



City of San Antonio

Legislation Details (With Text)

File #: 20-5294
Type: Street Closures
In control: City Council A Session
On agenda: 10/29/2020
Title: Ordinance approving 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 to be deposited in the General Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Land Survey, 3. Letter of Agreement, 4. Contracts Disclosure Form, 5. Draft Ordinance, 6. Ordinance 2020-10-29-0760

Date	Ver.	Action By	Action	Result
10/29/2020	1	City Council A Session		

DEPARTMENT: Public Works

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

COUNCIL DISTRICT IMPACTED: Council District 2

SUBJECT:

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

SUMMARY:

An ordinance approving 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.

BACKGROUND INFORMATION:

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 owns the property north of the Drainage Public Right-of-Way and intends to connect its properties and cover the channel by installing new drainage infrastructure with new concrete paving upon approval of this acquisition. Petitioner has indicated paving this area will provide improved 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 to meet current City of San Antonio drainage criteria. Public Works Storm Water Division has reviewed the request and will review the required engineering study prior to construction to ensure storm water is properly conveyed and that there are no adverse impacts downstream. 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. All the abutting property owners have consented to the closure. Lamplighter MHP LLC, has written a letter to relinquish the rights to purchase its portion of the 56-foot wide Drainage Public Right-of-Way. Petitioner plans to begin construction on October 11, 2020 and be completed by November 2021.

ISSUE:

This ordinance authorizes 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. 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 the property north of the Drainage Public Right-of-Way and intends to connect its properties and cover the channel by installing new drainage infrastructure with new concrete paving upon approval of this acquisition. Petitioner has indicated paving this area will provide improved vehicular circulation and trailer parking around its existing retail support buildings.

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The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on September 23, 2020. 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:

City Council 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.