

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

FROM: Thomas G. Wendorf, P.E., Director of Public Works

SUBJECT: Medical Center Intersection Improvements, Phase II

DATE: June 16, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance authorizes the acceptance of twelve (12) tracts of land donated by the Medical Center Alliance in connection with the Medical Center Intersection Improvements, Phase II, a 2004 Certificates of Obligation authorized project located in Council District 8.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

Due to increasing population and development in the Medical Center Area, the City and the Medical Center Alliance, a group comprised of most major medical facilities in the Medical Center area, entered into a development agreement in June 2004. Under this agreement each party would fund a portion of intersection improvements in order to reduce traffic congestion in the Medical Center area.

The boundaries of the Medical Center are Fredericksburg Road to the north, Babcock Road to the south, Hamilton Wolfe Road to the east, and Louis Pasteur Drive to the west.

The Medical Center Alliance desires to dedicate twelve (12) tracts of land that are needed to accomplish the intersection improvements. These twelve (12) tracts of land consist of a 0.0048 acre tract (210 square feet) out of Lot 4, Block 4, NCB 12814; a 0.0679 acre tract (2,958 square feet) out of NCB 12830; a 0.0644 acre tract (2,804 square feet) out of Lot 30, NCB 12830; a 0.2122 acre tract (9,242 square feet) out of Lot 35, N.C.B. 12830; a 0.2812 acre tract (12,251 square feet) out of Lot 1, Block 1, N.C.B. 14350; a 0.0707 acre tract (3,079 square feet) out of NCB 13663; a 0.0542 acre tract (2,363 square feet) out of Lot 3, Block 1, NCB 18977; a 0.0056 acre tract (246 square feet) out of Lot 5, Block 6, NCB 12816; a 0.0230 acre tract (1,000 square feet) out of Lot 16, Block 12, NCB 12812; a 0.1052 acre tract (4,584 square feet) out of Lot 5, Block 6, NCB 12816; a 0.0108 acre tract (470 square feet) out of Lot 5, Block 6, NCB 12816; and a 0.0459 acre tract (2,000 square feet) of Lot 3, Block 1 NCB 14350.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of City Council policy to enter into public/private partnerships for infrastructure improvements in order to leverage funds and resources.

FISCAL IMPACT

No funds are to be expended under this ordinance.

COORDINATION

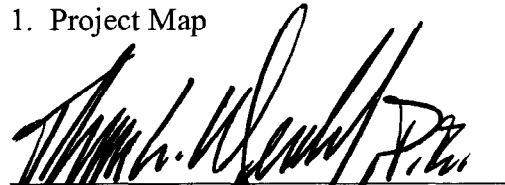
This ordinance was coordinated with the City Attorney's Office, the Office of Management and Budget, and the Medical Center Alliance.


SUPPLEMENTARY COMMENTS


This ordinance does not require a Discretionary Contracts Disclosure Form.

ATTACHMENTS

1. Project Map



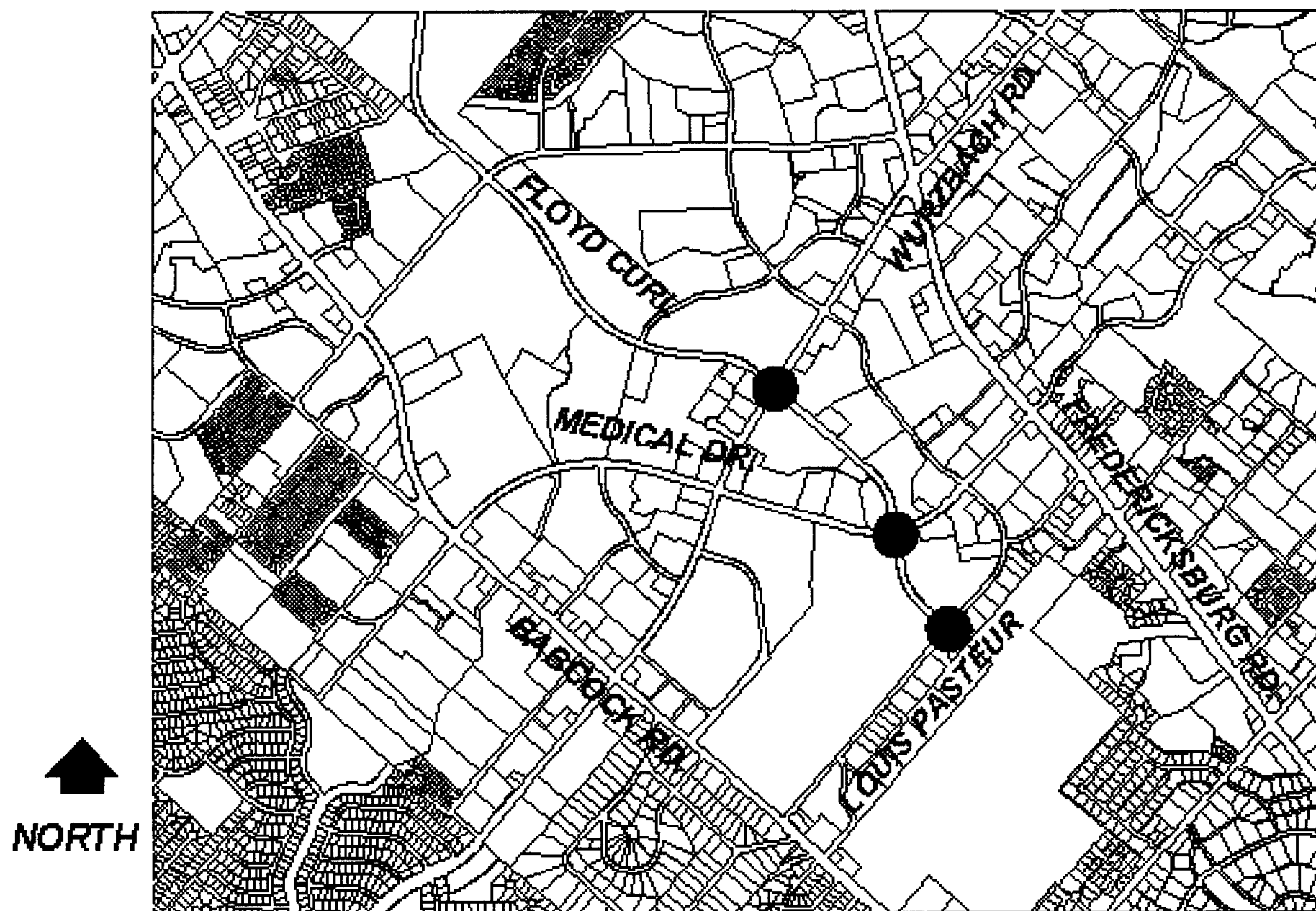
Thomas G. Wendorf, P.E.
Director of Public Works

Melissa Byrne Vossmer
Assistant City Manager

J. Rolando Bono
Interim City Manager

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MEDICAL CENTER INTERSECTION IMPROVEMENTS



AN ORDINANCE

ACCEPTING TITLE TO FOUR PARCELS OF LAND TOTALING APPROXIMATELY 5,972 SQUARE FEET FROM METHODIST HEALTHCARE SYSTEMS OF SAN ANTONIO, LTD, LLP; ONE PARCEL TOTALING APPROXIMATELY 2,000 SQUARE FEET FROM DIAGNOSTIC-IRONWOOD PARTNERS, LTD & DIAGNOSTIC-MERIT LTD.; ONE PARCEL OF LAND TOTALING APPROXIMATELY 12,251 SQUARE FEET FROM METHODIST HEALTHCARE MINISTRIES OF SOUTH TEXAS, INC.; TWO PARCELS OF LAND TOTALING 5,442 SQUARE FEET FROM SAN ANTONIO MEDICAL FOUNDATION; FOUR PARCELS OF LAND TOTALING 6,300 SQUARE FEET FROM BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, IN CONNECTION WITH THE MEDICAL CENTER INTERSECTION IMPROVEMENTS PHASE II PROJECT, LOCATED IN COUNCIL DISTRICT 8.

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WHEREAS, there has been an increase in population and development in the Medical Center area causing traffic congestion within the project known as Medical Center Intersection Improvements; and

WHEREAS, it is the desire of the City to make certain improvements for the reduction of traffic congestion in the Medical Center area intersections; and

WHEREAS, the land needed for this project will be donated to the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City of San Antonio accepts title to twelve (12) parcels of real property, which total approximately 31,965 square feet from the owners. The parcels are generally described as:

- a) Being a 0.0048 acre or 210 square foot, more or less tract of land out of Lot 4, Block 4, N.C.B. 12814 of the Amending Plat of Oak Hills Park Unit 1 Subdivision as recorded in Volume 9521, Page 213 of the Deed and Plat records of Bexar County, Texas, in the City of San Antonio of Bexar County, Texas (Parcel 17754) from Methodist Healthcare Systems of San Antonio Ltd., L.L.P.,
- b) Being a 0.0679 acre or 2,958 square foot, more or less tract of land out of the Manuel Tejada Survey No. 89, Abstract No. 741, Bexar County, Texas, and being a part of Tract 16A out of a 21.82 acre tract of land, recorded in Volume 8205, Pages 310-316 of the Official Public Records of Real Property of Bexar County, Texas, now all in

New City Block No. 12830 of the City of San Antonio, Bexar County, Texas (Parcel 17757) from Methodist Healthcare Systems of San Antonio Ltd., L.L.P.,

- c) Being a 0.0644 acre or 2,804 square foot, more or less tract of land out of Lot 30, N.C.B. 12830 of the portion of San Antonio Medical Foundation Subdivision Unit-1 as recorded in Volume 7100, page 86 of the Deed and Plat records of Bexar County, Texas (Parcel 17758) from Methodist Healthcare Systems of San Antonio Ltd., L.L.P.,
- d) Being a 0.2122 acre or 9,242 square foot, more or less tract of land out of Lot 35, N.C.B. 12830 of the Southwest Texas Methodist Hospital Subdivision Unit-2 as recorded in Volume 7700, Page 239 of the Deed and Plat records of Bexar County, Texas (Parcel 17755) from Methodist Healthcare Systems of San Antonio Ltd., L.L.P.,
- e) A tract of land containing 0.0459 acre, 20.00-foot by 100.00-foot, traffic control equipment easement out of Lot 3, Block 1, N.C.B. 14350 of the Southwest Texas Methodist Hospital Division as recorded in Volume 6100, Page 26 of the Deed and Plat records of Bexar County, Texas (Parcel 17760-F) from Diagnostic-Ironwood Partners, Ltd. and Diagnostic-Merit, Ltd.,
- f) Being a 0.2812 acre or 12,251 square foot, more or less tract of land out of Lot 1, Block 1, N.C.B. 14350 of the Southwest Texas Methodist Hospital Subdivision as recorded in Volume 9559, Page 80 of the Deed and Plat records of Bexar County, Texas (Parcel 17756) from Methodist Healthcare Ministries of South Texas, Inc.,
- g) Being a 0.0707 acre or 3,079 square foot, more or less tract of land out of Tract 2D of a 21.036 acre tract of land, being a portion of that called 114.16 acre tract as recorded I Volume 4703, Pages 249-252 of the Deed and Plat records of Bexar County, Texas, now all in New City Block No. 13663 of the City of San Antonio, Bexar County, Texas (Parcel 17759) from San Antonio Medical Foundation,
- h) Being a 0.0542 acre or 2,363 square foot, more or less tract of land out of Lot 3, Block 1, N.C.B. 18977 of the Cancer Therapy and Research Center Subdivision as recorded Volume 9528, Page 173 of the Deed and Plat records of Bexar County, Texas (Parcel 17760) from San Antonio Medical Foundation,
- i) Being a 0.0056 acre, or 246 square feet more or less, traffic control equipment easement out of Lot 5, Block 6, N.C.B. 12816 of the Oak Hills Park #1 Subdivision as recorded in Volume 5202, Page 90 of the Deed and Plat Records of Bexar County, Texas (Parcel 17760D) from Board of Regents of the University of Texas System,
- j) A tract of land containing 0.0230 acre, 10.00-foot wide, traffic control equipment easement out of Lot 16, Block 12, N.C.B. 12812 of the Oak Hills Park Unit 1 Subdivision as recorded in Volume 4500, Page 227 of the Deed and Plat records of Bexar County, Texas (Parcel 17760C) from Board of Regents of the University of Texas System;

- k) Being a 0.1052 acre or 4,584 square foot, more or less tract of land out of Lot 5, Block 6, N.C.B. 12816 of the Oak Hills Park Unit 1 Subdivision as recorded in Volume 5502, Page 90 of the Deed and Plat records of Bexar County, Texas (Parcel 17753A) from Board of Regents of the University of Texas System, and
- l) Being a 0.0108 acre or 470 square foot, more or less tract of land out of Lot 5, Block 6, N.C.B. 12816 of the Oak Hills Park Unit 1 Subdivision as recorded in Volume 5502, Page 90 of the Deed and Plat records of Bexar County, Texas (parcel 17753B) from Board of Regents of the University of Texas System.

Copies of the respective documents are attached hereto and incorporated herein.

SECTION 2. The City Manager, Interim City Manager or Interim City Manager's designee, is authorized to perform any administrative tasks necessary for the completion of such transfer.

SECTION 3. This Ordinance shall be effective on the ____ day of _____, 2005.

PASSED AND APPROVED this the ____ day of _____, 2005.

M A Y O R

ATTEST:

CITY CLERK

APPROVED AS TO FORM: _____
City Attorney