



City of San Antonio

Agenda Memorandum

File Number:20-4025

Agenda Item Number: 16.

Agenda Date: 8/13/2020

In Control: City Council A Session

DEPARTMENT: Public Works

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

COUNCIL DISTRICT IMPACTED: Council District 2

SUBJECT:

Real Estate Disposition: Closure of an improved portion of Dignowity Avenue Public Right-of-Way

SUMMARY:

An ordinance approving the closure, vacation and abandonment of an improved portion of the Dignowity Avenue Public Right-of-Way located at New City Block 1199 and 1200 in Council District 2, as requested by Weston Company, LLC for a fee of \$40,150.00.

BACKGROUND INFORMATION:

Weston Company, LLC (Petitioner) is requesting to close, vacate and abandon an improved portion of the Dignowity Avenue Public Right-of-Way located within New City Blocks 1199 and 1200 in Council District 2 as shown in Exhibit "A". The public right-of-way consists of 0.307 acres (13,365 square feet).

Petitioner owns all property adjacent to the proposed closure. The adjoining property owner, Lloyd Jary, at 2423 Dignowity Avenue has given consent to the closure by signing the petition. The Dignowity Avenue Public Right-of-Way is surrounded by parcels zoned for industrial uses. Weston Company, LLC utilizes its site as an equipment and material storage yard. If approved, Petitioner plans to assemble its abutting property with the proposed closure to have a more contiguous site that can be better secured. Petitioner intends to continue to use its site as a storage yard.

There was no opposition to the closures by City departments or utilities during the canvassing process. The Government Hill Neighborhood Association has no objections to the closure.

ISSUE:

This ordinance approves the closure, vacation and abandonment of an improved portion of the Dignowity Avenue Public Right-of-Way located at New City Block 1199 and 1200 in Council District 2, as requested by Weston Company, LLC for a fee of \$40,150.00.

Petitioner is requesting this closure to form a more contiguous site and plans to continue to use the site as an equipment and material storage yard. 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.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on July 22, 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, Weston Company, LLC would not be able to assemble its abutting property with the proposed closure to have a more contiguous and secured site.

FISCAL IMPACT:

In compliance with Chapter 37, Section 37-2(ii) of the City Code, fair market value of the proposed closure was based upon an independent State of Texas Certified Professional Appraisal Report prepared by Noble & Associates, Inc. on May 11, 2020 and the subject property was assessed at \$40,000.00. The fee established for this request is \$40,150.00, which includes the assessed value of the public right-of-way in the amount of \$40,000.00 plus \$150.00 for administrative costs. 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 improved portion of the Dignowity Avenue Public Right-of-Way located at New City Block 1199 and 1200 in Council District 2.