



# City of San Antonio

## Agenda Memorandum

### File Number:

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**Agenda Item Number:** 11

**Agenda Date:** March 23, 2023

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

Real Estate Disposition: Closure of an unimproved portion of Elvira Street Public Right-of-Way

**SUMMARY:**

An ordinance approving the closure, vacation and abandonment of an unimproved portion of Elvira Street Public Right-of-Way within New City Block 2436 in Council District 5, as requested by the San Antonio Alternative Housing Corporation, with the consideration fee being waived for meeting the affordability guidelines of the COSA Fee Waiver Program.

**BACKGROUND INFORMATION:**

San Antonio Alternative Housing Corporation (Petitioner) requests to close, vacate and abandon an unimproved portion of Elvira Street Public Right-of-Way within New City Block 2436, as shown on the attached map. The public right-of-way consists of 0.0696 acres (3,030 square feet). If approved, the petitioner plans to build thirty (30) affordable housing units, defined as housing units rented to households with incomes at or below sixty percent (60%) of the area median income. The petitioner has acquired all necessary signatures of abutting owners.

City Departments and utilities were canvassed and approved with standard conditions. Petitioner has agreed to all the conditions. The Historic Westside Neighborhood Association was canvassed

but did not respond. 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 approves the closure, vacation and abandonment of an unimproved portion of Elvira Street Public Right-of-Way within New City Block 2436 in Council District 5, as requested by San Antonio Alternative Housing Corporation, with the consideration fee being waived for meeting the affordability guidelines of the COSA Fee Waiver Program.

If approved, Petitioner plans to construct thirty (30) affordable housing units, defined as housing units rented to households with incomes at or below sixty percent (60%) of the area median income.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on March 8, 2023. 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, Petitioner will not be allowed to build thirty affordable housing units.

#### **FISCAL IMPACT:**

The fee established for this request is \$15,475.00, which includes the property's assessed value in the amount of \$15,375.00 plus \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, the property's fair market value was determined by an independent appraisal completed by Noble & Associates, Inc., on July 6, 2022.

The Neighborhood Housing & Services Department determined that because the 30 housing units under the proposed development will be rented to households at or below 60% of the area median income, the recommendation is to waive the \$15,375.00 portion of the fee under the NHSD's affordability guidelines of the City of San Antonio's fee waiver program.

#### **RECOMMENDATION:**

Staff recommends approval of this request to close, vacate and abandon an unimproved portion of Elvira Street Public Right-of-Way in Council District 5.