

ORDINANCE 2020-08-20-0552

**AUTHORIZING THE CLOSURE, VACATION, AND ABANDONMENT
OF AN IMPROVED PORTION OF DALLAS STREET PUBLIC RIGHT-
OF-WAY LOCATED AT NEW CITY BLOCKS 849 AND 837 AS
REQUESTED BY CENTRAL CATHOLIC HIGH SCHOOL FOR A FEE
OF \$5,150.00 IN COUNCIL DISTRICT 1**

* * * * *

WHEREAS, Central Catholic High School ("Petitioner") is requesting to close, vacate and abandon an improved portion of an improved portion of the Dallas Street Public Right-of-Way located within New City Blocks 849 and 837 in Council District 1; the proposed closure of the public right-of-way consists of 0.180 acres (7,856 square feet), as shown on the attached **Exhibit A** and **Exhibit B**; and

WHEREAS, Petitioner owns all abutting property to the public right-of-way requested for the closure and is requesting this closure to have a contiguous property line along Brooklyn Avenue for future development; and

WHEREAS, if approved, Petitioner intends to use the closure to facilitate long term plans which may include expansion of campus grounds and parking; there was no opposition to the closures by City departments or utilities during the canvassing process; and

WHEREAS, currently, no traffic can utilize the portion of Dallas Street Public Right-of-Way requested for closure as it leads to a dead-end; access to this portion of Dallas Street Public Right-of-Way will stay as-is for now and eventually a gate will be constructed with code access; Petitioner has agreed to maintain the subject right-of-way as a perpetual access easement to allow emergency vehicles continual ingress/egress to this portion of Dallas Street and Petitioner will be obligated to absorb responsibility and provide street repair and maintenance; and

WHEREAS, the City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on July 22, 2020; and

WHEREAS, in compliance with Chapter 37 of the City Code, Section 37-2 of the City Code, fair market value of the proposed closure was based upon an independent State of Texas Certified Professional Appraisal Report prepared by Noble & Associates, Inc. on November 13, 2019 and the subject property was assessed at \$117,750.00; based on the organizations 501(c)(3) tax-exempt status and its mission benefiting the community, and because the right-of-way is to remain as a perpetual access easement to allow emergency vehicles continual ingress/egress, staff, in consultation with Council District 1, recommends the City of San Antonio collect a fee of \$5,150.00 for this closure and such funds will be deposited into the General Fund in accordance with the FY 2020 Adopted Budget; **NOW THEREFORE**,

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

SECTION 1. The City Council hereby authorizes, for a requested Final Closure Fee of \$5,150.00, the closure, vacation, and abandonment of the City's right-of-way interests as to an improved portion of Dallas Street Public Right-of-Way in New City Blocks 849 and 837 in Council District 1 as shown and described in **Exhibit A**.

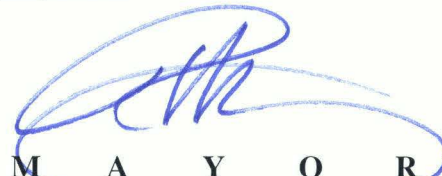
SECTION 2. All exhibits are incorporated into this Ordinance for all purposes as if they were fully set forth.

SECTION 3. Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 223000000253, and General Ledger Account 4903101.


SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 5. 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 20th day of August, 2020.



M A Y O R
Ron Nirenberg

ATTEST:



Tina Flores, Acting City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council
August 20, 2020

Item: 22

Enactment Number:
2020-08-20-0552

NAME	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Roberto Treviño Council District 1				✓		
Jada Andrews-Sullivan Council District 2	✓			✓		
Rebecca Viagran Council District 3				✓		
Adriana Rocha Garcia Council District 4				✓		
Shirley Gonzales Council District 5				✓		
Melissa Cabello Havrda Council District 6				✓		
Ana Sandoval Council District 7		✓		✓		
Manny Pelaez Council District 8						✓
John Courage Council District 9				✓		
Clayton Perry Council District 10				✓		
Ron Nirenberg Mayor				✓		

Comments:

Office of the City Clerk

EXHIBIT A



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

FIELD NOTES
FOR
DALLAS STREET - PARTIAL CLOSURE
0.180 Acres

Being a 0.180 acre parcel of land out of Dallas Street as shown on the plats of the Re-subdivision of Lots 13 & 14 County Block No. 837, recorded in Volume 368, Page 223, and Central Catholic High School Subdivision Unit 2 recorded in Volume 8200, Page 165 of the Deed and Plat Records (D.P.R.) of Bexar County, Texas; said 0.180 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found magnail in the northeast line of Brooklyn Ave. (55.6' ROW), said right-of-way (ROW) as shown on the plat of Central Catholic and Providence High Schools Subdivision recorded in Volume 8000, Page 10, D.P.R.;

THENCE N 34°42'58" W with said ROW for a distance of 194.75 feet to a point for the **POINT OF BEGINNING** at the south corner of this description; a found ½" rebar without cap bears N 56°07'40" E - 0.10 feet;

THENCE N 34°42'58" W, continuing with said northeast ROW line of Brooklyn Ave, crossing Dallas Street for a distance of 55.29 feet to set ½" rebar with Civil Engineering Consultants (CEC) plastic cap for the west corner of this description, a found ¼" rebar without cap at the west corner of Lot 14, as shown on the first described re-subdivision, bears N 34°42'58" W -120.00 feet;

THENCE N 56°07'40" E, with the southeast line of Lots 12, 13, and 14 of the first mentioned re-subdivision, for a distance of 142.38 feet to ½" rebar with CEC cap set on the southwest line of the Unit 2 subdivision described above;

THENCE S 34°09'44 E, with the present terminus of Dallas Street as shown on the Unit 2 plat, for a distance of 55.29 feet to a found ½" rebar without cap at the south corner of Unit 2;

THENCE S 56°07'40" W, with the southeast ROW line of Dallas Street, pass at 141.74 feet the first described found ½" rebar, (held for line only), continuing on for a total distance of 141.84 feet to the **POINT OF BEGINNING**, and containing 0.180 acres of land, more or less.

- Bearings source is the northeast ROW line of Brooklyn Ave., between the first and third found monuments described above, and shown as N 34°42'58" W, as derived from GPS observation based on NAD 83(2011), Texas State Plane Coordinate System - South Central Zone.

Q:\Proj_2019\E0336105 CCHS Dallas St Closure\field notes\M&B-Dallas Closure.docx
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LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

11550 I.H. 10 WEST, SUITE 395 | SAN ANTONIO, TEXAS 78230-1037 | (210) 641-9999 | FAX: (210) 641-6440
TEXAS FIRM REGISTRATION NUMBERS: ENGINEERING F-2214 | SURVEY 10041000 | WWW.CECTEXAS.COM

VS
8/20/20
Item No. 22

Exhibit A

VS
8/20/2020
Item No. 22

EXHIBIT A



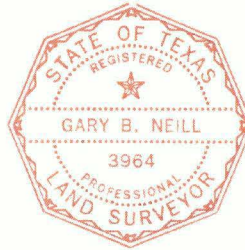
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

I hereby certify that this description conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by employees of Don Durden, Inc. dba Civil Engineering Consultants.

Date: *September 30, 2019*

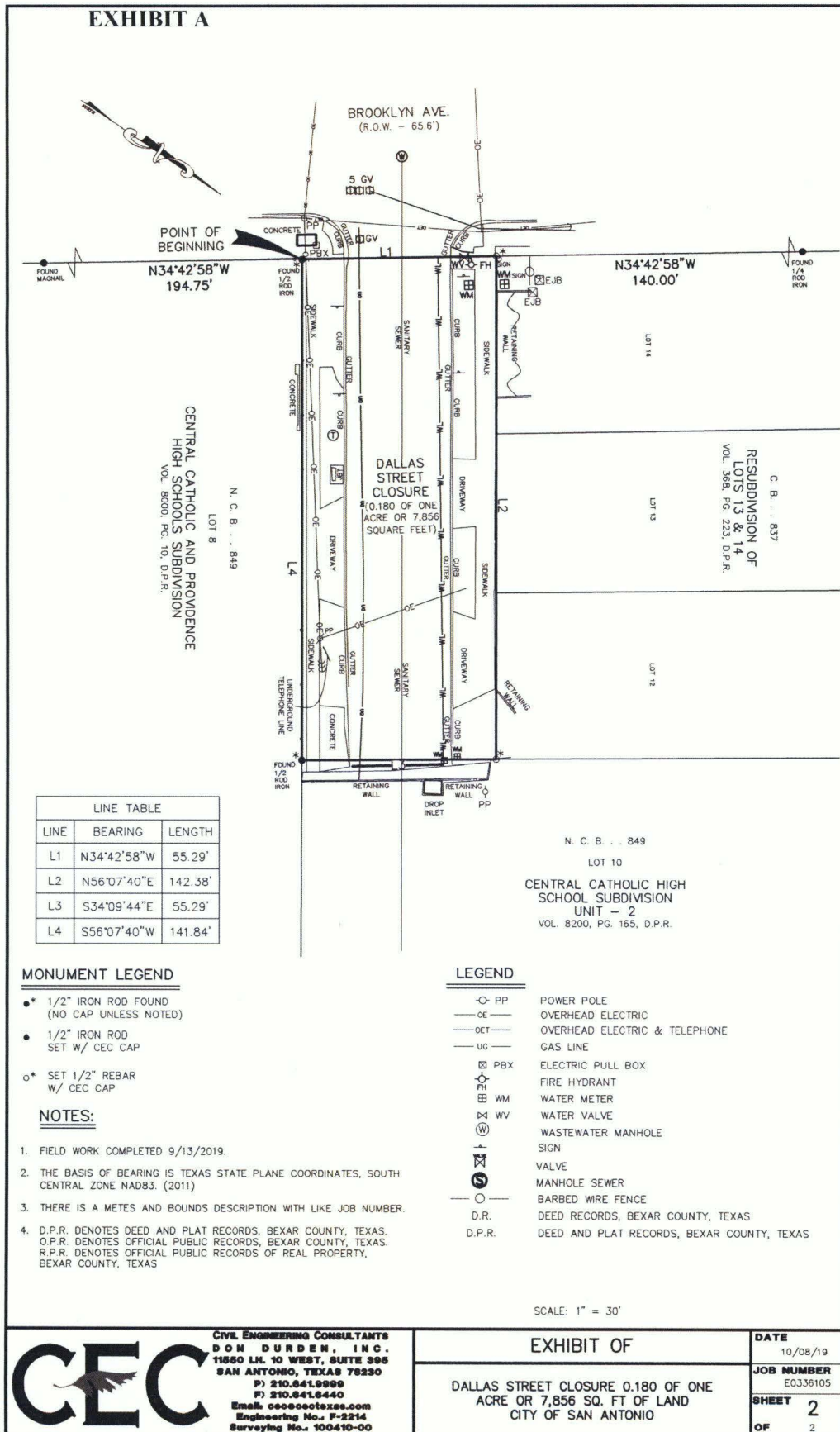
Gary B Neill

Gary B. Neill
R.P.L.S. #3964
Firm No. 10041000



Warning: Only those copies with the Signature and
Seal in red should be relied upon.

Central Catholic HS Convocation Replat
Project Number: E0336104



VS
8/20/20
Item No. 22

Exhibit B

EXHIBIT B

