

DEPARTMENT: Public Works

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICT IMPACTED: Council District 1

SUBJECT:

Real Estate Disposition: Closure of an improved portion of Avenue B Street Public Right-of-Way and an improved 16-foot wide alley Public Right-of-Way

SUMMARY:

A Resolution recommending the closure, vacation and abandonment of an improved portion of Avenue B Street Public Right-of-Way and an improved 16-foot wide alley Public Right-of-Way within New City Block 431 in Council District 1, as requested by First Baptist Church of San Antonio and 405 Broadway LLC for a fee of \$222,600.00.

BACKGROUND INFORMATION:

First Baptist Church of San Antonio and 405 Broadway LLC (Petitioners) are requesting to close, vacate and abandon an improved portion of Avenue B Street Public Right-of-Way and an improved 16-foot wide alley Public Right-of-Way within New City Block 431 in Council District 1, as shown on the attached map. The property located at 405 Broadway is a wholly-owned subsidiary of the First Baptist Church of San Antonio. Avenue B Street Public Right-of-Way consists of 0.185 of an acre (8,079 square feet) and the 16-foot wide alley Public Right-of-Way consists of 0.075 of an acre (3,271 square feet). Petitioners own all the abutting property to the proposed closures. The northern portion of Avenue B Street Public Right-of-Way was closed by Ordinance Number 2012-06-21-0487 as requested by the First Baptist Church of San Antonio. If approved, petitioners plan to incorporate the public rights-of-way with their abutting property and re-plat the property as one contiguous campus.

ISSUE:

This Resolution recommends the closure, vacation and abandonment of an improved portion of Avenue B Street Public Right-of-Way and an improved 16-foot wide alley Public Right-of-Way within New City Block 431 in Council District 1, as requested by First Baptist Church of San Antonio and 405 Broadway LLC for a fee of \$222,600.00.

Petitioners own all the abutting property to the proposed closures. If approved, petitioners plan to incorporate the public rights-of-way with its abutting property and re-plat the property as one contiguous campus.

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, Petitioners will not be allowed to incorporate the public rights-of-way with their abutting property and re-plat the property as one contiguous campus.

FISCAL IMPACT:

The fee established for these public rights-of-way closures is \$285,100.00 which includes the assessed value of \$217,500.00 for Avenue B Street and \$67,500.00 for the 16-foot wide alley plus \$100.00 for administrative costs. Based on the organization's 501c3's tax-exempt status and its mission benefiting the community, staff recommends the fee of the 16-foot wide alley be reduced to \$5,000.00. The adjusted total fee for the closures is \$222,600.00 which includes the assessed value of \$217,500.00 for Avenue B Street and \$5,000.00 for the 16-foot wide alley plus \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2 (g) (1), fair market value of the proposed closures was based upon an independent State of Texas Certified Professional Appraisal Report prepared by Noble & Associates, Inc. on February 8, 2021. These funds will be deposited into the General Fund in accordance with the FY 2022 Adopted Budget.

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.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon an improved portion of Avenue B Street Public Right-of-Way and an improved 16-foot wide alley Public Right-of-Way in Council District 1.