



# City of San Antonio

## Legislation Details (With Text)

<b>File #:</b>	18-6244
<b>Type:</b>	Street Closures
<b>In control:</b>	City Council A Session
<b>On agenda:</b>	1/31/2019
<b>Title:</b>	Ordinance approving the closure, vacation, and abandonment of 0.312 of an acre of improved Right of Way known as Rogers Avenue between Quitman and East Carson Street in Council District 2 as requested by SA Quad Ventures, LLC., Owner, for a fee of \$45,135.00 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]
<b>Sponsors:</b>	
<b>Indexes:</b>	
<b>Code sections:</b>	
<b>Attachments:</b>	1. map.pdf, 2. Survey.pdf, 3. Plat.pdf, 4. SA Quad Ventures CDF Nov 2018.pdf, 5. Resolution 181106.pdf, 6. Draft Ordinance, 7. Ordinance 2019-01-31-0102, 8. Staff Presentation

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

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

**COUNCIL DISTRICTS IMPACTED:** Council District 2

**SUBJECT:** Close, vacate and abandon improved portion of Rogers Avenue Right-of-Way

### SUMMARY:

An ordinance authorizing the closure, vacation, and abandonment of 0.312 of an acre, an improved portion of public right of way, known as Rogers Avenue, located between Quitman and East Carson Streets, as requested by SA Quad Ventures, L.L.C., for a fee of \$45,135.00, in Council District 2.

### BACKGROUND INFORMATION:

Petitioner SA Quad Ventures, L.L.C. has requested the closure, vacation and abandonment of 0.312 of an acre, an improved portion of public right of way, known as Rogers Avenue located between Quitman and East Carson Streets, adjacent to New City Blocks 1257 and 1259, in Council District 2.

This block of Rogers Avenue is the only portion of the street that does not align with the remaining blocks of Rogers Avenue, causing traffic and potential safety concerns. If driving north on Rogers Avenue, a driver intersects with Carson Street and, if wanting to continue north on Rogers, has to turn on Carson and then

immediately north again on Rogers to travel one short block where the street dead-ends at Quitman Street.

SA Quad Ventures, L.L.C. owns all adjoining parcels to the east, west and north of the subject block and, if approved, the petitioner plans to assemble its abutting properties for future redevelopment. The petitioner's adjoining properties are currently zoned C2 IDZ.

### **ISSUE:**

This ordinance authorizes the closure, vacation, and abandonment of 0.312 of an acre, an improved portion of public right of way, known as Rogers Avenue located between Quitman and East Carson Streets, as requested by SA Quad Ventures, L.L.C., for a fee of \$45,135.00 in Council District 2.

Petitioner owns all adjoining parcels to the east, west and north of this block of Rogers Avenue and, if the request is approved, the petitioner plans to assemble its abutting properties for future redevelopment. This block of Rogers Avenue is the only portion of the street that does not align with the remaining blocks of Rogers Avenue, causing traffic and potential safety concerns.

Per Chapter 37, the petitioner's request was canvassed throughout all City departments and utilities with standard conditions, which have been reviewed and accepted by the petitioner. Notification signs were posted near the proposed street closure, and letters were sent to property owners within a 500' radius. Government Hill Alliance Neighborhood Association supports the petitioner's request. The City of San Antonio Planning Commission recommended approval of this request at its regular scheduled meeting on November 28, 2018.

### **ALTERNATIVES:**

City Council could choose not to authorize this request, however, the petitioner would not be allowed to assemble his property nor utilize his existing lots to the highest and best use for redevelopment. Additionally, the traffic and potential safety concerns would remain unaddressed.

### **FISCAL IMPACT:**

The original disposition fee established for this request was \$61,200.00, which is the Fair Market Value as determined by an independent appraiser. The disposition fee has been reduced by 25% as well as the \$815.00 petition fee waived in accordance with the Inner City Reinvestment/Infill Policy (ICRIP), approved by Center City Development Office. The fee reduction was grandfathered in under old ICRIP policy. A credit of \$15,300.00 has been applied. With the administrative recording costs of \$50.00, the revised disposition fee totals \$45,135.00, payable by SA Quad Ventures, LLC. A total of \$45,135.00 will be deposited into the General Fund in accordance with the FY 2019 Adopted Budget.

### **RECOMMENDATION:**

Staff recommends approval of this request to close, vacate and abandon 0.312 of an acre, an improved portion of right of way known as Rogers Avenue between Quitman and East Carson Streets, as requested by SA Quad Ventures, L.L.C., for a fee of \$45,135.00 in Council District 2..

The City of San Antonio Planning Commission recommended approval of this request at its regular scheduled

meeting on November 28, 2018.