



City of San Antonio

Agenda Memorandum

File Number:16-1028

Agenda Item Number: 9.

Agenda Date: 1/28/2016

In Control: Planning Commission

DEPARTMENT: Transportation & Capital Improvements

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

COUNCIL DISTRICT IMPACTED: 3

SUBJECT:

Disposition: Disposition: Closure of a 15-foot wide unimproved alley located between Kate Schenck and the access road of Interstate Highway 37

SUMMARY:

Consideration of the following Resolution:

Request of a Resolution authorizing the closure, vacation, and abandonment of 15-foot wide unimproved alley located between Kate Schenck and the access road of Interstate Highway 37 adjacent to New City Block 12135 in Council District 3, as requested by David Medrano for a fee of \$13,115.00.

BACKGROUND INFORMATION:

David Medrano (Petitioner) is requesting the closure, vacation and abandonment of an unimproved 15-foot wide alley located between Kate Schenck and the access road of Interstate Highway 37 adjacent to New City Block 12135 in Council District 3, as shown on attached Exhibit "A." The proposed closure consists of .1158 of an acre (5,044.87 square feet) and is undeveloped. Petitioner is the only abutting owner to the proposed closure. If approved, the properties will be combined and re-platted for future development. Petitioner has no plans to construct on the property at this time.

ISSUE:

Consideration of a Resolution authorizing the closure, vacation, and abandonment of 15-foot wide unimproved alley located between Kate Schenck and the access road of Interstate Highway 37 adjacent to New City Block 12135 in Council District 3, as requested by David Medrano. The proposed closure consists of .082 of an acre (3,574.30 square feet) and is undeveloped. Petitioner is the only abutting owner to the proposed closure. If approved, the properties will be combined and re-platted for future development. Petitioner has no plans to

construct on the property at this time.

This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

ALTERNATIVES:

The closure, vacation and abandonment of an unimproved 15-foot wide alley will allow Petitioner to incorporate the public right of way with its adjacent property for future development.

Disapproval of this request would disallow Petitioner from incorporating the proposed closure with his adjacent property for future development.

FISCAL IMPACT:

In compliance with Chapter 37 of the Municipal Code, Section 37-2, fair market value for the alley closure was based on an Independent State of Texas Certified Professional Appraisal Report conducted by Weissler Appraisal Company Inc. on August 12, 2015 for a total of \$8,800.00. Petitioner has agreed to pay a total fee of \$13,115.00 for this alley closure, which includes the property's assessed value of \$8,800.00, plus \$2,500.00 for the appraisal report, \$1,715.00 for the land survey and \$100.00 for the recording fees. The \$13,115.00 proceeds will be deposited in the General Fund in accordance with the FY 2016 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of the closure, vacation and abandonment of an unimproved 15-foot wide alley Public Right of Way.