



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 24

Agenda Date: February 29, 2024

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Real Estate Disposition: Closure of an unimproved portion of Petite Avenue Public Right-of-Way

SUMMARY:

An ordinance authorizing the closure, vacation and abandonment of an unimproved portion of Petite Avenue public right-of-way adjacent to New City Blocks 14731 and 14733 in Council District 8, as requested by Moonlight Way Properties, LLC, for a fee of \$135,100.00. Petite Avenue is a "paper street" and was never constructed.

BACKGROUND INFORMATION:

Moonlight Way Properties, LLC (Petitioner) is requesting to close, vacate and abandon an unimproved portion of Petite Avenue public right-of-way. The proposed closure is adjacent to New City Blocks 14731 and 14733 in City Council District 8. The Petite Avenue public right-of-way consists of 0.825 acre (35,937 square feet, approximately). Petite Avenue is a "paper street" and was never constructed. The proposed closure is located between Moonlight Way and Honeycomb Drive. Petitioner owns the abutting properties to the closure. If approved, Petitioner will incorporate the proposed Petite Avenue closure with its adjacent properties to develop the site in the future. The planned use for the site is for townhome development.

City Departments and utilities were canvassed and approved with standard conditions. Petitioner has agreed to all the conditions. There is no Neighborhood Association. In compliance with Chapter 37 of the City Code, Section 37-11 (e), notification signs and letters are not necessary for undeveloped public right-of-way or for slivers not affecting the path of public travel.

ISSUE:

This ordinance authorizes the closure, vacation and abandonment of an unimproved portion of Petite Avenue public right-of-way adjacent to New City Blocks 14731 and 14733 in Council District 8, as requested by Moonlight Way Properties, LLC, for a fee of \$135,100.00. Petite Avenue is a "paper street" and was never constructed.

Petitioner owns the abutting properties to the closure. If approved, Petitioner will incorporate the proposed Petite Avenue closure with its adjacent properties to develop the site in the future. The planned use for the site is for townhome development.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on February 14, 2024.

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:

City Council could choose not to approve this request; however, Petitioner will not be allowed to incorporate the proposed closure with their adjacent properties to develop the site in the future.

FISCAL IMPACT:

The fee established for this request is \$135,100.00, which includes the assessed value of the public right-of-way in the amount of \$135,000.00 plus \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, fair market value of the improved public right-of-way was determined by an independent appraisal completed by Noble & Associates, Inc. on November 7, 2023. These funds will be deposited into the General Fund in accordance with the FY 2024 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 unimproved portion of Petite Avenue public right-of-way in Council District 8.

