



City of San Antonio

Legislation Details (With Text)

File #: 14-2403

Type: Street Closures

In control: City Council A Session

On agenda: 12/4/2014

Title: An Ordinance authorizing the closure, vacation and abandonment of 1.001 acres of an improved portion of Seven States Boulevard, a City-owned Public Right of Way, in Council District 2, as requested by Dalho Corporation, for a fee of \$34,760.00. [Peter Zaroni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

Sponsors: Martha Almeria

Indexes:

Code sections:

Attachments: 1. Exhibit A, 2. Draft Ordinance, 3. Ordinance 2014-12-04-0963

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------|---------|--------|
| 12/4/2014 | 1 | City Council A Session | adopted | Pass |

DEPARTMENT: Office of EastPoint and Real Estate Services

DEPARTMENT HEAD: F. Mike Etienne

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Disposition: ROW Closure of an improved portion of Seven States Boulevard Public Right of Way

SUMMARY:

Consideration of an ordinance authorizing the closure, vacation and abandonment of 1.001 acres, 60-foot wide Public Right of Way, located on Seven States Boulevard near Railway and Woodlake Center, in Council District 2, as requested by Dalho Corp., for a fee of \$34,760.00.

BACKGROUND INFORMATION:

Dalho Corp., (Petitioner) is requesting the closure, vacation and abandonment of Seven States Public Boulevard Right of Way (ROW) as shown on attached Exhibit A. Seven States Boulevard is a 60 foot-wide ROW that dead-ends into Petitioner's property; it encompasses 1.001 acres, which equates to 43,613 square feet. Petitioner owns all of the abutting property and would like to incorporate the subject right of way with their property to re-plat and re-develop land for the existing UPS facility.

The UPS facility located on Seven States Boulevard is going through an expansion process and as a result, they will be constructing a new parking facility for its employees and a temporary package sorting facility, which will carry their heavier load. They are also in the design process of a new expanded building, which will house additional workers, packages and shipping for the property. This expansion, hopefully breaking ground in early 2015, will more than double their

current facility.

ISSUE:

This ordinance will authorize the closure, vacation and abandonment of 1.001 acres, 60-foot wide City-owned Public Right of Way, located at Seven States Boulevard near Railway and Woodlake Center, in Council District 2, as requested by Dalho Corp, for a fee of \$34,760.00.

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The UPS facility located on Seven States Boulevard is going through an expansion process and as a result, they will be constructing a new parking facility for its employees and a temporary package sorting facility, which will carry their heavier load. They are also in the design process of a new expanded building, which will house additional workers, packages and shipping for the property. This expansion, hopefully breaking ground in early 2015, will more than double their current facility.

This action is consistent with City Code and Ordinances, which require City Council approval for the sale or disposition of City-owned or controlled real property.

ALTERNATIVES:

City Council could choose not to approve this request; however, that would disallow the petitioner from improving and expanding their property. Also, the City's liability would continue along with the obligation for maintenance.

FISCAL IMPACT:

The fair market value of the Right of Way is \$32,700.00, which was established by an appraisal performed by Noble and Associates on September 25, 2014. With added administrative costs, the City will collect a total of \$34,760.00 for this property. This fund will be deposited into the General Fund in accordance with FY 2015 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance to authorize the closure, vacation and abandonment of a 60-foot wide portion of Seven States Boulevard, a City-owned Public Right of Way, in Council District 2.

The City of San Antonio's Planning Commission approved this request at its regular meeting on October 22, 2014.