



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-3886

**Type:** Real Property Sale

**In control:** City Council A Session

**On agenda:** 6/6/2019

**Title:** Ordinance approving the closure, vacation and abandonment of an unimproved portion of Hunstock Avenue Public Right-of-Way located in Council District 5 as requested by Poma Properties LLC for a fee of \$1,100.00, to be deposited into the General Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A, 2. Survey, 3. Letter of Agreement, 4. Contracts Disclosure Form, 5. Draft Ordinance, 6. Ordinance 2019-06-06-0454

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICT IMPACTED:** Council District 5

**SUBJECT:**

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

**SUMMARY:**

An ordinance closing, vacating and abandoning an unimproved portion of Hunstock Avenue Public Right-of-Way located in New City Block 3852 in City Council District 5 as requested by Poma Properties LLC for a fee of \$1,100.00.

**BACKGROUND INFORMATION:**

Poma Properties LLC (Petitioner) is requesting to close, vacate and abandon an unimproved portion of Hunstock Avenue Public Right-of-Way located at 122 Alamosa Avenue within NCB 3852 in City Council District 5 as shown on Exhibit "A" and is located at the intersection of Alamosa Avenue and Hunstock Avenue. The unimproved portion of Hunstock Avenue Public Right-of-Way consists of 0.002 of an acre (97 square feet).

The Petitioner owns the property at 122 Alamosa Avenue, which includes a recently renovated single family home and is the only abutting property owner to the proposed closure. The Petitioner is requesting this closure to accommodate the 97 square feet of the home that encroaches into the right-of-way. The encroachment was recently discovered by a recent review of the land survey. If the closure is approved, Petitioner would be able to market and sell the recently renovated residential property in this neighborhood.

There was no opposition to the closures by City departments or utilities during the canvassing process. The Roosevelt Park Neighborhood Association has no objections. The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on May 22, 2019.

## **ISSUE:**

This ordinance will close, vacate and abandon an unimproved portion of Hunstock Avenue Public Right-of-Way located in New City Block 3852 in City Council District 5 as requested by Poma Properties LLC (Petitioner) for a fee of \$1,100.00.

The Petitioner is requesting the closure, vacation and abandonment of an unimproved portion of Hunstock Avenue Public Right-of-Way located at 122 Alamosa Avenue within NCB 3852 in City Council District 5, located at the intersection of Alamosa Avenue and Hunstock Avenue. The unimproved portion of Hunstock Avenue Public Right-of-Way consists of 0.002 of an acre (97 square feet). The Petitioner owns the property at 122 Alamosa Avenue, which includes a recently renovated single family home and is the only abutting property owner to the proposed closure.

The Petitioner is requesting this closure to accommodate 97 square feet of the home that currently encroaches into the right-of-way. The encroachment was discovered by a recent review of the land survey. If the closure is approved, Petitioner would be able to market and sell the recently renovated residential property. There was no opposition to the closures by City departments or utilities during the canvassing process. The Roosevelt Park Neighborhood Association has no objections.

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, if not approved, the property owner would not be able to sell the residential property without encumbrances.

## **FISCAL IMPACT:**

The fee established for this request is \$1,100.00, which includes the assessed value of the unimproved public right-of-way in the amount of \$1,000.00 plus \$100.00 for administrative costs. The fair market value of the unimproved public right-of-way was based on comparable Bexar Appraisal District assessed land values as provided by Chapter 37, Section 2(g)(2) of the City Code. Revenue generated by this ordinance be deposited into the General Fund in accordance with the FY 2019 Adopted Budget.

The additional 97 square feet will be added to 122 Alamosa Avenue and placed on the tax rolls, which will generate additional 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 Hunstock Avenue Public Right-of-Way located in New City Block 3852 in City Council District 5. The closure will allow the Petitioner to market and sell the recently renovated residential property in this neighborhood.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on May 22, 2019.