City of San Antonio

Legislation Details (With Text)

File #:	19-2839		
Type:	Staff Briefing - Without Ordinance	**In control:**	Planning Commission
On agenda:	4/10/2019		

Title: Essex Street CVA - Resolution recommending the closure, vacation, and abandonment of the west 15' of Lot 26, NCB 2918, being 2,250.41 square feet of unimproved right-of-way along San Salvador at Essex Street, in Council District 2, to adjoin with Petitioner's abutting property, as requested by the Petitioner, Olga and Baldomero Nino, Jr. Staff recommends Approval. (Laurie Park, Management Analyst, 210-207-7370, laurie.park@sanantonio.gov, Real Estate Division, Transportation & Capital Improvements)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Survey.pdf, 2. Planning.pdf, 3. LOA SIGNED.pdf, 4. Exh B maps.pdf, 5. Item #11 4.10.19 PC Resolution.pdf

Date	Ver.	Action By	Action	Result

DEPARTMENT: Transportation & Capital Improvements

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

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT: Disposition to close, vacate and abandon an unimproved portion of Right-Of-Way at Essex and San Salvador Streets.

SUMMARY:

A Resolution authorizing the closure, vacation and abandonment of 2,250.41 square feet of unimproved right-of-way on Essex and San Salvador Street, located in Council District 2, as requested by

Baldomero and Olga Nino, Petitioner, for the amount of $3,084.00.

BACKGROUND INFORMATION:

The 24 foot strip of land was dedicated as right-of-way to the City in 1946, authorized by Ordinance #3363. The City accepted the dedication to enable public utilities to be extended to the small neighboring houses. The City Commissioner accepted with the provision that the dedication would not be improved nor maintained as a City street.

This request has been canvassed to all City Departments and utility agencies; Petition was accepted with standard conditions of retaining existing easements and replat. Fiscal impact is $3,084.00 sales price, based on the property valuation. These funds will be deposited into the General Fund. This Petition is supported by the surrounding neighbors. The Petitioner has maintained the grassy strip since they purchased their adjoining property and if approved; owner intends to assemble with his existing property to extend his side yard.

ISSUE:

This Resolution will recommend the closure, vacation and abandonment of the west 15' of Lot 26, NCB 2918, being 2,250.41 square feet of unimproved right-of-way along San Salvador Street to adjoin with Petitioner's abutting property.

The strip of land was dedicated to the City in 1946 as right-of-way but with specific ordinance language not to be used as a street nor maintained. The dedication enabled the neighborhood to secure public utilities for small surrounding homes. Petitioners had the neighborhood residents sign the Petition supporting the request.

ALTERNATIVES:

Planning Commission could choose not to approve this request; however, if not approved, the area will no longer be maintained. If approved, the Petitioner will incorporate into his property and maintain the area and the property will be placed on the Bexar County tax rolls.

FISCAL IMPACT:

The original disposition fee established for this request was $3,084.00, utilizing Bexar County Appraisal District assessed property values as provided by Chapter 37, Section 2(g)(2) of the Municipal Code. The disposition fee payable by the owners, Baldomero and Olga Nino, will be deposited into the General Fund in accordance with the FY 2019 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of the closure, vacation and abandonment of the west 15' of Lot 26, NCB 2918, being 2,250.41 square feet of unimproved right-of-way along San Salvador at Essex Street, in Council District 2, to adjoin with Petitioner's abutting property, as requested by the Petitioner, Olga and Baldomero Nino, Jr.