



City of San Antonio

Agenda Memorandum

File Number: 14-3515

Agenda Item Number: 13.

Agenda Date: 1/29/2015

In Control: City Council A Session

DEPARTMENT: Office of EastPoint & Real Estate

DEPARTMENT HEAD: Mike Etienne

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT: Disposition: ROW closure of an unimproved cul-de-sac of Capital Port Drive

SUMMARY:

This ordinance will authorize the closure, vacation and abandonment of a 0.5666 acre unimproved portion of the cul-de-sac of Capital Port Drive in Council District 8, as requested by the San Antonio Water System for construction of its North Side Service Center for a fee of \$87,800.00.

BACKGROUND INFORMATION:

The San Antonio Water System (SAWS) has four service center locations within San Antonio. SAWS intends to construct a new service center on the north side of San Antonio near Loop 1604 and I-10 to support projected growth along with the addition of the District Special Project (former BexarMet) service areas.

The new service center will improve response time to customers and facilities while reducing the drive time per trip resulting in more efficient scheduling and a lower safety risk. In addition, it will reduce wear-and-tear on current facilities, equipment and vehicles.

SAWS selected a 20.62 acre unimproved site on Capital Port Drive. The size of the tract will allow for future growth and has access to major highways. It is a contiguous site with natural site features to provide security and screening. The surrounding area is light industrial and the location is close to the Edwards Aquifer Recharge Zone.

The unimproved parcel is located at the end of Capital Port Drive, and the parcel includes a public right-of-way (cul-de-sac) that was never constructed. SAWS wants to maximize use of the parcel, so it requested the city

close, vacate and abandon its interest in the unimproved cul-de-sac so that SAWS can incorporate it into the Service Center Campus. If approved, SAWS will construct a hammerhead turnabout instead of the cul-de-sac. The closure of the unimproved cul-de-sac will provide an additional 0.5335 acres for its campus.

ISSUE:

Consideration of an ordinance authorizing the closure, vacation and abandonment of a 0.5666 acre unimproved portion of the cul-de-sac of Capital Port Drive as requested by the San Antonio Water System for construction of its North Side Service Center.

SAWS wants to maximize use of the parcel, so it requested the city close, vacate and abandon its interest in the unimproved cul-de-sac so that SAWS can incorporate it into the Service Center Campus. If approved, SAWS will construct a hammerhead turnabout. The closure of the unimproved cul-de-sac will provide an additional 0.5335 acres for its campus.

ALTERNATIVES:

City Council could choose not to approve this request to close an unimproved cul-de-sac of Capital Port Drive; however that would prevent SAWS from being able to fully maximize use of its North Side Service Center campus.

FISCAL IMPACT:

The fair market value of the cul-de-sac is \$86,000.00 as determined by an independent appraisal completed by Valbridge Property Advisors|Dugger, Canaday, Grafe, Inc. on December 8, 2014. The cost of the appraisal is \$1,800.00. The total closure fee of \$87,800.00 will be deposited in the General Fund in accordance with the FY2015 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of the closure, vacation and abandonment of the unimproved cul-de-sac on Capital Port Drive for a fee of \$87,800.00.

The Planning Commission reviewed this request at its regular meeting on January 14, 2015.