



City of San Antonio

Agenda Memorandum

File Number:18-3216

Agenda Item Number: 9.

Agenda Date: 8/2/2018

In Control: Planning Commission

DEPARTMENT: Transportation & Capital Improvements

STAFF COORDINATOR: Jesse Quesada, Senior Management Analyst, (210) 207-6971, jesse.quesada@sanantonio.gov

COUNCIL DISTRICT IMPACTED: 2

SUBJECT:

Disposition: Closure of an improved alley

SUMMARY:

Request of a Resolution authorizing the closure, vacation and abandonment of a 0.1230 of an acre (5,359 square feet) improved 14.8-foot wide alley Public Right of Way located between Howard and N. Main Streets adjacent to New City Block 379 in City Council District 1, as requested by Floresville/181 Lessee Incorporated, for a fee of \$70,744.00.

BACKGROUND INFORMATION:

Floresville/181 Lessee Incorporated (Petitioner) is requesting the closure, vacation and abandonment of a 0.1230 of an acre (5,359 square feet) improved 14.8-foot wide alley Public Right of Way located between Howard and N. Main Streets, as shown on attached Exhibit "A". There was no opposition to the closure during the canvassing process. Braverman Family Limited Partnership, an abutting owner, has agreed to the closure. If approved, Petitioner plans to assemble its abutting properties with the proposed closure to upgrade the existing parking lot. In order to provide an efficient layout for the surface parking lot, the alley which bisects the property needs to be vacated. This will allow Petitioner to take full advantage of the entire lot rather than having two separate parking lots divided by an alley.

ISSUE:

This resolution will close, vacate and abandon an improved 14.8-foot wide alley, in Council District 1, as requested by Floresville/181 Lessee Incorporated, for a fee of \$70,744.00.

Floresville/181 Lessee Incorporated, Petitioner, is requesting the closure, vacation and abandonment of a 0.1230 of an acre (5,359 square feet) improved 14.8-foot wide alley Public Right of Way located between

Howard and N. Main Streets, as shown on attached Exhibit “A”. If approved, Petitioner plans to assemble its abutting properties with the proposed closure to upgrade the existing parking lot.

This action is consistent with City Code and Ordinances, which requires City Council approval for the sale or disposition of City-owned or controlled real property.

ALTERNATIVES:

The Planning Commission could choose not to approve this request; however, if not approved, the right-of-way will remain underutilized.

FISCAL IMPACT:

The closure fee established for this request is \$70,744.00, which includes the assessed value of the 14.8-foot wide improved alley Public Right of Way in the amount of \$70,500.00 plus \$244.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, fair market value of the proposed closure of the 14.8-foot wide improved alley Public Right of Way was based upon an independent State of Texas Certified Professional Appraisal Report prepared by Noble & Associates, Inc. on March 22, 2018. 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:

Staff recommends approval of this request to close, vacate and abandon an improved 14.8-foot wide alley Public Right of Way, in Council District 1.