



# City of San Antonio

## Agenda Memorandum

**File Number:**19-5305

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**Agenda Item Number:** 38.

**Agenda Date:** 7/24/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICTS IMPACTED:** Council District 3

### **SUBJECT:**

Disposition: Close, vacate and abandon an improved portion of right-of-way at the northeast corner of Riverside Drive and Roosevelt Avenue

### **SUMMARY:**

A resolution recommending the closure, vacation and abandonment of a 0.497 acre improved portion of right-of-way at the northeast corner of Riverside Drive and Roosevelt Avenue also known as H. F. McCarty Drive, located in Council District 3, as requested by 2450 Roosevelt, Ltd. (petitioner).

### **BACKGROUND INFORMATION:**

The petitioner purchased a 5.4 acre property located at 2450 Roosevelt Avenue. The petitioner repurposed a 59,000 square foot industrial structure, built in 1955, into sixty-five (65) market rate apartments. The property had been vacant for over 10 years.

There is a 0.497 acre right-of-way (ROW) abutting the property northeast of Riverside Drive and Roosevelt Avenue. The city authorized this portion of ROW be named H.F. McCarty Drive under Ordinance 63334, dated July 31, 1986, as requested by the abutting property owner at that time.

The petitioner requested the 0.497 acre of improved right-of-way be closed, vacated and abandoned. The request was reviewed and approved by City departments, utilities and the Texas Department of Transportation (TXDoT). TXDoT maintains the portion of Roosevelt Avenue that abuts the property. If the request is authorized, the right-of-way will be incorporated within the footprint of the development, and landscaped for

use as open space to enhance the development curb appeal.

In accordance with Chapter 37 of the Municipal Code, notification signs were posted near the proposed closure and letters were sent to property owners within a 500 feet radius.

#### **ISSUE:**

This resolution will recommend the closure, vacation and abandonment of a 0.497 acre improved portion of right-of-way at the northeast corner of Riverside Drive and Roosevelt Avenue also known as H. F. McCarty Drive, located in Council District 3, as requested by 2450 Roosevelt, Ltd.

The petitioner purchased a 5.4 acre property located at 2450 Roosevelt Avenue. The petitioner repurposed a 59,000 square feet industrial structure, built in 1955, into sixty-five (65) market rate apartments. The property had been vacant for over 10 years.

There is a 0.497 acre right-of-way (ROW) abutting the property northeast of Riverside Drive and Roosevelt Avenue. The city authorized this portion of ROW be named H.F. McCarty Drive under Ordinance 63334, dated July 31, 1986, as requested by the Decker Food Company who owned the abutting property at that time.

The petitioner requested the 0.497 acre of improved right-of-way be closed, vacated and abandoned. The request was reviewed and approved by City departments, utilities and the Texas Department of Transportation (TXDoT). TXDoT maintains the portion of Roosevelt Avenue that abuts the property. If the request is authorized, the right-of-way will be incorporated within the footprint of the development, and landscaped for use as open space to enhance the development's curb appeal.

#### **ALTERNATIVES:**

The Planning Commission could choose not to recommend this request; however, if not approved, the subject area will not be incorporated and maintained as open space for the abutting development.

#### **RECOMMENDATION:**

Staff recommends approval of this request to close, vacate and abandon a portion of a 0.497 acre improved portion of right-of-way at the northeast corner of Riverside Drive and Roosevelt Avenue also known as H. F. McCarty Drive.