



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5722

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 10/24/2018

**Title:** 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. A resolution recommending 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.

B. A resolution 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.

Staff recommends Approval.

(Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083, mary.fors@sanantonio.gov)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP\_Oakland CVA-Sale SA Rocking, 2. Letter of Agreement Executed\_SA Rocking, 3. Medical Center Site Plan, 4. RESOLUTION\_SA Rocking in the Free World

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**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. A resolution recommending 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.

B. A resolution 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.

## **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 - 145 units of medium density single family homes. Construction is scheduled to begin in June 2019 and end in June 2023. The proposed level of investment is \$22,550,000.

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 with no objections. Since the city-owned property is developable, it was advertised in the Hart Beat on September 14 and September 17, 2018, 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:**

These items are 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. A resolution recommending closing, vacating, and abandoning a 0.579 acre unimproved portion of Oakland Boulevard (between NCB 14691 and 14695), as requested by SA Rocking in the Free World, LLC.

B. A resolution recommending declaring as surplus a 0.509 acre unimproved city property, NCB 14691 Block 7, Lots 2 and 17, and authorizing its sale to SA Rocking in the Free World, LLC.

If approved, petitioner will plat the properties as part of its new development. Petitioner is requesting the right-of-way closure so it can realign Oakland Boulevard to provide access from the subdivision to Floyd Curl.

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

**ALTERNATIVES:**

The Planning Commission could choose not to recommend these requests; however, if not approved, the unimproved right-of-way and the city-owned property will remain underutilized and difficult to develop; and the city will 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.

**RECOMMENDATION:**

Staff recommends approval of these requests to:

- 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.
- 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.