



City of San Antonio

Agenda Memorandum

File Number:18-2656

Agenda Item Number: 10.

Agenda Date: 5/17/2018

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Disposition: Closures of two Public Rights-of-Way

SUMMARY:

An ordinance closing, vacating and abandoning a 0.458 of an acre of an improved portion of Brackenridge Avenue public right-of-way and a 0.069 of an acre unimproved 12-foot wide alley public right-of-way located between Tendick Street and Fort Sam Houston adjacent to New City Block 1070, in Council District 2, as requested by Bartlett Bexar, LLC, for a fee of \$240,759.00.

BACKGROUND INFORMATION:

Bartlett Bexar, LLC (Petitioner) is requesting the closure, vacation and abandonment of an improved 0.458 of an acre (19,936 square feet) portion of Brackenridge Avenue public right-of-way and an unimproved 0.069 of an acre (2,987 square feet) 12-foot wide alley public right-of-way, as shown on attached Exhibit "A". There was no opposition to the closures during the canvassing process. Joint Base San Antonio, which owns Fort Sam Houston, agreed to the closures. If approved, Petitioner plans to assemble its abutting properties with the proposed closures for the future development of 43 townhomes, as shown on attached Exhibit "B". Construction on the development project is anticipated to start in May, 2018 and be completed by December, 2019.

ISSUE:

This ordinance will close, vacate and abandon an improved portion of Brackenridge Avenue and an unimproved 12-foot wide alley, in Council District 2, as requested by Bartlett Bexar, LLC, for a fee of \$240,759.00.

Petitioner is requesting the closure, vacation and abandonment of a 0.458 acre improved portion of Brackenridge Avenue and an unimproved 12-foot wide alley located between Tendick Street and Fort Sam Houston, as shown on attached Exhibit "A". Joint Base San Antonio, which owns Fort Sam Houston, agreed to the closures. In addition, the Mahncke Park Neighborhood Association was notified and do not oppose the vacation of public right-of-way and proposed development. If approved, Petitioner plans to assemble its abutting properties with the proposed closures for the future development of 43 townhomes, as shown on attached Exhibit "B". Construction on the development project is anticipated to start in May, 2018 and completed by December, 2019.

ALTERNATIVES:

City Council could choose not to approve this request; however, if not approved, the rights-of-way will remain underutilized.

FISCAL IMPACT:

The closure fee established for this request is \$240,759.00, which includes the assessed value of Brackenridge Avenue Public Right of Way in the amount of \$210,000.00 and \$30,587.00 for the unimproved 12-foot wide alley plus \$172.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, fair market value of the proposed closure of Brackenridge Avenue Public Right of Way was based upon an independent State of Texas Certified Professional Appraisal Report prepared by Noble & Associates, Inc. on January 30, 2018. The assessed land value of the 12-foot wide unimproved alley Public Right of Way was based utilizing Bexar Appraisal District assessed land values as provided by Chapter 37, Section 2(g)(2) of the City Code. These funds will be deposited into the General Fund in accordance with the FY 2018 Adopted Budget.

The property will be placed on the tax rolls, which will generate revenue for the City of San Antonio as well as other taxing entities.

RECOMMENDATION:

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting of April 25, 2018.

Staff recommends approval of this request to close, vacate and abandon a 0.458 of an acre of an improved portion of Brackenridge Avenue public right-of-way and a 0.069 of an acre unimproved 12-foot wide alley public right-of-way, in Council District 2.