



City of San Antonio

Legislation Details (With Text)

File #: 20-4008

Type: Street Closures

In control: City Council A Session

On agenda: 8/20/2020

Title: Ordinance approving the closure, vacation and abandonment of a portion of Dallas Street Public Right -of-Way located at New City Block 849 and 837 in Council District 1, as requested by Central Catholic High School for a fee of \$5,150.00 to be deposited in the General Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Survey, 3. Letter of Agreement CCHS 2207, 4. Contracts Disclosure Form, 5. Ordinance 2020-08-20-0552

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Public Works

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICT IMPACTED: Council District 1

SUBJECT:

Real Estate Disposition: Closure of an improved portion of Dallas Street Public Right-of-Way

SUMMARY:

An ordinance approving the closure, vacation and abandonment of an improved portion of Dallas Street Public Right-of-Way located at New City Block 849 and 837 in Council District 1, as requested by Central Catholic High School for a fee of \$5,150.00.

BACKGROUND INFORMATION:

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

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. 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.

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. Eventually, a gate will be constructed with code access. Central Catholic High School 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. Petitioner will be obligated to absorb responsibility and provide street repair and maintenance.

ISSUE:

This ordinance approves the closure, vacation and abandonment of an improved portion of the Dallas Street Public Right-of-Way located at New City Block 849 and 837 in Council District 1, as requested by Central Catholic High School for a fee of \$5,150.00.

Petitioner is requesting this closure to form a contiguous property line along Brooklyn Avenue and plans to use the closure to facilitate long term plans which may include expansion of campus grounds and parking. The closure will allow Petitioner to move forward with the intended redevelopment of the area. Per Chapter 37-11 under the Municipal Code, signs were posted and letters were mailed to property owners within 500 feet notifying them of the proposed closures.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on July 22, 2020. This action is consistent with City Code and Ordinances, which requires 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, if not approved, Central Catholic High School would not be able to move forward with their intended redevelopment of the area.

FISCAL IMPACT:

In compliance with Chapter 37, Section 37-2(ii) 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 18, 2019 and the subject property was assessed at \$117,750.00. Based on the church's 501(c)(3) tax-exempt status, 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, is recommending the City collect a fee of \$5,150.00. At City Council's discretion and approval, the City will collect the amount of \$5,150.00 for this closure, and the revenue generated by this sale will be deposited into the General Fund in accordance with the FY 2020 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon an improved portion of the Dallas Street Public Right-of-Way located at New City Block 849 and 837 in Council District 1.