

AN ORDINANCE 2018-10-11-0814

**CLOSING, VACATING, AND ABANDONING 1.022 ACRES OF
IMPROVED WEST PARK AVENUE AND MAVERICK STREET PUBLIC
RIGHTS-OF-WAYS IN CITY COUNCIL DISTRICT 1 AS REQUESTED
BY ALAMO COLLEGES DISTRICT FOR A FEE OF \$210.00.**

* * * * *

WHEREAS, petitioner, Alamo Colleges District ("Alamo Colleges") requests the closure, vacation and abandonment of improved portions of West Park Avenue and Maverick Street Public Rights of Way located between San Pedro Avenue and West Evergreen Street as shown on attached **Exhibit A**; and

WHEREAS, the total acreage for the proposed closure total 1.022 acres or roughly 44,504 square feet as described in **Exhibit B** and shown in **Exhibit C**; and

WHEREAS, San Antonio College ("SAC") was first established as a junior college in September 1925. In January 1951, SAC moved to its present location on San Pedro Avenue with an enrollment of less than 500 students. Since then SAC has grown to become one of the largest single-campus community colleges in the state and nation, with approximately 20,000 students enrolled every semester, awarding 5,000 degrees and certificates every year; and

WHEREAS, Alamo Colleges owns all the abutting property and the proposed closures would provide for and facilitate the future expansion of SAC by providing controlled accessibility and supporting new development including planned residential housing and a multi-level parking garage; and

WHEREAS, under Chapter 272.001 (j) of the Local Government Code, the City of San Antonio may donate or convey real property to an institution of higher education to promote a public purpose related to higher education. In return, Alamo Colleges District has agreed to negotiate by providing additional training courses at no cost to the City; and

WHEREAS, this action is consistent with City of San Antonio Code and Ordinances, which require City Council approval for the sale or disposition of City-owned or controlled real property and in accordance with Texas Local Government Code, which permits the donation or conveyance of property to an institution of higher education so long as Alamo Colleges District continues to promote higher education for a public purpose; and

WHEREAS, in accordance with Chapter 37 of the San Antonio Municipal Code, signs were placed at the proposed street closures, and letters were sent to property owners identified within a 500-foot radius to provide notice and public hearing dates of the proposed closures; and

WHEREAS, the Planning Commission approved this request at its regular meeting on September 26, 2018; **NOW THEREFORE:**

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

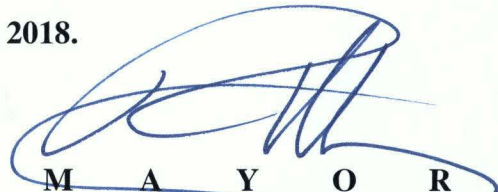
SECTION 1. As an exercise of its discretion, the City Council closes, vacates, and abandons the Right of Way Segment above-referenced in this Ordinance for a fee of \$210.00 so long as Alamo Colleges District continues to promote higher education for a public purpose. The City Manager or her designee, severally, are authorized and directed to execute and deliver all necessary documents and to do all other things conducive to effectuate this closure, abandonment, and vacation.

SECTION 2. Funds generated by this Ordinance will be deposited into Fund 11001000, Internal Order 223000000253 and General Ledger 4903101.

SECTION 3. The disposition of surplus property must be coordinated through the City's Finance Department to assure the removal of these assets into the City's financial records and to record the proper accounting transactions.

SECTION 4. This Ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

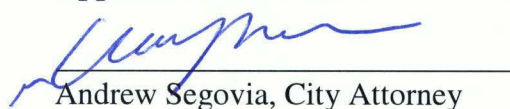
PASSED AND APPROVED this 11th day of October, 2018.


M A Y O R
Ron Nirenberg

Attest:


Leticia M. Vacek, City Clerk

Approved As To Form:


Andrew Segovia, City Attorney

Agenda Item:	14 (in consent vote: 6, 7, 8, 9, 10, 11, 12A, 12B, 13A, 13B, 14, 16, 17, 18, 21)						
Date:	10/11/2018						
Time:	09:28:55 AM						
Vote Type:	Motion to Approve						
Description:	Ordinance authorizing the closure, vacation and abandonment of West Park Avenue and Maverick Street Public Rights of Way as requested by Alamo Colleges District. [Peter Zanon, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

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EXHIBIT A

EXHIBIT A

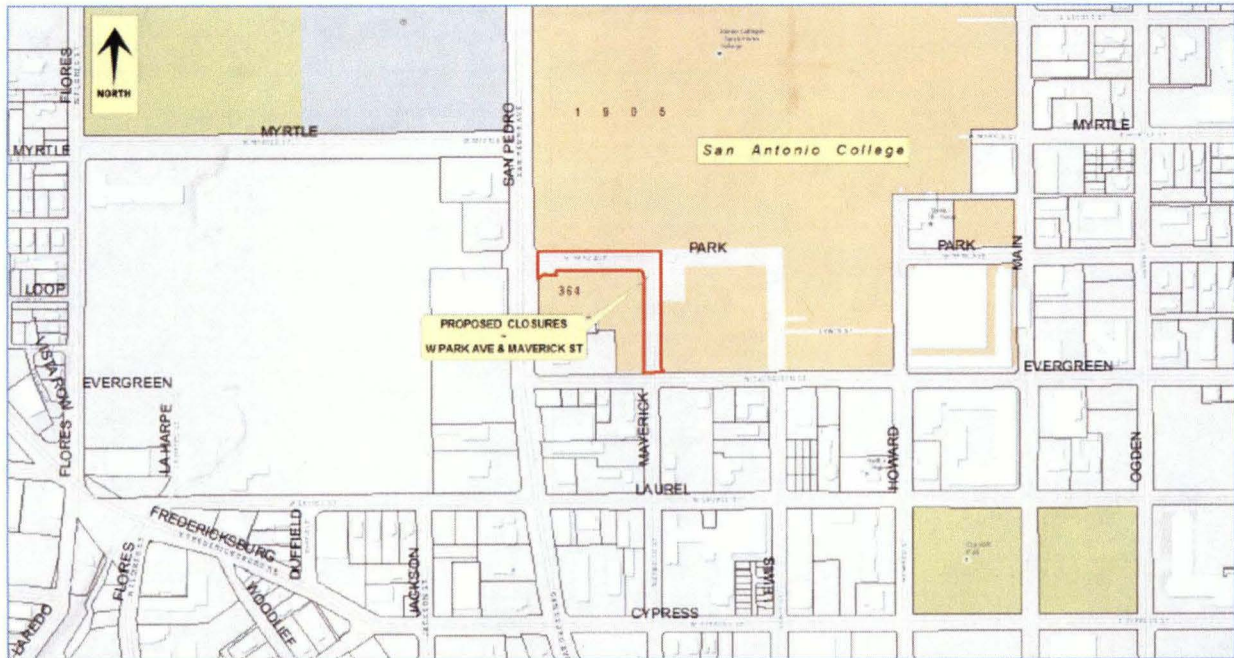


Exhibit A

S. P. No. 1764

Petitioner: Alamo Colleges District

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EXHIBIT B

EXHIBIT B

Project Name:
SAC PARK AVE & MAVERICK ST

FIELD NOTES

For a 1.022 Acre (44,504 square feet)

BEING A 1.022 OF AN ACRE (44,504 SQ. FT.), TRACT OF LAND, BEING OUT OF THAT PORTION OF WEST PARK AVE. AND MAVERICK STREET AS SHOWN ON THE REPLAT AND SUBDIVISION PLAT ESTABLISHING SAN ANTONIO COLLEGE REPLAT RECORDED IN VOLUME 9576, PAGES 109-112 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING SITUATED EAST OF SAN PEDRO AVE. THE STREET RIGHT OF WAYS DESCRIBED HEREIN ARE BOUNDED ON THE NORTH AND EAST BY LOT 15, BLK. 3, N.C.B. 1905 AND ON THE SOUTH AND WEST BY LOT 15, BLK. 36, N.C.B. 364 OF THE FORE MENTIONED SAN ANTONIO COLLEGE REPLAT AND BEING A PART OF COUNTY BLOCK 5013, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a found 1/2 iron rod with red plastic cap stamped "B.M.B. INC. CONTROL POINT", set for the property line return at the northeast corner of the at the intersection of the Right-of-Way line of San Pedro Ave., a variable width Right-of-Way, the north Right-of-Way line, of West Park Ave. a 60 foot Right-of-Way, in the south line of said Lot 3, for an angle point of the herein described tract;

- 1) Thence, N.89°47'25"E., 381.37 feet, along the south line of said Lot 3 and the north Right-of-Way line of said West Park Ave , to a set 1/2" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", an internal corner of said Lot 3, Block 3 at the northeast corner of the intersection of said West Park Ave. & the East right of way of Maverick Street (a 60 foot Right-of-Way) extended to intersect said north right of way line of West Park Ave. for the northeast corner of the herein described tract;
- 2) Thence, S.00°20'04"E., 376.03 feet, along the west line of said Lot 3 and the east Right-of-Way of said Maverick Street, to a set 1/2" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", for the point of curvature of a curve to the left, being the property line return P.C., at the intersection of said Maverick Street and West Evergreen Street a 60 foot Right-of-Way as shown on said San Antonio College Replat, said point being a corner of the herein described tract;
- 3) Thence, along an arc a distance of 23.53 feet of said curve to the left, having a radius of 15.00 feet, a tangent of 14.97 feet, a delta of 89°52'31", and a chord bearing and distance of S.45°16'20"E., 21.19 feet, to a set mag nail at the intersection of said Maverick Street & West Evergreen Street property line return, for the southeast corner of the herein described tract;
- 4) Thence, S.89°47'25"W., 90.00 feet, crossing said Maverick Street, and along the north Right- of -Way line of West Evergreen Street, to a set Mag nail for the P.C. of a non tangent curve to the left for the southwest corner of the herein described tract;
- 5) Thence, along said arc a distance of 23.60 feet, said curve to the left, having a radius of 15.00 feet, a tangent of 15.03 feet, a delta of 90°07'29", and a chord bearing and distance of N.44°43'41"E., 21.24 feet to a set mag nail and the P.T. of said curve to the left, for a point in the west line of Maverick St. and the east line of said LOT 15, BLK. 36, N.C.B. 364 for a corner of the herein described tract;

Project Name:
SAC PARK AVE & MAVERICK ST

- 6) Thence, N.00°20'04"W., 301.00 feet, along the west line of said Maverick Street and the east line of said Lot 15, to a set ½" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", for the P.C. of the property line return at the southwest corner of the intersection of said Maverick Street and said West Park Ave. for a corner of the herein described tract;
- 7) Thence, with the said arc a distance of 23.53 feet, along said property line return and curve to the left having a radius of 15.00 feet, a tangent of 14.97 feet, a delta of 89°52'31", and a chord bearing and distance of N.45°16'19"W., 21.19 feet to a set ½" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", to the P.T. of said curve, said point being in the north line of said Lot 15 and the south right of way line West Park Ave. for a corner of the herein described tract;
- 8) Thence, S.89°47'25"W., 262.84 feet, along the south Right-of-Way line of said West Park Ave. and the north line of said Lot 15, to a set mag nail, for an angle corner of the herein described tract;
- 9) Thence, continuing along the north line of Lot 15 and the south right of way line as dedicated in the above cited Sa Antonio College Replat as follows:


S.00°20'04"E., 12.80 feet, continuing along the south Right-of-Way line of said West Park Ave., the north line of said Lot 15, to a set mag nail, for a corner of the herein described tract;

Thence, S.89°47'25"W., 17.46 feet, continuing along the south Right-of-Way line of said West Park Ave., the north line of said Lot 15 and the P.C. of a curve to the left, to a set ½" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", for the P.C. of a curve to the left of the herein described tract;

Thence, along an arc a distance of 45.63 feet, said curve to the left having a radius of 42.00 feet, a tangent of 25.36 feet, a delta of 62°14'52", and a chord bearing and distance of S.58°39'59"W., 43.42 feet, to a set ½" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", on the east Right-of-Way line of San Pedro Ave. and of the herein described tract;
- 10) Thence, N. 00°20'40"W, 97.86 feet, along said east Right-of-Way line of San Pedro Ave. to a point in a non-tangent curve at the intersection of the east line of said San Pedro Ave. and the north line of said West Park Ave., in the south line of said Lot 3, for the northwest corner of the herein described tract;
- 11) Thence, along said arc a distance of 11.54 feet of said curve to the left, having a radius of 25.00 feet, a tangent of 5.88 feet, a delta of 26°27'27", and a chord bearing and distance of S.76°58'52"E., 11.44 feet, to the POINT OF BEGINNING and containing 1.022 acre (44,504 sq. ft.) of land.

Bearings based on NAD 83(93), Texas South Central Zone.
All distances are surface.

This property description is accompanied by a separate plat of even title.
Surveyed on the ground the 8th day of JUNE, 2018.



Paul A. Wilkinson, RPLS 4103

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EXHIBIT C

