



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 17

Agenda Date: November 3, 2022

In Control: City Council A Session

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:

An ordinance approving 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 to be incorporated and re-platted as a result of the newly completed 2017 Bond Program project Woodlawn Lake Park Multi-Generational Center. 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, only exists on the subdivision plat and was not constructed. The only abutting property owner, the San Antonio River Authority, has consented to the closure. The new Woodlawn Lake Park Multi-Generational Center was approved as part of the 2017-2022 Bond Program and is in Council District 7; however, the proposed closure is in Council District 1.

The Woodlawn Lake Park Multi-Generational Center project included the demolition of the existing Berta Almaguer Dance Studio and the construction of a new larger facility which includes 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 is approximately 9,900 square feet. The project started on April 7, 2022, and was completed in mid-October 2022. The grand opening of the Woodlawn Lake Park Multi-Generational Center is scheduled for November 19, 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. The Woodlawn Lake Community Association was canvassed and has approved the request. In compliance with Chapter 37 of the City Code, Section 37-11 (e), notification signs and letters are unnecessary for undeveloped public right-of-way.

ISSUE:

This ordinance authorizes 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 is incorporated and re-platted with the new Woodlawn Lake Park Multi-Generational Center.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on October 12, 2022. This action is consistent with the City Code and Ordinances, which require 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, the Texas Avenue public right-of-way closure would not be incorporated into the property with the new Woodlawn Lake Park Multi-Generational Center.

FISCAL IMPACT:

This ordinance does not have a fiscal impact.

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.

