



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 25

Agenda Date: December 15, 2022

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Real Estate Disposition: Closure of an Unimproved Portion of an Alley Public Right-of-Way (Fairfield Manor Subdivision)

SUMMARY:

An ordinance authorizing the closure, vacation, and abandonment of a 0.188-acre tract (8,198 square feet) unimproved portion of the alley public right-of-way (ROW) platted in the Fairfield Manor Subdivision plat in Council District 2, as requested by RLR Investments LLC for a fee of \$20,495.00 which will be deposited into the General Fund.

BACKGROUND INFORMATION:

RLR Investments LLC owns property located at 4202 Interstate 10 East and 203 Prashner Drive near Kilrea Drive (south of IH-10 and west of W.W. White Road) in the eastern quadrant of the city. The parcels are separated by an alley public right-of-way (ROW) platted in the Fairfield Manor Subdivision plat.

R+L Carriers operates a significant transportation hub at this site. R+L Carriers is a family-owned global transportation provider with over 21,000 trucks and trailers. The San Antonio facility on IH-10 currently employs 120 workers. If the proposed alley closure is approved, R+L Carriers

plans to assemble and replat the property as part of a \$10 million expansion, including a new maintenance shop, terminal expansion, and a new fuel station. R+L Carriers expects to hire an additional 20 employees as part of its expansion. Construction is anticipated to begin in February 2023 and completed in September 2023.

ISSUE:

This ordinance authorizes the closure, vacation, and abandonment of a 0.188-acre tract (8,198 square feet) unimproved portion of the alley public right-of-way (ROW) platted in the Fairfield Manor Subdivision plat in Council District 2, as requested by RLR Investments LLC for a fee of \$20,495.00.

In accordance with Municipal Code, the proposed right-of-way closure request was reviewed by city departments and utilities, and no objections were received. The proposed closure is an unimproved alley with zero public travel. Therefore, notification (signs and letters) is not required under Municipal Code, Chapter 37-11(e). Petitioner owns all abutting and impacted properties. The Petitioner will assemble and replat the property for future development if approved.

RLR Investments LLC owns property located at 4202 Interstate 10 East and 203 Prashner Drive, near Kilrea Drive (south of IH-10 and west of W.W. White Road), in the eastern quadrant of the city. The parcels are separated by an alley public right-of-way (ROW) platted in the Fairfield Manor Subdivision plat.

R+L Carriers operates a major transportation hub at this site. R+L Carriers is a family-owned global transportation provider with over 21,000 trucks and trailers. The San Antonio facility on IH-10 currently employs 120 workers. If the proposed alley closure is approved, R+L Carriers plans to assemble and replat the property as part of a \$10 million expansion, including a new maintenance shop, terminal expansion, and a new fuel station. R+L Carriers expects to hire an additional 20 employees as part of its expansion. Construction is anticipated to begin in February 2023 and completed in September 2023.

The City of San Antonio's Planning Commission reviewed this request at its meeting on November 16, 2022. This action is consistent with the City Code and Ordinances, which require 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, this would prevent the petitioner from developing the properties.

FISCAL IMPACT:

This ordinance authorizing the closure, vacation, and abandonment of a 0.188-acre tract (8,198 square feet) unimproved portion of the alley public right-of-way (ROW) platted in the Fairfield Manor Subdivision plat in Council District 2, as requested by RLR Investments LLC for a fee of

\$20,495.00 which will be deposited into the General Fund.

In compliance with Municipal Code Chapter 37-2(g), the proposed closure's fair market value will be determined by an average of the per-square-foot Bexar Appraisal District-assessed land values in the vicinity.

The property will be placed on the tax rolls, generating revenue for the City of San Antonio and other taxing entities.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon a 0.188-acre tract (8,198 square feet) unimproved portion of alley public right-of-way (ROW) located in City Council District 2.