



City of San Antonio

Legislation Details (With Text)

File #: 17-1925

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 3/22/2017

Title: S.P. 1942 - Request of a Resolution authorizing the closure, vacation, and abandonment of an 0.236 acre improved portion of Avenue A Street Public Right of Way located between Newell Avenue and the access road of Interstate Highway 35 adjacent to New City Blocks A-8, 6325 and 6326 in Council District 1, as requested by Broadway SA Investors GP, LLC, for a fee of \$116,172.00 (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A, 2. Resolution, 3. Survey

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Transportation & Capital Improvements

STAFF COORDINATOR: Jesse Quesada, Senior Management Analyst, (210) 207-6971, jesse.quesada@sanantonio.gov

COUNCIL DISTRICT IMPACTED: 1

SUBJECT:

Disposition: Closure of an improved portion of Avenue A Street Public Right of Way located between Newell Avenue and the access road of Interstate Highway 35

SUMMARY:

Consideration of the following Resolution:

Request of a Resolution authorizing the closure, vacation, and abandonment of an improved portion of Avenue A Street Public Right of Way located between Newell Avenue and the access road of Interstate Highway 35 adjacent to New City Blocks A-8, 6325 and 6326 in Council District 1, as requested by Broadway SA Investors GP, LLC, for a fee of \$116,172.00.

BACKGROUND INFORMATION:

Broadway SA Investors, GP, LLC (Petitioner), is requesting the closure, vacation and abandonment of an improved 0.236 of an acre (10,300 square feet) Avenue A Street Public Right of Way, as shown on attached

Exhibit “A.” If approved, Petitioner plans to assemble its abutting properties with the proposed closure for the future development of the Brewery South Project at 226 Newell Avenue and 333 Newell Avenue. The project will have 223 multifamily units. Petitioner has indicated it will convert the proposed closure into a surface parking lot to serve the residents of the units. Construction on the project is anticipated to start in September, 2017 and completed by December, 2019.

ISSUE:

Consideration of a Resolution authorizing the closure, vacation, and abandonment of an improved 0.236 of an acre (10,300 square feet) of Avenue A Street Public Right of Way, located between Newell Avenue and the access road of Interstate Highway 35 adjacent to New City Blocks A-8, 6325 and 6326, as shown on attached Exhibit “A.” If approved, Petitioner plans to assemble its abutting properties with the proposed closure for the future development of the Brewery South Apartment Project. The apartment project will have 223 multifamily units. Petitioner has indicated it will convert the proposed closure into a surface parking lot to serve the residents of the units. Construction on the project is anticipated to start in September, 2017 and completed by December, 2019.

This action is consistent with City Code and Ordinances, which requires City Council approval for the sale or disposition of City-owned or controlled real property.

ALTERNATIVES:

Disapproval of this request would disallow Petitioner from incorporating the proposed closure with its adjacent property for future development; however, doing so would continue the City’s obligation for maintenance.

FISCAL IMPACT:

Petitioner has agreed to pay a total fee of \$116,172.00 which includes the assessed value of \$232,000.00 less \$116,000.00 (50% fee waiver under the ICRIP) plus \$72.00 for the posting of one (1) sign notifying the public of the proposed street closure and \$100.00 for recording fees. These funds will be deposited into the General Fund in accordance with the FY 2017 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 the closure, vacation and abandonment of an improved portion of Avenue A Street Public Right of Way.