

POSTING LANGUAGE: S.P. 2264 Consideration of a Resolution recommending the closure, vacation, and abandonment of a 1.334 acre-tract of unimproved portions of Haven Drive, Kimball Drive and Sumack Drive Public Rights-of-Way, platted in the Rollingwood Estates Unit 3 subdivision plat in Council District 7, as requested by JUV Properties, LLC. Staff recommends approval. [Mary L. Fors, Senior Real Estate Specialist, Public Works, (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 7

SUBJECT: Real Estate Disposition: Closure of unimproved portions of Haven Drive, Kimball Drive and Sumack Drive Rights-of-Way

SUMMARY:

A Resolution recommending the closure, vacation, and abandonment of a 1.334 acre-tract of unimproved portions of Haven Drive, Kimball Drive and Sumack Drive Public Rights-of-Way, platted in the Rollingwood Estates Unit 3 subdivision plat in Council District 7, as requested by JUV Properties, LLC.

BACKGROUND INFORMATION:

JUV Properties, LLC (petitioner) owns properties south of Wurzbach Road and west of Crystal Run/Roxbury Drive (near Leon Valley). The properties were platted as part of the Rollingwood Estates Units 3 and 4 subdivision plats. The properties are unimproved, and include portions of Haven Drive, Kimball Drive and Sumack Drive Public Rights of Way which are unimproved. Petitioner rezoned the property from R-6 to MF-25 on August 19, 2021. Petitioner plans to replat the property and develop 325 apartments to include an amenity and leasing center, open/green space, and ample covered and uncovered parking throughout the perimeter of the site (conceptual plan attached).

JUV Properties, LLC (Petitioner) is requesting to close, vacate and abandon unimproved portions of Haven Drive, Kimball Drive and Sumack Drive Public Rights-of-Way, platted in the Rollingwood Estates Unit 3 subdivision plat, located in Council District 7, as shown on the attached map. The public rights-of-way consist of a 1.334-acre tract (58,120.07 square feet). The proposed closures are located between I-410 Loop N and Wurzbach Parkway in the northwest quadrant of the city.

In accordance with City Code, the proposed right-of-way closure requests were reviewed by city departments as well as utilities and no objections were received. The proposed closures do not impact public travel; therefore notification (signs and letters) is not required under Municipal Code, Chapter 37. Petitioner owns all of the property abutting the proposed closures. If approved, the Petitioner will assemble and replat the property for future development. Petitioner estimates construction beginning April, 2022 and ending April, 2024. The proposed level of investment is approximately \$47-50 million.

ISSUE:

This Resolution recommends the closure, vacation, and abandonment of a 1.334 acre-tract of unimproved portions of Haven Drive, Kimball Drive and Sumack Drive Public Rights-of-Way, platted in the Rollingwood Estates Unit 3 subdivision plat in Council District 7, as requested by JUV Properties, LLC.

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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:

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

RECOMMENDATION:

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.

Staff recommends approval of this request to close, vacate and abandon unimproved portions of Haven Drive, Kimball Drive and Sumack Drive Public Rights-of-Way located in City Council District 7.