



City of San Antonio

Agenda Memorandum

File Number: 17-1543

Agenda Item Number: 15.

Agenda Date: 3/22/2017

In Control: Planning Commission

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.C.

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT: Disposition: ROW Closure (unimproved portion of Roper between Dignowity and Runnels)

SUMMARY:

A Resolution recommending the closure, vacation and abandonment of a 0.275 acre (11,979 square feet) unimproved portion of Roper Street right-of-way between Dignowity Drive and Runnels Avenue in Council District 2 as requested by Live Small, LLC.

BACKGROUND INFORMATION:

Petitioner is purchasing property from Union Pacific Railroad located at 409 and 503 Roper Street. Petitioner is developing the property for use as the Veterans Transition and Conference Center. The current Army Transition Program (under a pilot program from the Secretary of the Army) is on post and only effective to the date of separation. The Transition Program will be relocated off-base and will serve as a clearinghouse that veterans can visit and obtain information and access to services. Service members will enter the program 18 months prior to discharge and be assigned a case manager who will assist with education/training needs and advise on financial, legal and other resources available within the community. The case manager will assist for one year after discharge, and then the Center for Veterans Success will take over and assign a new case manager.

The Veterans Transition Center will be housed in the first two stories of the building (20,000 square feet). The upper three stories of the building (30,000 square feet) of the building will be conference facilities and will support the meeting needs of the 13 major commands on post, the San Antonio Area Military Medical Center and eastside community. Construction will begin by June, 2017 and end in November, 2018 at a proposed level of investment of \$11.8 million.

The parcels being purchased and developed as The Veterans Transition and Conference Center are separated by an unimproved right-of-way (Roper Street). Petitioner requests the closure, vacation and abandonment of the unimproved right-of-way so it can be incorporated within the footprint of the new development.

ISSUE:

This resolution will support the closure, vacation and abandonment of the unimproved right-of-way so it can be incorporated within the footprint of the new development. The parcels being purchased and developed as The Veterans Transition and Conference Center are separated by an unimproved right-of-way (Roper Street). Per Chapter 37, signs need not be erected, and letters need not be sent for undeveloped (paper) public right-of-way closures.

The Veterans Transition and Conference Center will be housed in the first two stories of the building (20,000 square feet). The upper three stories of the building (30,000 square feet) of the building will be conference facilities and will support the meeting needs of the 13 major commands on post, the San Antonio Area Military Medical Center and eastside community.

ALTERNATIVES:

The Planning Commission could choose not to support this request; however, if not approved, the unimproved right-of-way will remain underutilized and the development will need to be redesigned.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon a 0.275 acre unimproved portion of Roper Street located between Dignowity and Runnels.