



City of San Antonio

Agenda Memorandum

File Number: 17-4952

Agenda Item Number: 12.

Agenda Date: 10/5/2017

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Disposition: Closure of an unimproved portion of Hunstock Avenue Public Right of Way located between Groveton Street and dead-ending into Union Pacific Railroad tracks

SUMMARY:

An ordinance closing, vacating and abandoning a 0.13 acre unimproved segment of Hunstock Avenue adjacent to Groveton Street, in Council District 5, as requested by Dan Kachtik, Railroad Republic, LLC., Petitioner, for a fee of \$16,331.00.

BACKGROUND INFORMATION:

Dan Kachtik, Railroad Republic, LLC., Petitioner, is requesting the closure, vacation and abandonment of an unimproved 0.13 acre portion (5,702 square feet) of Hunstock Avenue (Public Right of Way) as shown on the attached Exhibit A. If approved, the closure would facilitate the development of a new 4,500 square foot building to serve as a health and wellness center. Presently, there is no defined construction timeline. All abutting property owners have consented to the proposed closure.

ISSUE:

This ordinance will close, vacate and abandon 0.13 of an acre unimproved segment of Hunstock Avenue adjacent to Groveton Street, in Council District 5, as requested by Dan Kachtik, Railroad Republic, LLC., Petitioner, for a fee of \$16,331.00.

Dan Kachtik, Railroad Republic, LLC., Petitioner, is requesting the closure, vacation and abandonment of an unimproved 0.13 acre portion (5,702 square feet) of Hunstock Avenue (Public Right of Way) as shown on the attached Exhibit A. If approved, the closure would facilitate the development of a new 4,500 square foot building to serve as a health and wellness center. Presently, there is no defined construction timeline. All abutting property owners have consented to the proposed closure.

This action is consistent with City Code and Ordinances, which require City Council approval for the sale or disposition of City-owned or controlled real property. The Planning Commission will consider this request at its regular meeting of September 27, 2017.

ALTERNATIVES:

City Council could choose not to approve this request; however, if not approved, the right-of-way will remain underutilized.

FISCAL IMPACT:

The fee established for this property is \$21,774.62, utilizing Bexar Appraisal District assessed land values as provided by Chapter 37, Section 2(g)(2) of the City Code. This fee has been reduced by 25% in accordance with the Inner City Reinvestment/Infill Policy (ICRIP). At City Council's discretion and approval, the City will collect the reduced amount of \$16,331.00 for this closure, and the revenue will be deposited into the General Fund in accordance with the FY 2017 Adopted Budget.

Also, 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 an unimproved portion of Hunstock Avenue Public Right of Way, in Council District 5.

The City of San Antonio's Planning Commission will consider this request at its regular meeting of September 27, 2017.