

P&Z CASE NO. 419
740 TUXEDO
CLOSE, VACATE, & ABANDON ROW

APRIL 04, 2022



COMMUNITY DEVELOPMENT

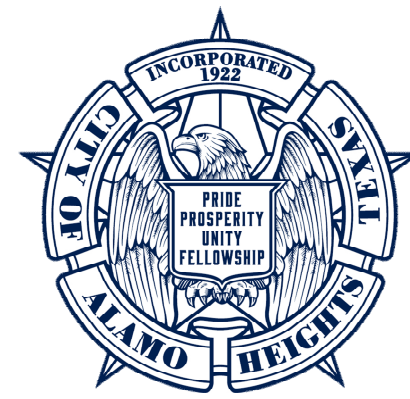
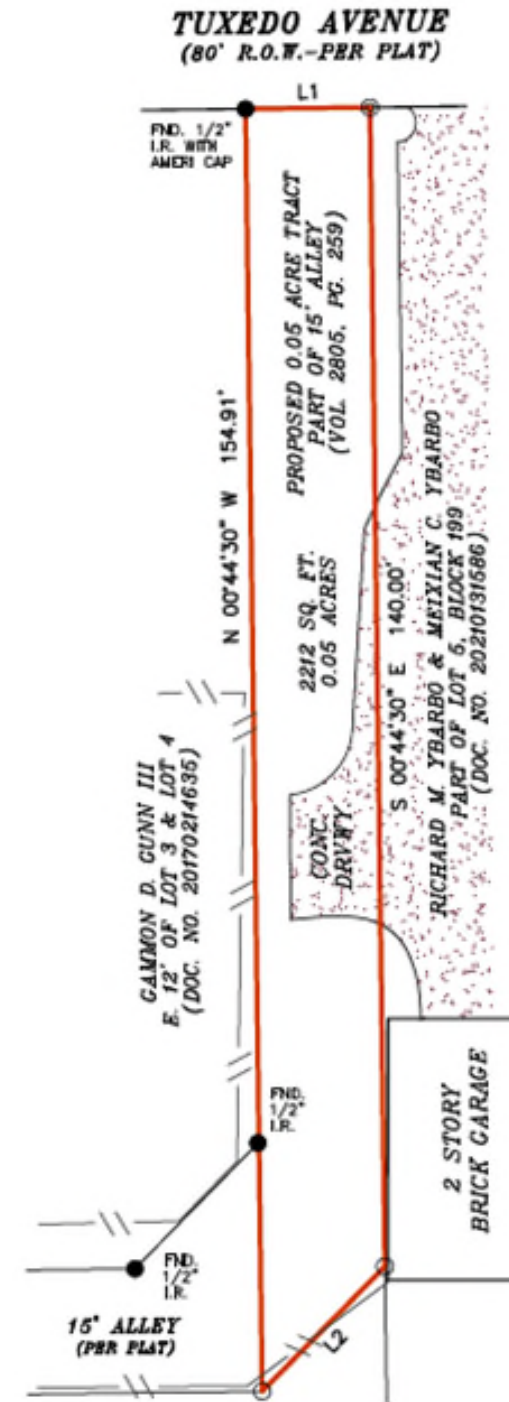
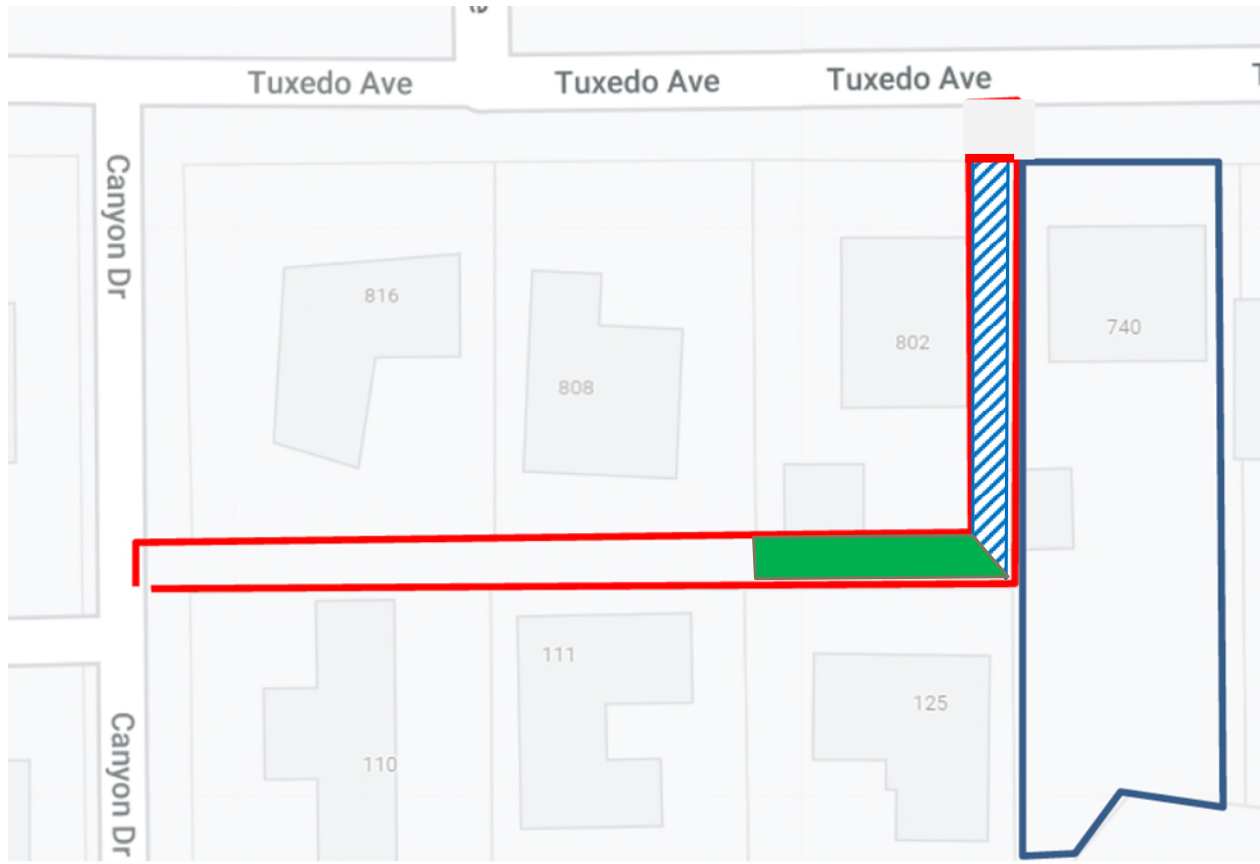
Presented by:
Lety Hernandez
Director

SUMMARY



- The applicant, owner of 740 Tuxedo, has requested the City close, vacate, abandon, and sell a portion of alley that abuts the west side of the property.

EXISTING CONDITIONS



- 15ft wide alley
- 2,212 sq ft
(.05 acre tract)

BACKGROUND



- The commission considered the request at their February 07, 2022 meeting and tabled the case to allow applicant to communicate with the adjacent neighbor regarding the recent zoning code amendment that would exempt future improvements from the looming standard on the east side that adjoins the alley in question.



POLICY ANALYSIS

- Sect. 16-105: Closure, vacation & abandonment of ROW
 - (d)(1) & (3) Planning and Zoning Commission recommendation needed for City Council consideration
 - (e) Petitioner to provide fair market value of the ROW to be abandoned
- Sect. 16-101: General Provisions
 - (g) Fair market value – Option to rely on an average price per square foot per BCAD market values or require an independent professional appraisal by a jointly selected appraiser.
 - Owner has agreed to average price per square foot per BCAD market values
 - \$21.43 per sq ft = \$44,394.69



PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received:
 - Support: (5) Neutral: (0)
 - Oppose: (1)

PLANNING & ZONING COMMISSION MEETINGS

RULES OF PROCEDURE

STAFF ITEM
APRIL 4, 2022



ADMINISTRATION & FINANCE

Presented by:

Phil Laney

Assistant City Manager



OVERVIEW

- All public meetings governed by Texas Open Meeting Act
 - Establishes legal requirements
- City Council adopted own rules of procedure & public testimony policy
- Council recommended boards & commission to adopt similar rules for meetings



BACKGROUND

- Rules of Procedure Purpose
 - Ensure meetings:
 - Conduct business of City effectively
 - Members of public heard in fair, impartial & respectful manner
 - Open to all viewpoints yet free from abusive, distracting or intimidating behavior
 - Decorum understood by attendees



BACKGROUND

City Council:

- 2006 - Rules of Procedure Governing Meetings adopted
- 2007 to 2010 – 3 updates
- July 26, 2021 – Latest rules adopted
 - Resolution # 2021R – 133
 - Policy encouraged boards & commissions to adopt these rules as applicable



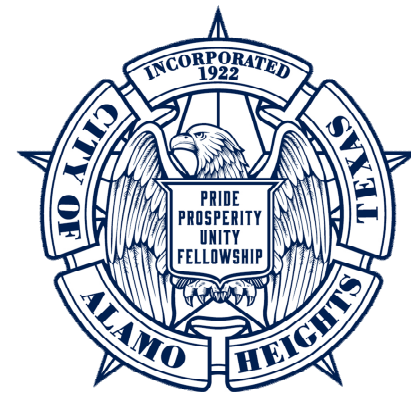
POLICY ANALYSIS

- Adoption of consistent meeting rules standardizes proceedings
- Public's right to address Board defined to:
 - Alamo Heights citizens & business owners
- Comment topic limited to only agenda item signed up for



POLICY ANALYSIS

- Formalize current notification process
 - Agenda packet posted on City website
- Appropriate etiquette of audio/visual recording devices
 - Designated location for larger devices



PROCESS TO ESTABLISH RULES

- Meeting 1
 - Review draft rules
- Meeting 2
 - Public hearing on proposed rules
 - Consider adoption of proposed rules