



City of San Antonio

Agenda Memorandum

File Number:20-4079

Agenda Item Number: 14.

Agenda Date: 7/22/2020

In Control: Planning Commission

DEPARTMENT: Public Works

STAFF COORDINATOR: Cynthia Cantú, Management Analyst, (210) 207-4024,
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COUNCIL DISTRICT IMPACTED: 1

SUBJECT:

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

SUMMARY:

A Resolution recommending closing, vacating and abandoning an improved portion of Dallas Street Public Right-of-Way in Council District 1 located at New City Block 849 and 837, as requested by Central Catholic High School a fee of \$5,150.00.

BACKGROUND INFORMATION:

Central Catholic High School (Petitioner) is requesting to close, vacate and abandon an improved portion of the Dallas Street Public Right-of-Way located within New City Blocks 849 and 837 in Council District 1 as shown in Exhibit "A". The public right-of-way consist of 0.180 acres (7,856 square feet).

Petitioner owns all abutting property to the public right-of-way requested for closure and is requesting this closure to have a contiguous property line along Brooklyn Avenue for future development. If approved, Petitioner intends to use the closure to facilitate long term plans which may include expansion of campus grounds and parking. There was no opposition to the closures by City departments or utilities during the canvassing process.

Currently, no thru traffic can utilize the portion of Dallas Street Public Right-of-Way requested for closure as it leads to a dead-end. Access to this portion of Dallas Street Public Right-of-Way will stay as-is for now. Eventually, a gate will be constructed with code access. Central Catholic High School has agreed to maintain the subject right-of-way as perpetual access easement to allow emergency vehicles continual ingress/egress to this portion of Dallas Street. Petitioner will be obligated to absorb responsibility and provide street repair and maintenance.

ISSUE:

This Resolution recommends the closure, vacation and abandonment of an improved portion of the Dallas Street Public Right-of-Way in Council District 1 located at New City Block 849 and 837, as requested by Central Catholic High School a fee of \$5,150.00.

Petitioner is requesting this closure to form a contiguous property line along Brooklyn Avenue and plans to use the closure to facilitate long term plans which may include expansion of campus grounds and parking. The closure will allow Petitioner to move forward with the intended redevelopment of the area. 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, Central Catholic High School would not be able to move forward with their intended redevelopment of the area.

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 November 18, 2019 and the subject property was assessed at \$117,750.00. Based on the church's 501(c)(3) tax-exempt status, its mission benefiting the community, and because the right-of-way is to remain as a perpetual access easement to allow emergency vehicles continual ingress/egress, staff, in consultation with Council District 1, is recommending that the City collect a reduced fee of \$5,150.00. At City Council's discretion and approval, the City will collect the reduced amount of \$5,150.00 for this closure, and the 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 an improved portion of the Dallas Street Public Right-of-Way in Council District 1. The closure will allow Petitioner to move forward with the intended redevelopment of the site.