



City of San Antonio

Agenda Memorandum

File Number:20-3182

Agenda Item Number: 16.

Agenda Date: 6/18/2020

In Control: City Council A Session

DEPARTMENT: Public Works

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

COUNCIL DISTRICT IMPACTED: Council District 1

SUBJECT:

Real Estate Disposition: Closure of unimproved alley and portion of L Street Public Right-of-Way

SUMMARY:

An ordinance approving the closure, vacation and abandonment of a portion of the L Street Public Right-of-Way and an unimproved 10-foot wide alley public right-of-way in Council District 1 located at New City Block 132, as requested by Camaron Development, Ltd. for a fee of \$86,160.00.

BACKGROUND INFORMATION:

Camaron Development, Ltd. (Petitioner) is requesting to close, vacate and abandon a portion of the L Street Public Right-of-Way and an unimproved 10-foot wide alley public right-of-way in Council District 1 located at New City Block 132 as shown on Exhibit "A". The public rights-of-way consist of 0.260 acres (11,323 square feet).

Petitioner owns all abutting property to the public rights-of-way requested for closure and is requesting these closures to form a contiguous site for future development. If approved, the Petitioner plans to assemble its abutting property with the proposed closures for the development. There was no opposition to the closures by City departments or utilities during the canvassing process.

Additionally, Petitioner owns property along the Camaron Street Public Right-of-Way and has agreed to dedicate a total of 2,024 square feet of their property to the City of San Antonio for public right-of-way purposes needed to complete the Camaron Street (West Houston Street to Fox Tech High School) project. The

project will provide for the development of pedestrian corridor improvements on Camaron Street as part of the 2017 Bond Program. Project construction is scheduled to begin September 2020 and anticipated to be completed October 2021.

ISSUE:

This ordinance approves the closure, vacation and abandonment of a portion of the L Street Public Right-of-Way and an unimproved 10-foot wide alley public right-of-way in Council District 1 located at New City Block 132, as requested by Camaron Development, Ltd. for a fee of \$86,160.00.

Petitioner is requesting these closures to form a contiguous site for future development and plans to assemble its abutting property with the proposed closures for the development. The closures will allow Petitioner to move forward with the intended redevelopment of the site. Per Chapter 37-11 under the Municipal Code, signs were posted and letters were mailed to property owners within 500 feet notifying them of the proposed closures.

Additionally, Petitioner owns property along the Camaron Street Public Right-of-Way and has agreed to dedicate a total of 2,024 square feet of their property to the City of San Antonio for public right-of-way purposes needed to complete the Camaron Street (West Houston Street to Fox Tech High School) 2017 Bond project. Project construction is scheduled to begin September 2020 and anticipated to be completed October 2021.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on May 27, 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, if not approved, Camaron Development, LTD. would not be able to move forward with their intended redevelopment of the site and the Camaron Street project would need to be redesigned within the existing right-of-way. Considering the additional time required to redesign this would adversely affect the timely completion of the project. Considering the additional time required for another solicitation process this would adversely affect the timely completion of the project.

FISCAL IMPACT:

In compliance with Chapter 37, Section 37-2(ii) of the City Code, fair market value of the proposed closures was based upon an independent State of Texas Certified Professional Appraisal Report prepared by Noble & Associates, Inc. on December 3, 2019 and the subject property was assessed at \$212,500.00. Considering the street reconstruction cost savings to the City totaling \$88,500.00 and a 2,024 square feet dedication of Petitioner's property to the City for the Camaron Street 2017 Bond Program project totaling \$37,990, the fee for this closure totals \$86,160.00 (includes \$150.00 in recording fees). Revenue generated by this sale will be deposited into the General Fund in accordance with the FY 2020 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon a portion of the L Street Public Right-of-Way and an unimproved 10-foot wide alley public right-of-way in City Council District 1 located at New City Block 132.