

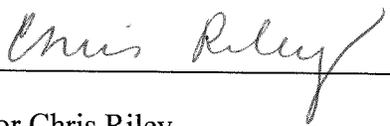
AN ORDINANCE 2013-09-03-1

**AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF PARCEL P-6, ABSTRACT 432, CB 4430, AN APPROXIMATELY 0.396 ACRE TRACT OF LAND IN THE 6800 BLOCK OF POSS ROAD.**

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS THAT:**

1. That the City Council of the City of Leon Valley hereby authorizes the City Manager to enter into a contract for purchase of Parcel P-6, Abstract 432, CB 4430, an approximately 0.396 acre tract of land in the 6800 block of Poss Road.
2. This ordinance shall become effective on and after its passage, approval, and publication, as prescribed by law.

**PASSED and APPROVED** this the 3rd day of September, 2013.

  
\_\_\_\_\_  
Mayor Chris Riley

ATTEST:

  
\_\_\_\_\_

Leticia Callanen, Interim City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

## MAYOR AND COUNCIL COMMUNICATION

M&C 2013-09-03-08

**DATE:** SEPTEMBER 3, 2013

**TO:** MAYOR AND CITY COUNCIL

**SUBJECT:** AUTHORIZING AN ORDINANCE OF THE CITY COUNCIL TO ENTER INTO A CONTRACT FOR THE PURCHASE OF PARCEL P-6, ABSTRACT 432, CB 4430, BEING AN APPROXIMATELY 0.396 ACRE TRACT OF LAND LOCATED IN THE 6800 BLOCK OF POSS ROAD, FOR THE PURPOSE OF FUTURE STORMWATER IMPROVEMENTS TO HUEBNER CREEK

### **PURPOSE**

To adopt an ordinance authorizing the City Manager to enter into a contract for the purchase of an approximately 0.396 acre tract of land, located in the 6800 block of Poss Road, for the purpose of future stormwater improvements to Huebner Creek.

### **BACKGROUND**

This lot is adjacent to the curve in Huebner Creek along Poss Road. The curve of the creek continues to erode and has removed roughly 25 ft. of soil in the past 18 years or approximately 1 ft. per year of soil. The lot needed for future reshaping of Huebner Creek to minimize stormwater pollution.

The City has a permit from the State to operate a Stormwater Utility and to collect fees to fund that utility and eliminating and/or minimizing storm water runoff pollution is the primary purpose of Leon Valley Storm Water Management Program. Effective management of storm water runoff will provide for improvement in the quality of the receiving water bodies, the conservation of water resources, and the protection of the public health. If not purchased, City would need to buy an easement from this property owner to perform bank stabilization.

This property had been for sale for many years and was originally listed for \$36,000 or \$2.09 per square foot. Comparable properties indicate sales of similar vacant land from \$1.64 to \$2.95 per square foot, within a 5 mile radius. Due to the fact that the property has been severely eroded by the creek and that the property is not platted, Staff contacted the owner and negotiated a reduced sales price of \$20,000 or \$1.16 per square foot.

### **FISCAL IMPACT**

With closing costs, the total sale amount is approximately \$21,000. These funds would be taken from the Stormwater budget, which has a balance of approximately \$138,000.

### **RECOMMENDATION**

It is recommended that the City Council adopt an ordinance authorizing the City Manager to enter into a contract for the purchase of Parcel P-6, Abstract 432, CVB 4430, an approximately 0.396 acre tract of land in the 6800 block of Poss Road, for the purpose of future stormwater improvements to Huebner Creek.



City of Leon Valley  
Land Acquisition  
6878 Poss Rd  
City Council Meeting  
September 3, 2013



## Purpose

- To authorize the City Manager to enter into a contract for purchase of property known as P-6, Abstract 432, CB 4430, in 6800 block of Poss Rd, for the purpose of future Huebner Creek bank stabilization to minimize stormwater pollution



## Background

- This lot is adjacent to the curve in Huebner Creek along Poss Road
- Curve of creek continues to erode & has removed roughly 25 ft of soil in the past 18 years or 1 ft per year
- Lot needed for future reshaping of Huebner Creek to minimize stormwater pollution
- The City has a permit from the State to operate a Stormwater Utility & collect fees to fund that utility

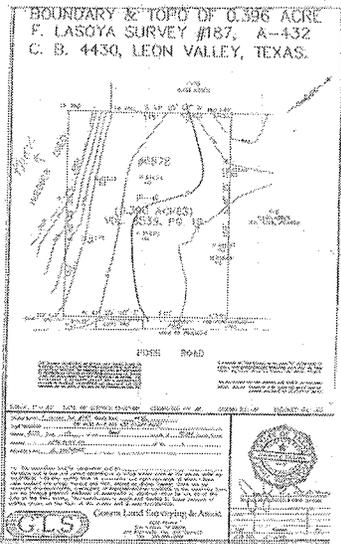


## Erosion Control

- Eliminating storm water runoff pollution is primary purpose of Leon Valley Storm Water management Program
- Effective management of storm water runoff will provide for improvement in the quality of the receiving water bodies, the conservation of water resources, & protection of public health
- If not purchased, City would need to buy an easement to perform bank stabilization



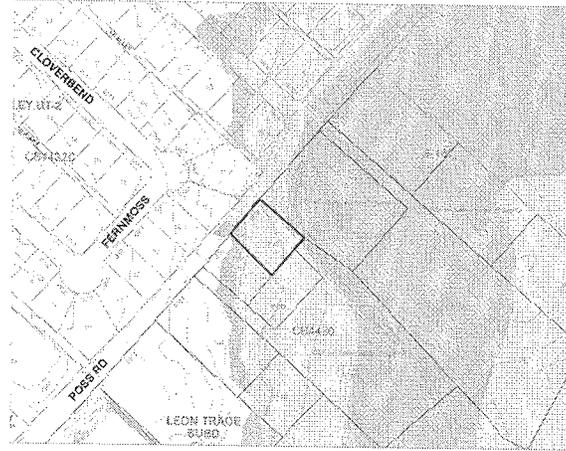
# Topo and Survey



# Parcel Map

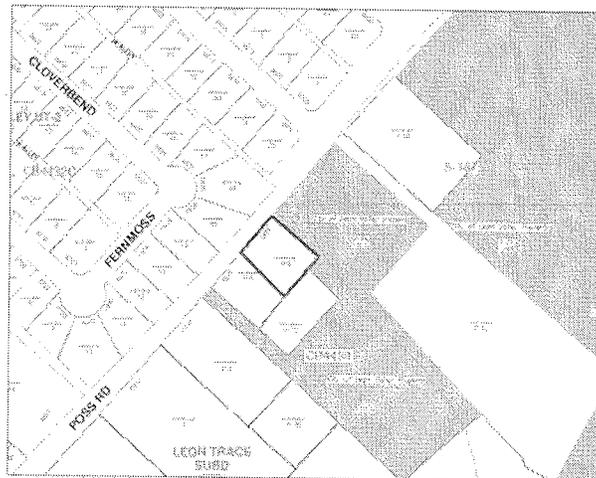


## Floodplain Map



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## Current City Property



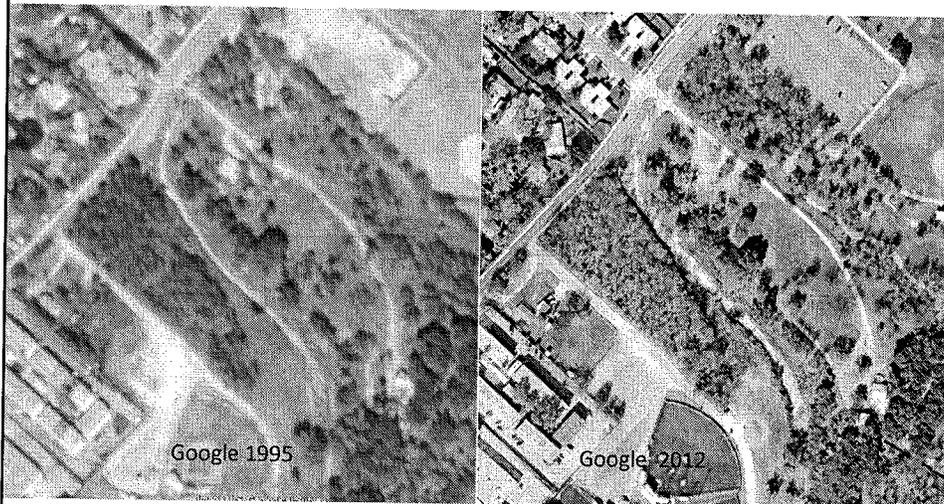
**LEONVALLEY**

## Aerial View



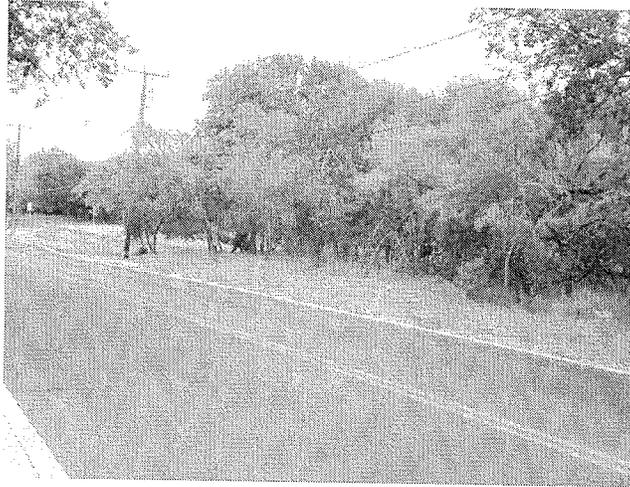
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## Past and Present Aerials



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Property Frontage on Poss Rd.



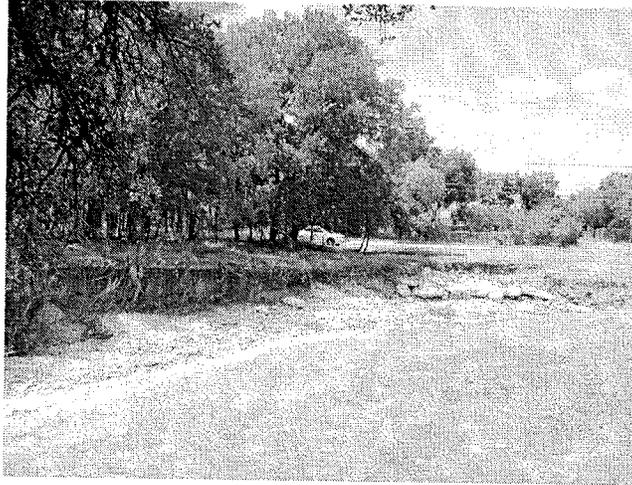
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Huebner Creek Looking South



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## Huebner Creek Looking North



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## Fiscal Impact

- Lot was for sale for \$36,000 or \$2.09/SF
- Similar lots priced from \$1.64 to \$2.95/SF; however, comparables are platted, not in floodplain & not severely eroded
- Staff and owner negotiated price to \$20,000 or \$1.16/SF, with closing costs expected to be \$750
- Approximately \$21,000 from Stormwater funds

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## Recommendation

- Recommend adopting ordinance authorizing City Manager to enter into contract for purchase of Parcel P-6, Abstract 432, CB 4430, approximately 0.396 acre tract in 6800 block of Poss Road
- For purpose of future Huebner Creek bank stabilization to minimize stormwater pollution



## S.E.E. Statement

- Social Equity – Reducing stormwater runoff pollutants helps to protect public health
- Economic Development – Reduction in costs associated with removing pollutants from our water sources
- Environmental Stewardship – Effective management of storm water runoff provides for improvement in the quality of the receiving water bodies and in conservation of water resources



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