



City of San Antonio

Legislation Details (With Text)

File #: 18-5720

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 10/24/2018

Title: A Resolution recommending the closure, vacation and abandonment of a 0.4742 acre improved portion of Chavaneaux Road, between New City Blocks (NCB) 11140 and 11143, at the northeast corner of South Zarzamora Street and the Loop 410 access road, located in Council District 4, as requested by QuikTrip Corporation. Staff recommends Approval. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083, mary.fors@sanantonio.gov)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Survey_0.4742 Acre Chavaneaux Rd CVA, 2. Map_Chavaneux CVA with Dedication, 3. Letter of Agreement, 4. QT 4056 Plat, 5. QT 4056 Site Plan, 6. Schematic_82-4056 Civil - Site, 7. RESOLUTION_Chavaneux

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Disposition: Close, vacate and abandon an improved portion of Chavaneaux Road Right-Of-Way (ROW)

SUMMARY:

A resolution recommending the closure, vacation and abandonment of a 0.4742 acre improved portion of Chavaneaux Road, between New City Blocks (NCB) 11140 and 11143, at the northeast corner of South Zarzamora Street and the Loop 410 access road, located in Council District 4, as requested by QuikTrip Corporation.

BACKGROUND INFORMATION:

QuikTrip Corporation is a privately-held chain of convenience stores with retail gas sales, based in Tulsa,

Oklahoma. It operates approximately 750 stores in 11 states and has been serving the Dallas-Fort Worth market since 1999.

QuikTrip plans to expand into the San Antonio market and has purchased nearly 100 acres of property for 60 stores.

QuikTrip purchased property at the corner of South Zarzamora Street and the Loop 410 access road. It rezoned the property to Commercial (C-2) and began replatting the property so it can construct a 4,480 square foot convenience store with retail gasoline sales.

During the replat process, the city's Development Services department recommended QuikTrip close a portion of Chavaneaux Road. In addition, it was recommended that QuikTrip dedicate property to realign Chavaneaux Road to provide access to the Loop 410 access road. QuikTrip coordinated with city engineering divisions and TXDoT to identify the best location for the realignment.

QuikTrip was referred to Transportation & Capital Improvements, Real Estate Division to coordinate the proposed right-of-way closure. In accordance with Municipal Code, the proposed right-of-way closure was reviewed by city departments and utilities with no objections. In addition, the request has been coordinated, and approved by the Texas Department of Transportation (TXDoT). The petitioner will dedicate a utility easement on the replat for the relocation of utilities within the right-of-way. Approval of the final plat is pending approval of this request to close a portion of Chavaneaux Road. Once approved, the project can be turned over to construction which is scheduled to begin in January, 2019 and be completed in June, 2019.

ISSUE:

This resolution will recommend the closure, vacation and abandonment of a 0.4742 acre improved portion of Chavaneaux Road, between NCB 11140 and NCB 11143, at the northeast corner of South Zarzamora Street and the Loop 410 access road, located in Council District 4, as requested by QuikTrip Corporation.

QuikTrip purchased property at the corner of South Zarzamora Street and the Loop 410 access road. It rezoned the property to C-2 and began replatting the property so it can construct a 4,480 square foot convenience store with retail gasoline sales.

During the replat process, the city's Development Services department recommended QuikTrip close a portion of Chavaneaux Road. In addition, it was recommended that QuikTrip dedicate property to realign Chavaneaux Road to provide access to the LOOP access road. QuikTrip coordinated with city engineering divisions and TXDoT to identify the best location for the realignment.

QuikTrip was referred to Transportation & Capital Improvements, Real Estate Division to coordinate the proposed right-of-way closure. In accordance with Municipal Code, the proposed right-of-way closure was reviewed by city departments and utilities with no objections. In addition, the request has been coordinated, and approved by the Texas Department of Transportation (TXDoT). The petitioner will dedicate a utility easement on the replat for the relocation of utilities within the right-of-way. Approval of the final plat is pending approval of this request to close a portion of Chavaneaux Road. Once approved, the project can be turned over to construction which is scheduled to begin in January, 2019 and be completed in June, 2019.

Per Chapter 37, notification signs were posted near the proposed closure, and letters were sent to property owners within a 500' radius.

ALTERNATIVES:

The Planning Commission could choose not to recommend this request; however, if not approved, the pending replat will need to be redesigned and amended. If approved, the petitioner can complete its plat and construct the project.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon a portion of Chavaneaux Road right-of-way.