



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4385

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**Agenda Item Number:** 11.

**Agenda Date:** 9/20/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 7

**SUBJECT:** Disposition: Closure of an unimproved Guilbeau Lane

### SUMMARY:

An ordinance closing, vacating, and abandoning 0.606 of an acre unimproved portion of Guilbeau Lane public right of way, located between 9290 Leslie Road and West Loop 1604, in Council District 7, as requested by John Bowen Creamer Family Limited Partnership, for a fee of \$46,278.00.

### BACKGROUND INFORMATION:

Petitioner (John Bowen Creamer Family Limited Partnership) owns a 12.381 acre tract on Leslie Road, and a 2.3 acre tract on W. Loop 1604. The properties are separated by a 0.606 of an acre (26,397 square feet) unimproved portion of Guilbeau Lane public right-of-way. The petitioner requests the city close, vacate, and abandon its interest in the subject property. If the request is approved, petitioner can assemble and develop the properties.

### ISSUE:

This ordinance closes, vacates, and abandons 0.606 of an acre unimproved portion of Guilbeau Lane public right of way, located between 9290 Leslie Road and West Loop 1604, in Council District 7, as requested by John Bowen Creamer Family Limited Partnership, for a fee of \$46,278.00.

Petitioner (John Bowen Creamer Family Limited Partnership) owns a 12.381 acre tract on Leslie Road, and a 2.3 acre tract on W. Loop 1604. The properties are separated by a 0.606 of an acre (26,397 square feet)

unimproved portion of Guilbeau Lane public right-of-way. The petitioner requests the city close, vacate, and abandon its interest in the subject property. If the request is approved, petitioner can assemble and develop the properties.

The proposed closure was canvassed throughout city departments and utilities and was conditionally approved. Per Chapter 37, notification signs need not be erected, and letters need not be sent for undeveloped (paper) public right-of-ways.

If the request is approved, the petitioner plans to assemble all of the properties for future development.

#### **ALTERNATIVES:**

City Council could choose not to approve this request; however, if not approved, the unimproved right-of-way and surrounding properties will remain underutilized and difficult to develop. If approved, the property will be placed on the tax rolls, and the properties can be developed.

#### **FISCAL IMPACT:**

The value of the closure was determined by averaging the surrounding land values as determined by the Bexar County Appraisal District (BCAD) as provided under Chapter 37-2. (g) (2). The fair market value of \$46,278.00 will be deposited into the General Fund in accordance with the FY 2018 Adopted Budget.

#### **RECOMMENDATION:**

The Planning Commission approved this request at its regular meeting on August 22, 2018. Staff recommends approval of this request to close, vacate, and abandon an unimproved Guilbeau Lane located between 9290 Leslie Road and West Loop 1604.