



City of San Antonio

Agenda Memorandum

File Number:16-4033

Agenda Item Number: 8.

Agenda Date: 7/27/2016

In Control: Planning Commission

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Disposition: Closure of East Quincy and Schiller Streets Public Rights of Way located between East Elmira Street and Newell Avenue

SUMMARY:

A resolution closing, vacating and abandoning a portion of East Quincy Street and Schiller Street Public Rights of Way, located between East Elmira Street and Newell Avenue, in Council District 1, as requested by Broadway SA Investors GP, LLC, for a fee of \$411,524.00.

BACKGROUND INFORMATION:

Broadway SA Investors GP, LLC (Petitioner) is requesting the closure, vacation and abandonment of a portion of East Quincy Street and Schiller Street Public Rights of Way located between East Elmira Street and Newell Avenue as shown on attached Exhibit A. If approved, the Petitioner plans to incorporate the proposed closures with its abutting properties for future redevelopment. All abutting property owners have agreed to the closures.

ISSUE:

This resolution will support the closure, vacation and abandonment of 0.929 acres of East Quincy and Schiller Streets Public Rights of Way, located between East Elmira Street and Newell Avenue, in Council District 1, as requested by Broadway SA Investors GP, LLC, for a fee of \$411,524.00.

Petitioner is requesting the closure, vacation and abandonment of a portion of East Quincy Street and Schiller Street Public Rights of Way located between East Elmira Street and Newell Avenue as shown on attached Exhibit A. If approved, the Petitioner plans to incorporate the proposed closures with its abutting properties for future redevelopment. All abutting property owners have agreed to the closures.

This action is consistent with City Code and Ordinances, which require Planning Commission approval for the sale or disposition of City-owned or controlled real property.

ALTERNATIVES:

Planning Commission could choose not to approve this request; however, that may hinder Petitioner from fully re-developing its abutting properties. Also, the City's liability would continue along with the obligation for maintenance.

FISCAL IMPACT:

The fair market value of the Rights of Way is \$1,416,000.00, which was established by an appraisal performed by Eckmann Groll, Inc. on April 8, 2016. The City of San Antonio and the Petitioner have agreed on the consideration of \$411,524 and in-kind costs in the amount of \$1,004,476 for the relocation of existing utilities, for a total of \$1,416,000.00. The revenue of \$411,524.00 will be deposited into the General Fund in accordance with FY 2016 Adopted Budget.

Also, 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 authorize the closure, vacation and abandonment of a portion of East Quincy Street and Schiller Street Public Rights of Way, in Council District 1.