



City of San Antonio

Legislation Details (With Text)

File #: 18-4681
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 8/22/2018

Title: S. P. No. 2116-A: Resolution supporting a building overhang encroachment easement to allow for approximately 0.027 acres or 1,142 square feet of variable width building overhang over the portions of the sidewalk at the southwesterly intersection of Broadway and Eighth Streets and along Broadway Public Rights of Way to facilitate the Cavender Office Building project in Council District 1. Staff recommends Approval. [Pete Alanis, Real Estate Administrator, Center City Development & Operations, pedro.alanis@sanantonio.gov]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Cavender Hixon Overhang Easement Resolution VS 8 16 2018 FINAL, 2. Attachment A

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Center City Development and Operations

DEPARTMENT HEAD: John Jacks, Director

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

S. P. No. 2116-A: Resolution supporting a building overhang encroachment easement to allow for approximately 0.027 acres or 1,142 square feet of variable width building overhang over the portions of the sidewalk at the southwesterly intersection of Broadway and Eighth Streets and along Broadway Public Rights of Way to facilitate the Cavender Office Building project in Council District 1. Staff recommends Approval (Pete Alanis, Real Estate Administrator, Center City Development & Operations, pedro.alanis@sanantonio.gov)

SUMMARY:

This resolution will support a building overhang encroachment easement to allow for approximately 0.027 acres or 1,142 square feet of variable width building overhang over the portions of the sidewalk at the southwesterly intersection of Broadway and Eighth Streets and along Broadway Public Rights of Way as described by metes and bounds surveys in “Attachment A” to facilitate the Cavender Office Building project in Council District 1.

BACKGROUND INFORMATION:

CBMB Office Properties, L.L.C, Petitioner is developing a new 6 story commercial office building which shall include retail and restaurant component on a portion of the ground floor with one level of subsurface parking. The project will provide for approximately 141,000 rentable square feet, of which approximately 130,000 square feet is intended for office use. Additional development phases are anticipated to occur in the adjacent parcels across the two closed alleys.

City Council has previously authorized through Ordinance 2018-06-21-0480 action to close, vacate, and abandoned two improved alleys (0.138 acres) located within the same block bordered by Broadway, Brooklyn, Avenue B and 8th Street in an effort to support the development.

ISSUE:

CBMB Office Properties, L.L.C, Petitioner, is requesting a building overhang encroachment easement to allow for approximately 0.027 acres or 1,142 square feet of roof overhang over the portions of the sidewalk at the southwesterly intersection of Broadway and Eighth Streets and along Broadway Public Rights of Way to facilitate the Cavender Office Building project as described by metes and bounds surveys in "Attachment A".

The building overhang encroachment easement will be in effect for 75 years, based on the estimated life of the building. The City shall seek to reclaim the easement if the building is demolished prior to the 75 year period.

ALTERNATIVES:

Planning Commission could choose not to approve this request; however, if not approved, the Cavender Office Building project would require a significant building redesign which has already approved by the City's Historic Design and Review Committee.

FISCAL IMPACT:

The City shall receive compensation for the building overhang encroachment easement in the amount of \$9,615.64 based on the appraised value of land of \$33.68 per square foot multiplied by 25% due to the minimal impact of the overhang easement on the right of way.

RECOMMENDATION:

Staff recommends approving a resolution supporting a building overhang encroachment easement to allow for approximately 0.027 acres or 1,142 square feet of variable width building overhang over the portions of the sidewalk at the southwesterly intersection of Broadway and Eighth Streets and along Broadway Public Rights of Way to facilitate the Cavender Office Building project in Council District 1.