

POSTING LANGUAGE: Resolution recommending the closure, vacation, and abandonment of a 0.055-acre improved portion of Teresa Street Public Right-of-Way located between NCB 6674 and NCB 6675 as platted in the Colonia Buena Vista Addition subdivision plat in Council District 5, as requested by 387, LLC. Staff recommends approval. [Mary L. Fors, Senior Real Estate Specialist, PWD, (210) 207-4083, mary.fors@sanantonio.gov]

DEPARTMENT: Public Works

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

COUNCIL DISTRICT IMPACTED: Council District 5

SUBJECT: Real Estate Disposition: Closure of an improved portion of Teresa Street Right-of-Way

SUMMARY:

A resolution recommending the closure, vacation, and abandonment of a 0.055-acre improved portion of Teresa Street Public Right-of-Way located between NCB 6674 and NCB 6675 as platted in the Colonia Buena Vista Addition subdivision as requested by 387, LLC.

BACKGROUND INFORMATION:

387, LLC (Petitioner) owns properties located at 375 Hawthorne (Brother's Taco House) and 3910 IH-35 S. The properties are separated by a portion of Teresa Street right-of-way. The restaurant needs additional customer parking. Petitioner owns all abutting and impacted properties. Petitioner plans to expand the restaurant, add a drive-thru and repave the subject area (street). The level of investment for this project is \$1.2 million.

Petitioner is requesting to close, vacate and abandon a 0.055-acre improved portion of Teresa Street Public Right-of-Way located between NCB 6674 and NCB 6675 as platted in the Colonia Buena Vista Addition subdivision plat in Council District 5. If the request is approved, petitioner will assemble and replat the properties for additional customer parking for the restaurant.

ISSUE:

This resolution recommends the closure, vacation, and abandonment of a 0.055-acre improved portion of Teresa Street Public Right-of-Way located between NCB 6674 and NCB 6675 as platted in the Colonia Buena Vista Addition subdivision as requested by Petitioner.

In accordance with City Code, the proposed right-of-way closure request was reviewed by city

departments as well as utilities and no objections were received. Signs were placed near the proposed closures and letters sent to property owners identified within a 500' radius to provide notice of the public hearing date of the proposed closure (Chapter 37-11, Section (e)). Petitioner owns all of the property abutting the proposed closure. If approved, the Petitioner will assemble and replat the property for future development.

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

ALTERNATIVES:

Planning Commission could choose not to approve this request; however, this would prevent the petitioner from developing the property and placing it on the tax rolls.

RECOMMENDATION:

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.

Staff recommends approval of this request to close, vacate and abandon a 0.055-acre improved portion of Teresa Street Public Right-of-Way located in Council District 5.