



City of San Antonio

Agenda Memorandum

File Number:20-7296

Agenda Item Number: 13.

Agenda Date: 1/21/2021

In Control: City Council A Session

DEPARTMENT: Public Works

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICT IMPACTED: Council District 2

SUBJECT: Real Estate Disposition: Closure of an unimproved portion of Copeland Drive Public Right-of-Way

SUMMARY:

An ordinance approving the closure, vacation and abandonment of an unimproved portion of Copeland Drive Public Right-of-Way within New City Blocks 10574 and 14037 in Council District 2, as requested by Chrismari, Inc. d/b/a Splashtown for a fee of \$40,600.00.

BACKGROUND INFORMATION:

Chrismari, Inc. d/b/a Splashtown (Petitioner) is requesting to close, vacate and abandon an unimproved portion of Copeland Drive Public Right-of-Way within New City Blocks 10574 and 14037 in Council District 2, as shown on the attached map. The public right-of-way consists of 0.6216 of an acre (27,077 square feet). The proposed closure is located east of the intersection of Copeland Drive and Splashtown Drive. Petitioner owns all the abutting property to the proposed closure, which operates as Splashtown. If approved, the Petitioner will incorporate the proposed closure with its adjacent property and use it for parking.

ISSUE:

This ordinance authorizes the closure, vacation and abandonment of an unimproved portion of Copeland Drive Public Right-of-Way within New City Blocks 10574 and 14037 in Council District 2, as requested by Chrismari, Inc. d/b/a Splashtown for a fee of \$40,600.00.

Chrismari, Inc. d/b/a Splashtown (Petitioner) is requesting to close, vacate and abandon an unimproved portion of Copeland Drive Public Right-of-Way within New City Blocks 10574 and 14037 in Council District 2, as shown on the attached map. The public right-of-way consists of 0.6216 of an acre (27,077 square feet). The proposed closure is located east of the intersection of Copeland Drive and Splashtown Drive. Petitioner owns all the abutting property to the proposed closure, which operates as Splashtown. If approved, the Petitioner will incorporate the proposed closure with its adjacent property and use it for parking.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on December 16, 2020. This action is consistent with the City Code and Ordinances, which requires 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 Petitioner will not be allowed to use the proposed closure with its adjacent property for parking.

FISCAL IMPACT:

The fee established for this request is \$40,600.00, which includes the assessed value of the public right-of-way in the amount of \$40,500.00 and \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, the proposed closure's fair market value was based upon an independent State of Texas Certified Professional Appraisal Report prepared by Noble & Associates, Inc. on August 5, 2020. These funds will be deposited into the General Fund in accordance with the FY 2021 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 unimproved portion of Copeland Drive Public Right-of-Way in Council District 2.