



City of San Antonio

Agenda Memorandum

File Number:20-2205

Agenda Item Number: 8.

Agenda Date: 4/2/2020

In Control: City Council A Session

DEPARTMENT: Public Works

COUNCIL DISTRICT IMPACTED: Council District 1

SUBJECT:

Real Estate Disposition: Closure of an unimproved portion of Archer Street Public Right-of-Way

SUMMARY:

An ordinance closing, vacating and abandoning an unimproved portion of Archer Street Public Right-of-Way in City Council District 1, as requested by HG Property Management L.P., a Texas limited partnership and Modern Builders Inc., for a fee of \$108,600.00.

BACKGROUND INFORMATION:

HG Property Management L.P., a Texas limited partnership and Modern Builders Inc. (Petitioners) are requesting to close, vacate and abandon an unimproved portion of Archer Street Public Right-of-Way located within New City Block 3028 in Council District 1, as shown on the attached map.

The proposed closure is located between Grayson Street and Josephine Street. If approved, Petitioners will replat the proposed closure with their adjacent property and intends to redevelop the property as a potential office tower or mixed use property by a local development group.

ISSUE:

This ordinance authorizes the closure, vacation and abandonment of an unimproved portion of Archer Street Public Right-of-Way, as shown on the attached map in City Council District 1, as requested by HG Property Management L.P., a Texas limited partnership and Modern Builders Inc., for a fee of \$108,600.00.

The public right-of-way closure consists of 0.103 of an acre (4,478 square feet). The proposed closure is

located between Grayson Street and Josephine Street. If approved, Petitioners will replat the proposed closure with their adjacent property and intends to redevelop the property as a potential office tower or mixed use property by a local development group. Petitioners are the only abutting property owners to the proposed closure. The Tobin Hill Community Association was canvassed and has approved the request with no conditions. The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on March 11, 2020.

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:

City Council could choose not to approve this request; however, Petitioners will not be allowed to replat the proposed closure with their adjacent property for redevelopment of the property.

FISCAL IMPACT:

The fee established for this request is \$108,600.00, which includes the assessed value of the public right-of-way in the amount of \$108,500.00 plus \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, fair market value of the proposed closure was based upon an independent State of Texas Certified Professional Appraisal Report prepared by Eckmann Groll, Inc. on October 9, 2019. These funds will be deposited into the General Fund in accordance with the FY 2020 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 unimproved portion of Archer Street Public Right-of-Way in Council District 1.