



City of San Antonio

Agenda Memorandum

File Number: 17-2494

Agenda Item Number: 8.

Agenda Date: 5/4/2017

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT: Disposition: ROW Closure (unimproved portion of June Avenue)

SUMMARY:

An ordinance authorizing the closure, vacation and abandonment of a 0.2834 acre (12,345 square feet) unimproved portion of June Avenue located between Dignowity and Runnels for a fee of \$9,742.00, in Council District 2 as requested by University Health System.

BACKGROUND INFORMATION:

Bexar County Hospital District (petitioner), doing business as University Health System, is constructing a new 12,700 square foot clinic located on two acres near Interstate 35 and Walters. Construction began in October 2016 and the clinic is scheduled to open this January 2018. The proposed level of investment for the top-of-the-line health clinic is \$8.1 million.

The clinic is named for the late Dr. Robert L.M. Hilliard, an eastside obstetrician with long-term ties to the community. The project is the result of a partnership between the San Antonio Housing Authority, the NAACP, the hospital system, the county hospital district and the commissioners court. The clinic will provide primary care for adults and children to include immunizations, cancer screenings, women's health and mental health. Specialists will rotate through the 16 to 20 exam rooms.

The land was acquired from the San Antonio Housing Authority and abuts an unimproved (paper) right-of-way, June Avenue. The plans include the use of the unimproved right-of-way for parking. The abutting property owners on the other side of June Avenue have consented to the closure. The University Health System understands it must negotiate with the other abutting property owners to utilize the entire right-of-way if its

closure is approved.

Petitioner requests the closure, vacation and abandonment of a 0.2834 acre (12,345 square feet) unimproved portion of June Avenue right-of-way so it can be incorporated within the footprint of the new clinic.

ISSUE:

This ordinance authorizes the closure, vacation and abandonment of a 0.2834 acre (12,345 square feet) unimproved portion of June Avenue right-of-way so it can be incorporated within the footprint of the new clinic. Per Chapter 37, signs need not be erected, and letters need not be sent for undeveloped (paper) public right-of-way closures.

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ALTERNATIVES:

City council could choose not to recommend this request, however if not approved, the right-of-way will remain underutilized.

FISCAL IMPACT:

The value of the closure was determined by averaging the surrounding land values as assessed by the Bexar County Appraisal District, as provided under Chapter 37-2. - General provisions. (g) (1) through (4). The fair market value of \$9,742.00 will be deposited in the General Fund in accordance with the FY 2017 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon a 0.2834 acre portion of June Avenue right-of-way.