



City of San Antonio

Agenda Memorandum

File Number:16-3614

Agenda Item Number: 16.

Agenda Date: 6/30/2016

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations Department

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Conditional closure, vacation and abandonment of Schiller Street and portion of Quincy Street Right-of-Way (ROW).

SUMMARY:

This ordinance authorizes a conditional closure and abandonment of Schiller Street and portion of East Quincy Street ROW to Broadway SA Investors GP, LLC ("BSA")

BACKGROUND INFORMATION:

As part of the McCullough Avenue Drainage project, the City of San Antonio's Transportation and Capital Improvements Department ("TCI") plans to construct a drainage channel along Quincy Street to alleviate storm water runoff in the area. BSA currently owns abutting property near the intersection of Quincy Street and Schiller Street and has requested closure of these city streets to assemble the adjacent properties for a future development. The original route of the drainage channel as planned by TCI through Quincy Street will obstruct these future development plans. As such, BSA has offered alternate easement areas and other necessary project concessions to accommodate an alternate route for the drainage project that would not impede their development plans. To facilitate BSA's future development plans for the area, City staff is willing to reroute the drainage project and is recommending a conditional closure, vacation and abandonment of the requested ROW provided that certain conditions are met that would allow the rerouting of the drainage project across private property owned by BSA

San Antonio River Authority (SARA) also owns abutting property and has no objection to the closure. BSA will provide public access to the river and access to SARA for operation and maintenance purposes. This access will be incorporated into the future plans and design for the subject property.

ISSUE:

The desired tract of land being all of Schiller Street and a portion of East Quincy Street consisting of 0.929 acre tract (40,458 square feet) is valued \$1,416,000. The estimated cost to relocate the sewer and water utilities totals \$1,004,476. Due to the presence of utilities adversely affecting the value of the subject property, City staff is recommending a consideration of \$411,524 payable upon final closure.

ALTERNATIVES:

The conditional closure, vacation and abandonment of this public ROW will allow BSA to incorporate the proposed closure with its adjacent property to construct a future development. The denial of this request would inhibit the highest and best use of the subject area and result in a more fragmented and inefficient development.

FISCAL IMPACT:

Any revenue from the closure of these properties by the City of San Antonio will be deposited in the General Fund.

RECOMMENDATION:

Staff recommends approval for the conditional closure, vacation and abandonment of Schiller Street and a portion of Quincy Right of Way property for a consideration of \$411,524.