



City of San Antonio

Agenda Memorandum

File Number: 16-4155

Agenda Item Number: 14.

Agenda Date: 8/18/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Disposition: Conditional Closure of a portion of East Quincy Street and Schiller Street Public Rights of Way and easement for McCullough Avenue Drainage Project

SUMMARY:

An ordinance authorizing the conditional closure, vacation and abandonment of 0.929 acres of East Quincy and Schiller Streets Public Rights of Way, located between East Elmira Street and Newell Avenue, in Council District 1, as requested by Broadway SA Investors GP, LLC (BSA), for a fee of \$411,524.00.

BACKGROUND INFORMATION:

Broadway SA Investors GP, LLC (Petitioner) is requesting the closure, vacation and abandonment of a portion of East Quincy and Schiller Streets Public Rights of Way (ROW) located between East Elmira Street and Newell Avenue as shown on attached Exhibit A. If approved, the Petitioner plans to incorporate the proposed closures with its abutting properties for future redevelopment. All abutting property owners have agreed to the closures.

Also, as a part of the McCullough Avenue Drainage Project, the City of San Antonio's Transportation & Capital Improvements Department ("TCI") plans to construct a drainage channel along Quincy Street to alleviate storm water runoff in the area. BSA is willing to dedicate the required easement for this project as part of its consideration for this street closure. City staff is willing to accept the dedicated drainage easement for the project and is recommending a conditional closure, vacation and abandonment of the requested ROW provided that certain conditions are met.

San Antonio River Authority (SARA) also owns abutting property and has no objection to the closure. BSA will provide **public access** to the river and access to SARA for operation and maintenance purposes. This access will be incorporated into the future plans and design for the subject property.

ISSUE:

This ordinance authorizes the conditional closure, vacation and abandonment of 0.929 acres of East Quincy and Schiller Streets Public Rights of Way, located between East Elmira Street and Newell Avenue, in Council District 1, as requested by Broadway SA Investors GP, LLC, for a fee of \$411,524.00 and the dedication of the drainage easement for the McCullough Avenue Drainage project.

Petitioner is requesting the closure, vacation and abandonment of a portion of East Quincy and Schiller Streets Public Rights of Way located between East Elmira Street and Newell Avenue as shown on attached Exhibit A. If approved, the Petitioner plans to incorporate the proposed closures with its abutting properties for future redevelopment. All abutting property owners have agreed to the closures.

This action is consistent with City Code and Ordinances, which require 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, the McCullough drainage project would require a redesign resulting in project delivery delay and additional costs.

FISCAL IMPACT:

The fair market value of the Rights of Way is \$1,416,000.00, which was established by an appraisal performed by Eckmann Groll, Inc. on April 8, 2016. There are existing utilities located within the Rights of Way, which will have to be relocated in order to facilitate future development. The cost for relocation of these utilities is estimated at \$1,004,476. Due to the presence of utilities adversely affecting the value of the subject property and the costs needed to relocate the utilities, Staff is recommending the consideration of \$411,524.00 as the fair value for the property. This revenue will be deposited into the General Fund in accordance with FY 2016 Adopted Budget.

The property will be placed on the tax rolls, generating revenue for the City of San Antonio and other taxing entities.

RECOMMENDATION:

Staff recommends approval of this request to conditionally authorize the closure, vacation and abandonment of East Quincy and Schiller Streets Public Rights of Way, in Council District 1.