



# City of San Antonio

## Agenda Memorandum

**File Number:** 18-3245

---

**Agenda Item Number:** 20.

**Agenda Date:** 6/14/2018

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Disposition: Closure of an unimproved alley Public Right of Way located between East Jones Avenue and 10<sup>th</sup> Street.

### **SUMMARY:**

An ordinance closing, vacating and abandoning an unimproved 0.200 acre alley located between East Jones Avenue and 10<sup>th</sup> Street, in Council District 1, as requested by Liberty Properties, for a fee of \$97,518.00.

### **BACKGROUND INFORMATION:**

Liberty Properties, Petitioner, is requesting the closure, vacation and abandonment of an unimproved alley Public Right of Way located between East Jones Avenue and 10<sup>th</sup> Street as shown on attached Exhibit A. The Petitioner is the sole abutting property owner and if the closure is approved, they would like to re-plat and re-develop the property for the construction of a new multi-family and mixed use development.

The Planning Commission recommended approval for this request at its regular meeting on May 23, 2018.

### **ISSUE:**

This ordinance will close, vacate and abandon 0.200 acres of an unimproved alley located between East Jones Avenue and 10<sup>th</sup> Street, in Council District 1, as requested by Liberty Properties, for a fee of \$97,518.00.

Liberty Properties, Petitioner, is requesting the closure, vacation and abandonment of an unimproved alley Public Right of Way located between East Jones Avenue and 10<sup>th</sup> Street as shown on attached Exhibit A. The Petitioner is the sole abutting property owner and if the closure is approved, they would like to re-plat and re-develop the property for the construction of a new multi-family and mixed use development.

The new development will consist of approximately 280 units with 51% being affordable for household incomes at 80% of Area Median Income (AMI), and rents will be restricted to 30% of 80% of AMI for at least 15 years. The five-story building will wrap around a concrete parking garage and consist of a leasing and amenity center, fitness area, a resort pool and 7,500 square feet of retail. The proposed level of investment is \$56,645,011.00.

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, if not approved, the right of way, and potentially the surrounding properties, will remain underutilized.

#### **FISCAL IMPACT:**

The fee established for this property is \$389,873.40, utilizing Bexar Appraisal District assessed land values as provided by Chapter 37, Section 2(g)(2) of the City Code. This fee has been reduced by 75% in accordance with the Inner City Reinvestment/Infill Policy (ICRIP) due to an anticipated project investment of \$50 million or greater. Applicable administrative fees have been added. At City Council's discretion and approval, the City will collect the reduced amount of \$97,518.00 for this closure, and the revenue will be deposited into the General Fund in accordance with the FY 2018 Adopted Budget.

#### **RECOMMENDATION:**

Staff recommends approval of this request to close, vacate and abandon an unimproved alley Public Right of Way located between East Jones Avenue and 10<sup>th</sup> Street, in Council District 1.

The Planning Commission recommended approval for this request at its regular meeting on May 23, 2018.