



City of San Antonio

Agenda Memorandum

File Number:20-3280

Agenda Item Number: 15.

Agenda Date: 5/27/2020

In Control: Planning Commission

DEPARTMENT: Public Works

STAFF COORDINATOR: Cynthia Cantú, Management Analyst, (210) 207-4024,
cynthia.cantu@sanantonio.gov

COUNCIL DISTRICT IMPACTED: 1

SUBJECT:

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

SUMMARY:

A Resolution recommending closing, vacating and abandoning a portion of the L Street Public Right-of-Way and an unimproved ten foot wide alley public right-of-way located in New City Block 132 in City Council District 1 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 ten foot wide alley public right-of-way located in New City Block 132 in City Council District 1 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. Petitioner is requesting these closures to form a contiguous site for future development. If approved, Petitioner plans to assemble its abutting property with the proposed closures for future development purposes.

The City of San Antonio Public Works Department has the Camaron Street Project ongoing in the area which will develop pedestrian corridor improvements on Camaron Street. This project is part of the Streets, Bridges, & Sidewalks Improvements 2017 Bond Program. 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 towards public right-of-way purposes for the Camaron Street Project as part of the 2017 Bond Program.

ISSUE:

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

Petitioner is requesting these closures for future development purposes. Petitioner intends to redevelop the area into a contiguous site with proposed closures and their abutting property. 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.

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:

The Planning Commission could choose not to recommend this request; however, if not approved, Camaron Development, LTD. would be unable to move forward with their intended redevelopment of the site and the Camaron Street Pedestrian Corridor Improvement Project would be redesigned to within existing right-of-way.

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. Based on L-Street reconstruction cost savings totaling \$88,500.00 and the 2,024 square feet dedication of Petitioner's property to the City, this request is eligible for a \$126,490.00 reduction to the closure fee. The fee to be paid by Petitioner is the net amount of the assessed fair market value of the property plus the reduction plus a \$150.00 administrative costs fee, totaling \$86,160.00. Revenue generated by this sale 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 additional 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 a portion of the L Street Public Right-of-Way and an unimproved ten foot wide alley public right-of-way located in New City Block 132 in City Council District 1. The closure will allow Petitioner to move forward with the intended redevelopment of the site.