



City of San Antonio

Agenda Memorandum

File Number:18-6222

Agenda Item Number: 11.

Agenda Date: 11/28/2018

In Control: Planning Commission

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT: Disposition SP #2060: Partial Closure of Rogers Avenue Right-of-Way between Quitman and East Carson Streets

SUMMARY:

A resolution recommending the partial closure, vacation, and abandonment of approximately 0.312 of an acre of public Right of Way of Rogers Avenue, located between Quitman and East Carson Streets, as requested by the Owner, SA Quad Ventures, L.L.C., for a fee of \$45,135.00.

BACKGROUND INFORMATION:

SA Quad Ventures, L.L.C. has petitioned via Kaufman & Killen, Inc., for the closure, vacation, and abandonment of approximately 0.312 of an acre of public Right of Way, known as the portion of Rogers Avenue, located between Quitman and East Carson Streets, adjacent to New City Blocks 1257 and 1259, in Council District 2.

The subject block of Rogers Avenue has no City thoroughfare use and dead ends with an off-set alignment to remaining neighborhood streets, causing a safety hazard. SA Quad Ventures, L.L.C. owns all adjoining parcels to the east, west and north of the subject and if approved, Owner plans to assemble its abutting properties with the proposed closure for future development as C2 IDZ zone.

The closure was canvassed throughout all City Departments and Utilities with standard conditions, which have been reviewed and accepted by the Owner and Developer. Government Hill Alliance Neighborhood Association supports the approval of the Petition, stating “there is not enough traffic flow to affect the neighborhood and the Owner is recognized for restoring the character of this community”.

ISSUE:

This resolution recommends the closure, vacation, and abandonment of 0.312 of an acre of improved Right of Way known as Rogers Avenue between Quitman and East Carson Streets, as requested by Owner, SA Quad Ventures, L.L.C., for a fee of \$45,135.00.

Owner owns all adjoining parcels to the east, west and north of the subject and if approved, Owner plans to assemble its abutting properties with the proposed closure for future development as Zoned C2 IDZ. Rogers Avenue has no City thoroughfare use and dead ends with an off-set alignment to remaining neighborhood streets, causing a safety hazard.

ALTERNATIVES:

Should City Council choose not to authorize this request, the Owner would not be allowed to assemble his property nor utilize his existing lots to the highest and best use for redevelopment. Additionally, the safety issue would remain unaddressed, against the concerns of the Neighborhood Association.

FISCAL IMPACT:

The original disposition fee established for this request was \$61,200.00, which is the Fair Market Value as determined by an independent appraiser. The disposition fee has been reduced by 25% in accordance with the Inner City Reinvestment/Infill Policy (ICRIP) waiver. A credit of \$15,300.00 has been applied. With the closing costs deducted, the established disposition fee totals \$45,135.00. The revenue will be deposited into the General Fund in accordance with the FY 2019 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon 0.312 of an acre of improved Right of Way, known as a portion of Rogers Avenue between Quitman and East Carson Streets.

The City of San Antonio’s Planning Commission will consider this request at its regular meeting of November 28, 2018.