



City of San Antonio

Agenda Memorandum

File Number:17-1544

Agenda Item Number: 7.

Agenda Date: 4/6/2017

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E./Director

COUNCIL DISTRICTS IMPACTED: Council District 2

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

SUMMARY:

An ordinance authorizing the closure, vacation and abandonment of a 0.275 acre (11,979 square feet) unimproved portion of Roper Street between Dignowity Drive and Runnels Avenue for a fee of \$6,531.00 in Council District 2 as requested by Live Small, LLC.

BACKGROUND INFORMATION:

The petitioner (Live Small, LLC) has been involved in discussions with local military officials regarding a Veteran's Transition and Conference Center. A current veteran's transition program is administered on Fort Sam Houston and effective through the date of discharge from military service. The military wanted to move the program off-post so services could be expanded and offered for a longer period of time after discharge. The concept was to create a one-stop shop to assist military personnel prior to and up to one year after discharge. A lack of meeting spaces was another ongoing concern.

The solution identified was a private/public partnership between the military and Live Small, LLC to construct a facility convenient to Fort Sam Houston, to meet the needs of military personnel transitioning to civilian life (Veterans Transition Center) and that could provide meeting, conference and events space for the local military and the community (Conference Center).

The petitioner is purchasing property from Union Pacific Railroad located at 409 and 503 Roper Street in order to develop the property into the Veterans Transition and Conference Center. The proposed level of investment is \$11.8 million. The first two stories of the building (20,000 square feet) will serve as a non-profit Transition

Center; 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 upper three stories of the building (30,000 square feet) will house conference facilities to support the meeting needs of the thirteen (13) major commands on Fort Sam Houston, the San Antonio Area Military Medical Center and the eastside community. The rooftop is designed to host events. Conference and event space will also be made available to the public with portions of the proceeds supporting the non-profit Transition Center.

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 ordinance will authorize 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.

Petitioner is developing the property for use as the Veterans Transition and Conference Center. 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 thirteen (13) major commands on post, the San Antonio Area Military Medical Center and the eastside community.

ALTERNATIVES:

City Council could choose not to authorize this request; however, if not approved, the unimproved right-of-way will remain underutilized and the development will need to be redesigned.

FISCAL IMPACT:

The value of the closure was determined by averaging the surrounding land values as determined by the Bexar County Appraisal District. The fair market value was determined to be \$6,469.00. The total closure fee of \$6,531.00, including administrative fees, will be deposited into the General Fund in accordance with the FY 2017 Adopted Budget.

RECOMMENDATION:

The Planning Commission reviewed this request at its regular meeting on March 22, 2017. Staff recommends approval of this request to close, vacate and abandon a 0.275 acre unimproved portion of Roper Street located between Dignowity Drive and Runnels Avenue.