



## INFORMAL STAFF REPORT

### MEMORANDUM

To: Margie C. Rose, City Manager *MR*  
Thru: Mark Van Vleck, P.E., Assistant City Manager *MV*  
From: Julio Dimas, CFM, Interim Director of Development Service  
Date: December 15, 2016  
Subject: Property Value for Airline Rd. closure

#### Issue / Problem:

During the December 13, 2016 City Council meeting, Development Services presented an item proposing the closure of an existing portion of a right of way (ROW) of the old Airline Rd. portion that is no longer in use as a road. Staff recommended that payment to the adjacent property owners be waived because it was a City initiated closure and the City has no practical use of the old ROW. Some Council Members requested that Development Services look into the value of the land and present that to them on the second reading.

#### Background and Findings:

In researching the property, it has been determined that the City acquired that land only as an easement via a dedication and not as a fee simple acquisition. The total area of the proposed closure is approximately 1.55 acres. The dimensions of the ROW is approximately 60 ft. wide and approximately 1000 ft. long. Since there are some utilities inside the proposed closure, the City will retain the entire width and length of the property, a Utility Easement for future access and maintenance of the utilities.

#### Conclusion:

After a comparison of the adjacent property values, based on Nueces County Appraisal District values, the estimated value of the property is approximately \$500,000. However, due to the fact that the ROW was acquired by easement and not fee simple, the City cannot sell the land.