



City of San Antonio

Legislation Details (With Text)

File #: 18-5978

Type: Real Property Sale

In control: City Council A Session

On agenda: 11/1/2018

Title: Ordinance closing, vacating, and abandoning a 0.579 acre unimproved portion of Oakland Boulevard as requested by SA Rocking in the Free World, LLC, for a fee of \$4,539.78.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map_Oakland CVA-Sale SA Rocking, 2. Site Plan - Medical Center, 3. Contracts Disclosure_SA Rocking, 4. Letter of Agreement Executed_SA Rocking, 5. Plat_Field Notes - 0.509 acres, 6. Plat_Field Notes- 0.579 acres - Oakland Blvd CVA, 7. Draft Ordinance - A, 8. Draft Ordinance - B, 9. Ordinance 2018-11-01-0873

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Disposition: Closure of unimproved Oakland Boulevard Right-Of-Way (ROW), declaring as surplus and authorizing the sale of unimproved city-owned property

SUMMARY:

Consideration of the following items related to a public right-of-way and a city-owned property located between Floyd Curl and Babcock, south of Huebner, in Council District 8:

A. An ordinance closing, vacating, and abandoning a 0.579 acre unimproved portion of Oakland Boulevard (between New City Blocks (NCB) 14691 and 14695), as requested by SA Rocking in the Free World, LLC, for a fee of \$4,539.78.

B. An ordinance declaring as surplus a 0.509 acre unimproved city property, New City Block (NCB) 14691 Block 7, Lots 2 and 17, and authorizing its sale to SA Rocking in the Free World, LLC for a fee of \$3,991.00.

BACKGROUND INFORMATION:

Petitioner (SA Rocking in the Free World LLC) acquired approximately 22.9 acres of unimproved properties within the Babcock Acres subdivision, located between Babcock and Floyd Curl; Huebner and Hamilton Wolfe near the Medical Center. The petitioner plans to build between 110 and 145 units of medium density single family homes. Construction is anticipated to begin in June 2019 and estimated for completion in June 2023. The proposed level of investment for the development is \$22,550,000.00.

The City of San Antonio owns a portion of Lots 2 and 17, Block 7, NCB 14691 within the Babcock Acres subdivision. It was accepted in 1987, through Ordinance 65903, as part of a land exchange to realign Richview Street. Babcock Acres was platted in 1951; however the subdivision was never constructed. The petitioner would like to acquire the city-owned property and include it as part of the development.

The petitioner also requests the city close, vacate and abandon a 0.579 acre unimproved portion of Oakland Boulevard (between NCB 14691 and 14695). The petitioner plans to realign Oakland Boulevard right-of-way, as shown in the attached Medical Center Site Plan, to provide access from the subdivision to Floyd Curl Drive.

In accordance with City Code, the proposed right-of-way closure and surplus property were reviewed by City departments and utilities and no objections were received. Since the City-owned property is developable, it was advertised in the San Antonio Hart Beat on September 14 and September 17, 2018 with a minimum bid of \$3,991.00, in compliance with Local Government Code, Chapter 272. Petitioner was the sole bidder and submitted a bid for the fair market value of \$3,991.00. Per Chapter 37, notification signs need not be erected, and letters need not be sent for undeveloped (paper) public right-of-ways.

If the requests are approved, the petitioner plans to assemble the City-owned property and right-of-way and incorporate into the new development.

ISSUE:

Consideration of the following items related to a public right-of-way and a city-owned property located between Floyd Curl and Babcock, south of Huebner, in Council District 8:

A. This ordinance closes, vacates, and abandons a 0.579 acre unimproved portion of Oakland Boulevard (between NCB 14691 and 14695), as requested by SA Rocking in the Free World, LLC, for a fee of \$4,539.78.

Petitioner is requesting the right-of-way closure so it can realign Oakland Boulevard to provide access from the subdivision to Floyd Curl.

B. This ordinance declares as surplus a 0.509 acre unimproved city property, NCB 14691 Block 7, Lots 2 and 17, and authorizes its sale to SA Rocking in the Free World, LLC for a fee of \$3,991.00.

If approved, petitioner will assemble the city-owned property and right-of-way and incorporate into the new development.

ALTERNATIVES:

City Council could choose not to approve these requests; however, if not approved, the unimproved right-of-way and the city-owned property will remain underutilized and difficult to develop. The City will also remain responsible for maintenance. If approved, the property will be placed on the tax rolls, and the properties can be developed as part of the new subdivision.

FISCAL IMPACT:

A total of \$8,530.00 from the right-of-way closure and sale of surplus property was determined by averaging surrounding land value by the Bexar County Appraisal District as provided under Municipal Code Chapter 37-2. (g) (2). The fair market value of \$8,530.74 will be deposited into the General Fund in accordance with the FY 2019 Adopted Budget.

RECOMMENDATION:

The Planning Commission reviewed this request at its regular meeting on October 24, 2018.

Staff recommends approval of the following items:

- A. Close, vacate and abandon a 0.579 acre unimproved portion of Oakland Boulevard (between New City Blocks 14691 and 14695), as requested by SA Rocking in the Free World, LLC, for a fee of \$4,539.78.
- B. Declare as surplus a 0.509 acre unimproved city property, New City Block (NCB) 14691 Block 7, Lots 2 and 17, and authorize its sale to SA Rocking in the Free World, LLC for a fee of \$3,991.00.