



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-2722

**Type:** Street Closures

**In control:** City Council A Session

**On agenda:** 12/4/2014

**Title:** An Ordinance authorizing the closure, vacation and abandonment of a 0.1915 acre improved portion of Ira Aldridge between N. Mittman Street and Hudson Street and a 0.1927 acre improved portion of Ira Aldridge between N. Gevers Street and N. Mittman Street in Council District 2, as requested by the San Antonio Housing Authority and waiving associated fees in connection with the Wheatley Courts Rehabilitation project. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**Sponsors:**

**Indexes:** EastPoint Disposition

**Code sections:**

**Attachments:** 1. Ira Aldridge Map.pdf, 2. Field Notes Mittman\_Hudson.pdf, 3. Field Notes\_Gevers\_Mittman.pdf, 4. Survey Gevers\_Mittman.pdf, 5. Survey\_Mittman\_Hudson.pdf, 6. LofA SAHA.pdf, 7. Revised Site Plan - Wheatley Courts, 8. Draft Ordinance, 9. Ordinance 2014-12-04-0964

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

**DEPARTMENT:** Office of EastPoint & Real Estate

**DEPARTMENT HEAD:** Mike Etienne

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:** Disposition: ROW closures for two improved portions of Ira Aldridge

**SUMMARY:**

This ordinance will authorize the closure, vacation and abandonment of a 0.1915 acre improved portion of Ira Aldridge between N. Mittman Street and Hudson Street; and a 0.1927 acre improved portion of Ira Aldridge between N. Gevers Street and N. Mittman Street, in Council District 2, as requested by the San Antonio Housing Authority.

**BACKGROUND INFORMATION:**

The San Antonio Housing Authority (SAHA) applied and was awarded the Choice Neighborhoods grant through Housing and Urban Development (HUD). SAHA’s Wheatley Choice Transformation Plan was selected for designation as a Choice Neighborhood which provides access to resources and expertise to transform distressed neighborhoods.

The Wheatley Choice Transformation Plan includes the demolition of the existing, obsolete public housing site, and construction of a 417-unit mixed income community. The development will be pedestrian friendly. It will

include a community garden and produce co-op; and a multi-modal transit hub that will link residents to employment centers and anchor institutions.

As part of its redevelopment plan, SAHA submitted a request to the city to close, vacate and abandon its interest in two improved portions of Ira Aldridge so the right-of-ways can be incorporated as part of the new development. The closures are necessary as part of the master plan for the Wheatley Courts Transformation Plan.

In the past Wheatley Courts residents were the main users of the subject portions of Ira Aldridge. The residents used Ira Aldridge to access the SAHA housing facilities. Closing the two portions of Ira Aldridge should have minimal impact to adjacent property owners, as this street was not typically used for through traffic.

### **ISSUE:**

Consideration of an ordinance authorizing the closure, vacation and abandonment of a 0.1915 acre improved portion of Ira Aldridge between N. Mittman Street and Hudson Street; and a 0.1927 acre improved portion of Ira Aldridge between N. Gevers Street and N. Mittman Street, as requested by the San Antonio Housing Authority.

The Wheatley Choice Transformation Plan includes the demolition of the existing, obsolete public housing site, and construction of a 417-unit mixed income community. The development will be pedestrian friendly. It will include a community garden and produce co-op; and a multi-modal transit hub that will link residents to employment centers and anchor institutions.

As part of its redevelopment plan, SAHA submitted a request to the city to close, vacate and abandon its interest in two improved portions of Ira Aldridge so the right-of-ways can be incorporated as part of the new development. The closures are necessary as part of the master plan for the Wheatley Courts Transformation Plan.

### **ALTERNATIVES:**

City Council could choose not to approve the requests to close the improved portions of Ira Aldridge, however that would delay the Wheatley Courts project and could increase the project costs due to redesign.

### **FISCAL IMPACT:**

The fair market value of the two portions of Ira Aldridge is \$26,000.00 as determined by an independent appraisal completed by Sandison Appraisal, LLC on September 29, 2014. Staff recommends 100% waiver of the closure fees and associated costs since the property is located within the City's East Side Promise Zone. In addition, the property lies within the ICR/IP and the EastPoint footprint.

### **RECOMMENDATION:**

The Planning Commission reviewed these requests at its regular meeting on November 12, 2014.

In accordance with Municipal Code, letters were sent to property owners within a 500' radius, and signs were posted to notify the public of the proposed closures and public hearing dates.

Staff recommends approval of the closure, vacation and abandonment of two improved portions of Ira Aldridge.