



# City of San Antonio

## Agenda Memorandum

**File Number:**16-5731

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**Agenda Item Number:** 14.

**Agenda Date:** 11/18/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:** Disposition: ROW Closure (an unimproved portion of an alley at Kalteyer Street)

### SUMMARY:

A resolution supporting the closure, vacation and abandonment of a 0.038 acre of an unimproved remainder of a 16' alley at Kalteyer Street between Mitchell Street and Felisa Street in NCB 3975 for a fee of \$3,029.00, in Council District 3 as requested by 210 Development Group, LLC.

### BACKGROUND INFORMATION:

The Archbishop of San Antonio owns a 12.15-acre parcel which includes Mission Concepción and the old St. John's Seminary School (The Seminary). Mission Concepción was designated a World Heritage Site by the United Nations Educational, Scientific and Cultural Organization in 2015. The Seminary has been closed for a number of years, and has deteriorated from neglect and vandalism.

The Archbishop of San Antonio selected 210 Development Group, LLC to redevelop the site into a mixed income residential development. Permitting and archaeological digs are scheduled in November, and construction will begin on two hundred thirty (230) apartments which will include the restoration and redevelopment of three historic buildings. Two historic buildings will be restored and redeveloped as office space for the church. The project is expected to be completed in 18 to 20 months at a proposed level of investment of \$30 million. The development will offer affordable housing and help to revitalize a neglected area.

The petitioner owns property surrounding the remaining 0.038 acre of a 16' unimproved alley, and requests that the city close, vacate and abandon its interest in the alley right-of-way so it can be incorporated into the St. John's Seminary Mixed Use Subdivision Plat.

**ISSUE:**

The petitioner owns property surrounding the remaining 0.038 acre of a 16' unimproved alley, and requests that the city close, vacate and abandon its interest in the alley right-of-way so it can be incorporated into the St. John's Seminary Mixed Use Subdivision Plat.

Consideration of a resolution supporting the closure, vacation and abandonment of the remaining 0.038 acre unimproved alley right-of-way located near Kalteyer Street, between Mitchell Street and Felisa Street.

This action is consistent with City Codes and Ordinances which require the Planning Commission review requests, and City Council approve requests for the sale or disposition of City owned, or controlled property.

**ALTERNATIVES:**

The Planning Commission could choose not to approve this request; however, if not approved, the unimproved alley will remain underutilized since it will not be replatted as part of the mixed use subdivision plat.

**FISCAL IMPACT:**

The value of the closure was determined by averaging the surrounding land values as determined by the Bexar County Appraisal District, as provided under Chapter 37-2. - General provisions. (g) (1) through (4). The Fair Market Value of \$3,029.00 will be deposited into the General Fund in accordance with the FY2017 Adopted Budget.

**RECOMMENDATION:**

Staff recommends approval of this request to close, vacate and abandon a 0.038 acre of unimproved alley right-of-way in NCB 3975 in Council District 3 as requested by 210 Development Group, LLC.