



City of San Antonio

Agenda Memorandum

File Number:20-4029

Agenda Item Number: 17.

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 10

SUBJECT:

Real Estate Disposition: Closure of an improved portion of Danbury Street Public Right-of-Way

SUMMARY:

An ordinance approving the closure, vacation and abandonment of an improved portion of Danbury Street Public Right-of-Way within New City Block 12104 in Council District 10, as requested by Meals on Wheels San Antonio for a fee of \$5,150.00.

BACKGROUND INFORMATION:

Meals on Wheels San Antonio (Petitioner) is requesting to close, vacate and abandon an improved portion of Danbury Street Public Right-of-Way within New City Block 12104 in Council District 10, as shown on the attached map. The proposed closure is located between Nacogdoches Road and Petitioner's property. Petitioner will dedicate land to construct a hammerhead for turnaround traffic.

Meals on Wheels San Antonio and Grace Place Alzheimer's Activity Centers were founded in 1977 by two San Antonio churches, St. John's Lutheran Church and Grace Lutheran Church. Meals on Wheels is an independent not-for-profit 501(c)3 organization that serves Bexar, Atascosa, and Frio counties. In 2019, the organization provided the community 1,021,757 fresh and nutritious meals, 29,025 pounds of pet food through AniMeals and 16,500 days of care through Grace Place.

If approved, Petitioner will replat the proposed closure with its adjacent property to construct a new corporate headquarters on a 5.7 acre site. The new corporate headquarters will include an approximate 42,000 square

foot building, which will support the preparation of meals for elderly citizens of San Antonio. In addition, the facility will provide space for the Grace Place Alzheimer's Activity Center. This ministry provides adult activities, caregiver respite, caregiver support groups and community education. Construction on the project is anticipated to start in March 2021 and be completed by May 2022.

ISSUE:

This ordinance approves the closure, vacation and abandonment of an improved portion of Danbury Street Public Right-of-Way within New City Block 12104 in Council District 10, as requested by Meals on Wheels San Antonio for a fee of \$5,150.00.

Meals on Wheels San Antonio (Petitioner) is requesting to close, vacate and abandon an improved portion of Danbury Street Public Right-of-Way within New City Block 12104 in Council District 10, as shown on the attached map. The public right-of-way closure consists of 0.481 of an acre (20,964 square feet). The proposed closure is located between Nacogdoches Road and Petitioner's property. Petitioner will dedicate .0030 of an acre (1,304 square feet) of land to construct a hammerhead for turnaround traffic. If approved, Petitioner will replat the proposed closure with its adjacent property to construct its new corporate headquarters on a 5.7 acre site. The new corporate headquarters will include an approximate 42,000 square foot building, which will support the preparation of meals for elderly citizens of San Antonio. In addition, the facility will provide space for the Grace Place Alzheimer's Activity Center. This ministry provides adult activities, caregiver respite, caregiver support groups and community education.

Per Chapter 37-11 under the Municipal Code, one sign was posted and letters were mailed to property owners within 500 feet notifying them of the proposed closure. Construction on the project is anticipated to start in March 2021 and be completed by May 2022.

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, Petitioner will not be allowed to construct its new corporate headquarters with the proposed closure.

FISCAL IMPACT:

In compliance with Chapter 37 of the City Code, Section 37-2 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 November 21, 2019 and the subject property was assessed at \$94,500.00. Based on the organizations 501(c)(3) tax-exempt status and its mission benefiting the San Antonio senior community, staff in consultation with Council District 10 recommends the City collect a fee of \$5,150.00 for this closure. 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 Danbury Street Public Right-of-Way within New City Block 12104 in Council District 10.