



City of San Antonio

Legislation Details (With Text)

File #: 20-5295

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 9/23/2020

Title: S.P. 2206 - Resolution recommending the closure, vacation and abandonment of an improved 56-foot wide Drainage Public Right-of-Way within New City Blocks 13631 and 14527 in Council District 2, as requested by H-E-B, LP, for a fee of \$63,100.00. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Fiscal Impact Form

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Public Works

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

COUNCIL DISTRICT IMPACTED: Council District 2

SUBJECT:

Real Estate Disposition: Real Estate Disposition: Closure of an improved 56-foot wide Drainage Public Right-of-Way

SUMMARY:

A Resolution recommending the closure, vacation and abandonment of an improved 56-foot wide Drainage Public Right-of-Way within New City Blocks 13631 and 14527 in Council District 2, as requested by H-E-B, LP, for a fee of \$63,100.00.

H-E-B, LP (Petitioner) is requesting to close, vacate and abandon an improved 56-foot wide Drainage Public Right-of-Way within New City Blocks 13631 and 14527 in Council District 2, as shown on the attached map. The public right-of-way closure consists of 1.523 acres (66,359 square feet). The proposed closure is located between the H-E-B, LP San Antonio Retail Support Center (SARSC) at 4710 N. Pan Am Expressway to the south and the Lamplighter Mobile Home Park to the north. H-E-B, LP also owns property north of the Drainage Public Right-of-Way and would like to connect its properties together via this acquisition. Other reasons for acquiring the Drainage Public Right-of-Way include plans to cover the channel by installing new drainage infrastructure and new concrete paving. Petitioner has indicated that paving this area will provide better vehicular circulation and trailer parking around its existing retail support buildings.

Petitioner has also indicated that the closure will not impact drainage in the area since the intent will be to replace the existing grass-lined channel with a properly designed underground box culvert drainage system meeting current City of San Antonio drainage criteria. Once the underground box culverts are designed and approved by the City of San Antonio, Petitioner intends to place concrete paving over the channel for the aforementioned reasons. Lamplighter MHP LLC, an abutting property, has written a letter to relinquish the rights to purchase its portion of the 56-foot wide Drainage Public Right-of-Way to H-E-B, LP. All the abutting property owners have consented to the closure. Petitioner plans to begin construction in October 11, 2020 and be completed by November 2021.

ISSUE:

This Resolution recommends the closure, vacation and abandonment of an improved 56-foot wide Drainage Public Right-of-Way within New City Blocks 13631 and 14527 in Council District 2, as requested by H-E-B, LP, for a fee of \$63,100.00.

H-E-B, LP (Petitioner) is requesting to close, vacate and abandon an improved 56-foot wide Drainage Public Right-of-Way within New City Blocks 13631 and 14527 in Council District 2, as shown on the attached map. The public right-of-way closure consists of 1.523 acres (66,359 square feet). The proposed closure is located between the H-E-B, LP San Antonio Retail Support Center (SARSC) at 4710 N. Pan Am Expressway to the south and the Lamplighter Mobile Home Park to the north. H-E-B, LP also owns property north of the Drainage Public Right-of-Way and would like to connect its properties together via this acquisition. Other reasons for acquiring the Drainage Public Right-of-Way include plans to cover the channel by installing new drainage infrastructure and new concrete paving. Petitioner has indicated that paving this area will provide better vehicular circulation and trailer parking around its existing retail support buildings.

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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:

The Planning Commission could choose not to approve this request; however, Petitioner will not be allowed to use the proposed closure with its adjacent property to cover the drainage channel and install new drainage infrastructure and new concrete paving.

FISCAL IMPACT:

The fee established for this request is \$63,100.00, which includes the assessed value of the public right-of-way in the amount of \$63,000.00 plus \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, fair market value of the proposed closure was based upon an independent State of Texas

Certified Professional Appraisal Report prepared by Noble & Associates, Inc. on February 24, 2020. These funds will be deposited into the General Fund in accordance with the FY 2021 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 this request to close, vacate and abandon an improved 56-foot wide Drainage Public Right-of-Way in Council District 2.