



City of San Antonio

Legislation Details (With Text)

File #: 16-1129

Type: Street Closures

In control: City Council A Session

On agenda: 3/10/2016

Title: An Ordinance closing, vacating and abandoning 0.402 acres of Bacon Road, an unimproved portion of public right of way in Council District 8 as requested by ALC Ranch LTD for a fee of \$112,550.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Sponsors: Martha Almeria

Indexes:

Code sections:

Attachments: 1. Exhibit A - map, 2. Site map.pdf, 3. Draft Ordinance, 4. Ordinance 2016-03-10-0202

Date	Ver.	Action By	Action	Result
3/10/2016	1	City Council A Session	adopted	Pass

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Disposition: Closure of a portion of Bacon Road Public Right of Way

SUMMARY:

An ordinance authorizing the closure, vacation and abandonment of 0.402 acres of unimproved Bacon Road Public Right of Way, located between Lou Mell and dead-ending into Petitioner's property, in Council District 8, as requested by ALC Ranch LTD, for a fee of \$112,550.00.

BACKGROUND INFORMATION:

ALC Ranch LTD (Petitioner) is requesting the closure, vacation and abandonment of a portion of unimproved Bacon Road Public Right of Way, located between Lou Mell and dead-ending into Petitioner's property as shown on attached Exhibit A. The Petitioner is the sole abutting property owner and if approved, plans to develop the combined properties for the construction of an office complex that will front University Oak and North Loop 1604 West.

ISSUE:

This ordinance authorizes the closure, vacation and abandonment of 0.402 acres of Bacon Road Public Right of Way, located between Lou Mell and dead-ending into Petitioner's property, in Council District 8, as requested by ALC Ranch LTD, for a fee of \$112,550.00.

The Petitioner is the sole abutting property owner and if approved, plans to develop the combined properties for the construction of an office complex that will front on University Oak and North Loop 1604 West.

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.

The fair market value of the Right of Way is \$110,000.00, which was established by an appraisal performed by Weissler Appraisal Company, Inc. on June 30, 2015. With added administrative costs, the City will collect a total of \$112,550.00 for this property.

ALTERNATIVES:

City Council could choose not to approve this request; however, that would hinder Petitioner from developing its property as currently planned. Also, the City's liability would continue along with the obligation for maintenance.

FISCAL IMPACT:

The fair market value of the Right of Way is \$110,000.00, which was established by an appraisal performed by Weissler Appraisal Company, Inc. on June 30, 2015. With added administrative costs, the City will collect a total of \$112,550.00 for this property. This revenue will be deposited into the General Fund in accordance with FY 2016 Adopted Budget.

Also, 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 authorize the closure, vacation and abandonment of a portion of Bacon Road Public Right of Way in Council District 8.

The City of San Antonio's Planning Commission approved this request at its regular meeting of February 24, 2016.