



City of San Antonio

Agenda Memorandum

File Number:15-4692

Agenda Item Number: 8.

Agenda Date: 9/9/2015

In Control: Planning Commission

DEPARTMENT: TCI

STAFF COORDINATOR: Martha Almeria, Management Analyst, (210) 207-6970,
malmeria@sanantonio.gov <<mailto:malmeria@sanantonio.gov>>

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Disposition: Closure of an unimproved alley Public Right of Way located between Belden Avenue and East Southcross Boulevard

SUMMARY:

Consideration of a resolution to close, vacate and abandon 0.075 acres of a 10-foot wide alley Public Right of Way, located between Belden Avenue and East Southcross Boulevard, in Council District 3, as requested by Foxy Terrace LLC, for a fee of \$12,450.00.

BACKGROUND INFORMATION:

Foxy Terrace LLC, (Petitioner) is requesting the closure, vacation and abandonment of a 10-foot wide alley Public Right Way located between Belden Avenue and East Southcross Boulevard as shown on attached Exhibit A. The closure is inclusive of the north-south alley and a short portion of the connecting east-west alley. Because the proposed closure would create a dead-end of the remaining alley, the petitioner has agreed to dedicate an easement out of their Lot 28 as shown on the Exhibit, allowing for potential thru access. The petitioner is the sole owner of the abutting properties and if approved, plans to combine and re-plat the proposed closure with his properties for future development.

ISSUE:

This ordinance will authorize the closure, vacation and abandonment of 0.075 acres of a 10-foot wide alley Public Right of Way, located between Belden Avenue and East Southcross Boulevard, in Council District 3, as requested by Foxy Terrace LLC, for a fee of \$12,450.00.

Foxy Terrace LLC, (Petitioner) is requesting the closure, vacation and abandonment of a 10-foot wide alley Public Right Way located between Belden Avenue and East Southcross Boulevard in NCB 7707 as shown on attached Exhibit A. The closure is inclusive of the north-south alley and a short portion of the connecting east-west alley. Because the proposed closure would create a dead-end of the remaining alley, the petitioner has agreed to dedicate an easement out of their Lot 28 as shown on the Exhibit, allowing for potential thru access. The petitioner is the sole owner of the abutting properties and if approved, plans to combine and re-plat the proposed closure with his properties for future development.

This action is consistent with City Code and Ordinances, which require Planning Commission approval for the sale or disposition of City-owned or controlled real property.

ALTERNATIVES:

Planning Commission could choose not to approve this request; however, that would disallow the petitioner from improving, expanding and developing their property. Also, the City's liability would continue along with the obligation for maintenance.

FISCAL IMPACT:

The fair market value of the Right of Way is \$9,800.00, which was established by an appraisal performed by Valbridge Property Advisors on June 11, 2015. With added administrative costs, the City will collect a total of \$12,450.00 for this property. This fund will be deposited into the General Fund in accordance with FY 2016 Adopted Budget.

Also, 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.

SUPPLEMENTAL INFORMATION:

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies and has received approval.

RECOMMENDATION:

Staff recommends approval of this request to authorize the closure, vacation and abandonment of a 10-foot wide alley Public Right of Way in Council District 3.