



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 11

Agenda Date: April 20, 2023

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Real Estate Disposition: Closure of an unimproved portion of Masters Street Public Right-of-Way

SUMMARY:

An ordinance authorizing the closure, vacation and abandonment of an unimproved portion of Masters Street Public Right-of-Way within New City Block 17497 in Council District 4, as requested by Koontz Properties, LLC, for a fee of \$82,100.00.

BACKGROUND INFORMATION:

Koontz Properties, LLC (Petitioner) requests to close, vacate and abandon an unimproved portion of Masters Street Public Right-of-Way within New City Block 17497, as shown on the attached map. The public right-of-way consists of 1.885 acre (82,110 square feet). If approved, the Petitioner plans to build a new industrial park. The Petitioner owns all abutting properties.

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 unnecessary for undeveloped public right-of-way.

ISSUE:

This ordinance authorizes the closure, vacation and abandonment of an unimproved portion of Masters Street Public Right-of-Way within New City Block 17497 in Council District 4, as requested by Koontz Properties, LLC, for a fee of \$82,100.00.

Koontz Properties, LLC (Petitioner) requests to close, vacate and abandon an unimproved portion of Masters Street Public Right-of-Way within New City Block 17497. The public right-of-way consists of 1.885 acre (82,110 square feet). If approved, Petitioner plans to build a new industrial park.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on March 22, 2023. 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:

City Council could choose not to approve this request; however, Petitioner will not be allowed to build a new industrial park.

FISCAL IMPACT:

The fee established for this request is \$82,100.00, which includes the property's assessed value in the amount of \$82,000.00 plus \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, the property's fair market value was determined by an independent appraisal completed by Noble & Associates, Inc., on December 21, 2022. These funds will be deposited into the General Fund in accordance with the FY 2023 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon an unimproved portion of Masters Street Public Right-of-Way in Council District 4.