



City of San Antonio

Agenda Memorandum

File Number:17-1994

Agenda Item Number: 10.

Agenda Date: 4/6/2017

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 7

SUBJECT: Disposition: ROW Closures (Improved portions of Rouse and Peacock)

SUMMARY:

An ordinance authorizing the closure, vacation and abandonment of a 0.409 acre improved portion of Rouse Avenue located between NCB 2005 and NCB 2006 and a 0.378 acre improved portion of Peacock Avenue located between NCB 2004 and NCB 2005 in Council District 7 as requested by the Salvation Army Boys & Girls Club and waiving the \$52,006.00 associated fee.

BACKGROUND INFORMATION:

The Salvation Army Boys & Girls Club (The Club) is located at 615 Peacock Avenue. The Salvation Army owns the next two blocks east of the clubhouse and uses the properties as athletic fields. The Club has over 200 youth members visiting weekly. Members enter and exit the clubhouse on Peacock, then walk to the athletic fields for organized activities. They must cross Peacock Avenue to reach the first field and Rouse Avenue to reach the second field.

The Salvation Army (petitioner) contacted the City of San Antonio in 2005 and 2008 to explore traffic calming measures to mitigate the hazards of moving children from the clubhouse to the athletic fields. Traffic Engineering evaluated the right-of-ways and determined that they are not good candidates for crosswalks. The right-of-ways are not long enough to give drivers time to react to a crosswalk. Since the petitioner owns the abutting properties, Traffic Engineering recommended going through the closure process, so petitioner can control vehicular access on the campus and ensure the safety of its members.

The petitioner requests the city close, vacate and abandon its interest in a 0.409 acre improved portion of Rouse Avenue and a 0.378 acre improved portion of Peacock Avenue. Petitioner owns the abutting properties. The request was canvassed throughout city departments and utilities and received conditional approval. Petitioner has agreed to conditions imposed during the review of the requests.

ISSUE:

This ordinance will authorize the closure, vacation and abandonment of a 0.409 acre improved portion of Rouse Avenue and a 0.378 acre improved portion of Peacock Avenue in Council District 7 as requested by the Salvation Army Boys & Girls Club.

In accordance with Municipal Code, Chapter 37, signs were placed near the proposed closures, and letters sent to 155 property owners identified within a 500' radius, to provide notice and public hearing dates of the proposed closures.

If approved, the petitioner can incorporate the right-of-ways within the Boys & Girls Club campus and implement measures to control pedestrian traffic between the clubhouse and the athletic fields.

ALTERNATIVES:

City Council could choose not to authorize this request, however if not approved, the right-of-ways will continue to pose a hazard to over 200 children who utilize the club on a weekly basis.

FISCAL IMPACT:

The value of the closures was determined by averaging the surrounding land values as determined by the Bexar County Appraisal District. Fair Market Value is \$24,996.00 for Peacock Avenue and \$27,010.00 for Rouse Avenue for a total closure fee of \$52,006.00. Staff recommends waiver of the closure fees since the petitioner is a non-profit providing services to the public, and the property location is within the City's Inner City Reinvestment Infill Policy (ICRIP) area.

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 0.409 acre improved portion of Rouse Avenue between NCB 2005 and NCB 2006 and a 0.378 acre improved portion of Peacock Avenue between NCB 2004 and NCB 2005.