



City of San Antonio

Legislation Details (With Text)

File #:	18-5531
Type:	Real Property Sale
In control:	City Council A Session
On agenda:	1/10/2019
Title:	Ordinance approving the closure, vacation and abandonment of a 0.4742 acre improved portion of Chavaneaux Road at the northeast corner of South Zarzamora Street and the Loop 410 access road, located in Council District 4, as requested by QuikTrip Corporation for a fee of \$23,433.00, which will be deposited into the General Fund in accordance with the FY 2019 Adopted Budget. [Peter Zanoni, Deputy City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Chavaneux Map, 2. Survey_0.4742 Acre Chavaneaux Rd CVA, 3. QT 4056 Site Plan, 4. ContractsDisclosureForm, 5. Letter of Agreement, 6. Draft Ordinance, 7. Ordinance 2019-01-10-0009

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

DEPARTMENT HEAD: Razi Hosseini, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Disposition: Close, vacate and abandon an improved portion of Chavaneaux Road Right-Of-Way (ROW)

SUMMARY:

An ordinance authorizing the closure, vacation and abandonment of a 0.4742 acre improved portion of Chavaneaux Road, between New City Blocks (NCB) 11140 and 11143, at the northeast corner of South Zarzamora Street and the Loop 410 access road, located in Council District 4, as requested by QuikTrip Corporation for a fee of \$23,433.00.

BACKGROUND INFORMATION:

QuikTrip Corporation, the Petitioner, is a privately-held chain of convenience stores with retail gas sales, based in Tulsa, Oklahoma. The company operates approximately 750 stores in 11 states and has been serving the

Dallas-Fort Worth market since 1999. QuikTrip plans to expand into the San Antonio market and has purchased nearly 100 acres of property for 60 stores.

The Petitioner purchased property at the corner of South Zarzamora Street and the Loop 410 Access Road in Council District 4, rezoned the property to Commercial (C-2), and began replatting the property so it can construct a 4,480 square foot convenience store with retail gasoline sales. The Petitioner is requesting to close a portion of Chavaneaux Road as part of the proposed development.

During the replat review process, the Petitioner included the proposed closure and the dedication of property to realign Chavaneaux Road to provide two-way access to the Loop 410 Access Road. QuikTrip coordinated with City engineering divisions and TxDOT to identify the best location for the realignment. In addition, the petitioner will dedicate a utility easement on the replat for the relocation of utilities within the right-of-way. Final plat is pending approval.

In accordance with Chapter 37 of the Municipal Code, notification signs were posted near the proposed closure and letters were sent to property owners within a 500' radius. QuikTrip has reached out to property owners that were inquiring to fully inform them of the development plans. The proposed right-of-way closure request was also reviewed by city departments and utilities with no objections. Construction is scheduled to begin in January 2019 and be completed in June 2019.

ISSUE:

This ordinance will authorize the closure, vacation and abandonment of a 0.4742 acre improved portion of Chavaneaux Road, between NCB 11140 and NCB 11143, at the northeast corner of South Zarzamora Street and the Loop 410 Access Road, located in Council District 4, as requested by QuikTrip Corporation for a fee of \$23,433.00.

QuikTrip Corporation, the Petitioner, purchased property at the corner of South Zarzamora Street and the Loop 410 Access Road in Council District 4, rezoned the property to Commercial C-2, and began replatting the property so it can construct a 4,480 square foot convenience store with retail gasoline sales. The Petitioner is requesting to close a portion of Chavaneaux Road as part of the proposed development.

During the replat review process the Petitioner included the proposed closure and the dedication of property to realign Chavaneaux Road to provide two-way access to the Loop 410 Access Road. QuikTrip coordinated with City engineering divisions and TxDOT to identify the best location for the realignment. In addition, the petitioner will dedicate a utility easement on the replat for the relocation of utilities within the right-of-way. Final plat is pending approval.

In accordance with Chapter 37 of the Municipal Code, notification signs were posted near the proposed closure and letters were sent to property owners within a 500' radius. QuikTrip has reached out to property owners that were inquiring to fully inform them of the development plans. The proposed right-of-way closure request was also reviewed by city departments and utilities with no objections. Development at this location could be a great economic generator and could potentially reduce illegal dumping of trash and debris which has been excessive along Chavaneaux Road. Construction is scheduled to begin in January 2019 and be completed in June 2019.

ALTERNATIVES:

City Council could choose not to approve this request; however, if not approved, the pending replat will need to be redesigned and amended. If approved, the petitioner can complete its plat and construct the project.

FISCAL IMPACT:

The original disposition fee established for this request was \$36,767.68, utilizing Bexar County Appraisal District assessed property values as provided by Chapter 37, Section 2(g)(2) of the Municipal Code. The estimated construction cost of the utility realignment is \$13,335.76, which will be credited against the disposition fee. The net disposition fee payable by QuikTrip upon passage of this ordinance is \$23,431.92, which will be deposited into the General Fund in accordance with the FY 2019 Adopted Budget.

RECOMMENDATION:

The Planning Commission reviewed this request at its regular meeting on October 24, 2018. Staff recommends approval of this request to close, vacate and abandon a portion of Chavaneaux Road right-of-way.