



City of San Antonio

Legislation Details (With Text)

File #: 20-4030
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 7/22/2020

Title: S.P. 2199 - Resolution recommending the closure, vacation and abandonment of an improved portion of Danbury Street Public Right-of-Way located south of the intersection of Danbury Street and Nacogdoches Road within New City Block 12104 in City Council District 10, as requested by Meals on Wheels San Antonio, for a fee of \$94,672.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Fiscal Impact Form

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Public Works

STAFF COORDINATOR: Jesse Quesada, Senior Management Analyst, (210) 207-6971, jesse.quesada@sanantonio.gov

COUNCIL DISTRICT IMPACTED: Council District 10

SUBJECT:

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

SUMMARY:

A Resolution recommending the closure, vacation and abandonment of an improved portion of Danbury Street Public Right-of-Way in Council District 10, as requested by Meals on Wheels San Antonio, for a fee of \$94,672.00.

BACKGROUND INFORMATION:

Meals on Wheels San Antonio (Petitioner) is requesting to close, vacate and abandon an improved portion of Danbury Street Public Right-of-Way within New City Block 12104 in Council District 10, as shown on the attached map. The proposed closure is located between Nacogdoches Road and Petitioner’s property. Petitioner will dedicate land to construct a hammerhead for turnaround traffic. If approved, Petitioner will replat the proposed closure with its adjacent property to construct new corporate headquarters on a 5.7 acre site. The new corporate headquarters will include an approximate 42,000 square foot building which will support the

preparation of 3500-4500 meals for elderly citizens of San Antonio. In addition, the facility will provide space for the Grace Place Alzheimer's Activity Center. This ministry provides adult activities, caregiver respite, caregiver support groups and community education. Construction on the project is anticipated to start in March, 2021 and be completed by May, 2022.

ISSUE:

This Resolution authorizes the closure, vacation and abandonment of an improved portion of Danbury Street Public Right-of-Way in City Council District 10, as requested by Meals on Wheels San Antonio, for a fee of \$94,672.00.

Meals on Wheels San Antonio (Petitioner) is requesting to close, vacate and abandon an improved portion of Danbury Street Public Right-of-Way within New City Block 12104 in Council District 10, as shown on the attached map. The public right-of-way closure consists of 0.481 of an acre (20,964 square feet). The proposed closure is located between Nacogdoches Road and Petitioner's property. Petitioner will dedicate .0030 of an acre (1,304 square feet) of land to construct a hammerhead for turnaround traffic. If approved, Petitioner will replat the proposed closure with its adjacent property to construct its new corporate headquarters on a 5.7 acre site. The new corporate headquarters will include an approximate 42,000 square foot building which will support the preparation of 3500-4500 meals for elderly citizens of San Antonio. In addition, the facility will provide space for the Grace Place Alzheimer's Activity Center. This ministry provides adult activities, caregiver respite, caregiver support groups and community education. Per Chapter 37-11 under the Municipal Code, one sign was posted and letters were mailed to property owners within 500 feet notifying them of the proposed closure. Construction on the project is anticipated to start in March, 2021 and be completed by May, 2022.

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:

Planning Commission could choose not to approve this request; however, Petitioner will not be allowed to construct its new corporate headquarters with the proposed closure.

FISCAL IMPACT:

The fee established for this request is \$94,672.00, which includes the assessed value of the public right-of-way in the amount of \$94,500.00 plus \$172.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, 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 21, 2019. These funds will be deposited into the General Fund in accordance with the FY 2020 Adopted Budget.

The property will be placed on the tax rolls, which will generate revenue for the City of San Antonio as well as other taxing entities.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon an improved portion of Danbury Street

Public Right-of-Way in Council District 10.