



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: October 12, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1, District 7

SUBJECT:

Real Estate Disposition: Closure of an unimproved portion of Texas Avenue Public Right-of-Way

SUMMARY:

A Resolution recommending the closure, vacation and abandonment of an unimproved portion of Texas Avenue Public Right-of-Way within New City Block 2041 in Council District 1, as requested by the City of San Antonio, Public Works Department.

BACKGROUND INFORMATION:

The City of San Antonio, Public Works Department (Petitioner) is requesting to close, vacate and abandon an unimproved portion of Texas Avenue Public Right-of-Way within New City Block 2041 as shown on the attached map. The public right-of-way consists of 1.113 acres (48,523 square feet). The proposed closure is located between Alexander Road and Williams Avenue. The proposed closure only exists on the subdivision plat and was not constructed. The San Antonio River Authority, the only other abutting property owner, has consented to the closure. The new

Woodlawn Lake Park Multi-Generational Center was approved as part of the 2017-2022 Bond Projects. The new Woodlawn Lake Park Multi-Generational Center project is in City Council District 7; however, the proposed closure is located in City Council District 1. The project includes demolition of the existing Berta Almaguer Dance Studio and construction of a new larger facility which will include dance studios, classrooms, a large common room, a patio overlooking the casting pond, staff offices along with needed storage and changing facilities for the dance program. The new Berta Almaguer Center will have approximately 9,900 square feet. The project was completed in September 2022. If approved, the proposed closure will be incorporated and re-platted with the new Woodlawn Lake Park Multi-Generational Center.

City Departments and utilities were canvassed and approved with standard conditions. Petitioner has agreed to all the conditions. The Woodlawn Lake Community Association was canvassed and has approved the request with no conditions. In compliance with Chapter 37 of the City Code, Section 37-11 (e), notification signs and letters are not necessary for undeveloped public right-of-way.

ISSUE:

This Resolution recommends the closure, vacation and abandonment of an unimproved portion of Texas Avenue Public Right-of-Way within New City Block 2041 in Council District 1, as requested by the City of San Antonio, Public Works Department.

The San Antonio River Authority, the only other abutting property owner, has consented to the closure. If approved, the public right-of-way will be incorporated and re-platted with the new Woodlawn Lake Park Multi-Generational Center.

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 approve this request; however, Petitioner will not be allowed to incorporate the proposed closure and replat the property with the new Woodlawn Lake Park Multi-Generational Center.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon an unimproved portion of Texas Avenue Public Right-of-Way in Council District 1.