. Zaragosa, SR/WA  
District Right of Way Administrator  
Texas Department of Transportation  
P.O. Box 29928  
San Antonio, Texas 78229-0928

Re: S. P. No. 1026---Request for Easements  
(Parcels 42, 44&44E—Wurzbach Parkway)

Dear Mr. Zaragosa:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval to your request subject to the following conditions:

TIME WARNER CABLE: "An easement must be retained for all existing utilities. All existing utilities must remain accessible for operational and maintenance purposes at all times. Any proposed relocation of existing utilities must be coordinated with Time Warner Cable, and any relocation of utilities will be at petitioner's expense."

CITY PUBLIC SERVICE: "An easement must be retained for all existing utilities. City Public Service facilities to be adjusted by civic or state job for Wurzbach Parkway. Major CPS fiber optic cable on transmission line structures exists. It appears that at least two (2) transmission line structures fall in the proposed roadway. The Information Communications Services Division of City Public Service must be kept in the information loop for relocation or modification of these structures because of the attached fiber optic communication." (Lines).

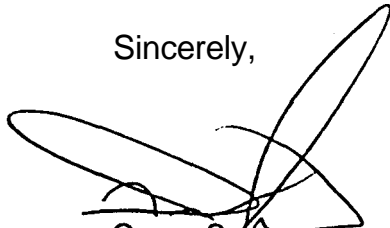
SAN ANTONIO WATER SYSTEM: "Approved provided any existing water and/or sewer easements must remain accessible for operational and maintenance purposes at all times."

Additionally, the fee established for these easements has been established at \$53,925 as appraised by your appraiser, Lynn Eckmann . This overall amount is broken down as \$475 for Parcel 42, \$50,250 for Parcel 44 and \$3,200 for Parcel 44E. Assuming City Council approves this recommendation, this amount will be due and payable within ten (10) days after City Council approval.

This Letter of Agreement is being offered by the City of San Antonio only to the petitioner named above and will expire thirty (30) days after the date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If the Texas Department of Transportation **concurs** with the above-mentioned conditions, an authorized individual must countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this signed Legal Letter Agreement, we will continue processing your client's request.

Sincerely,



Oscar Serrano  
Real Estate Manager  
Department of Asset Management

AGREED AS TO TERMS AND CONDITIONS:

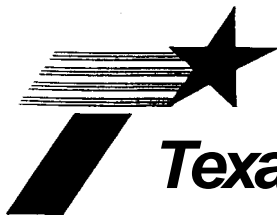
TEXAS DEPARTMENT OF TRANSPORTATION

By \_\_\_\_\_

\_\_\_\_\_  
Title

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date



# **Texas Department of Transportation**

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

March 29, 2002

Contact: DRA

Account No. 6015-50-02  
Parcel Nos. 42, 44 and 44E  
C.S.J. No. 8000-15-007  
Wurzbach Parkway (PASS Project)  
Bexar County

Mr. Oscar Serrano  
Real Estate Manager  
Department of Asset Management  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

Re: S.P. No. 1026--Request for Easements  
(Parcels 42, 44&44E-Wurzbach Parkway)

Dear Mr. Serrano:

In response to your letter dated February 27, 2002, please continue processing the proposed conveyance documents for City of San Antonio Council approval. Our State policies and procedures require us to submit either a certified copy or original documents to process the easements for payment. The easements were prepared for your review and processing to secure the State Treasury Warrant in the amount of \$53,925.00. A State Treasury Warrant in the above stated amount payable to The City of San Antonio will subsequently be forwarded to you for closing at Ticor Title Agency of San Antonio. Upon receipt of the conveyance documents, we will request payment from the Austin comptroller and then we will contact you when the warrant is received to discuss the closing details.

**As** to the utility easements referenced in your letter to Time Warner Cable, City Public Service and San Antonio Water System. these are public utility easements that are compatible with highway use or will be handled through utility adjustments if they affect our taking and/or are in conflict with any proposed construction along the Parkway.



City of ~~San~~ Antonio  
Mr. Oscar Serrano

March 29, 2002

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We appreciate your cooperation in this matter. If you have any questions, please do not hesitate to call me at (210) 615-5910 or Hilaria Gloria at (210) 615-6239.

Sincerely,

A handwritten signature in black ink, appearing to read "Juan A. Zaragosa". The signature is fluid and cursive, with the first name "Juan" being the most prominent.

Juan A. Zaragosa, SR/WA  
District Right of Way Administrator

MHG  
Attach.

cc: Julie Brown, P.E.