



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 9

**Agenda Date:** May 29, 2025

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

Real Estate Disposition: Closure of an improved portion of Roosevelt Avenue Public Right-of-Way.

**SUMMARY:**

An ordinance recommending the closure, vacation, and abandonment of a 0.142-acre (6,192 square feet) improved portion of Roosevelt Avenue Public Right-of-Way located between New City Blocks 2987 and A-20 P-117 in Council District 5, as requested by Kenedy Junction, Ltd., for a fee of \$60,100.00. Funds will be deposited into the General Fund.

**BACKGROUND INFORMATION:**

Kenedy Junction, Ltd., (Petitioner) is requesting to close, vacate and abandon a 0.142-acre (6,192 square feet) improved portion of Roosevelt Avenue Public Right-of-Way. The proposed closure is located north of the Roosevelt Avenue and Groveton intersection, situated between New City Blocks 2987 and A-20 P-117, in City Council District 5. Petitioner owns the abutting properties to the closure. If approved, Petitioner will incorporate the proposed Roosevelt Avenue closure with its adjacent properties and will reconfigure and replat for the purpose of redevelopment into two commercial lots.

City Departments and utilities were canvassed and approved with standard conditions, including allowing City of San Antonio Public Works and SAWS perpetual and unrestricted access to their existing facilities. Petitioner has agreed to all the conditions. Roosevelt Park Neighborhood Association is supportive of this request. Notification signs will be posted at the proposed Roosevelt Avenue closure and letters will be mailed to property owners within a 500' radius notifying the public of the proposed CVA as required by City Code Chapter 37-11 Section (e).

#### **ISSUE:**

This Ordinance recommends the closure, vacation, and abandonment of a 0.142-acre (6,192 square feet) improved portion of Roosevelt Avenue Public Right-of-Way located between New City Blocks 2987 and A-20 P-117 in Council District 5, as requested by Kenedy Junction, Ltd., for a fee of \$60,100.00.

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The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on May 14, 2025. 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, Petitioner will not be allowed to incorporate the proposed closure with their adjacent properties to reconfigure and replat for the purpose of redevelopment into two commercial lots.

#### **FISCAL IMPACT:**

The fee established for this request is \$60,100.00, which includes the assessed value of the public right-of-way in the amount of \$60,000.00 plus \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, fair market value of the improved public right-of-way was determined by an independent appraisal completed by Noble & Associates, Inc., on November 12, 2024. These funds will be deposited into the General Fund.

The property will be placed on the tax rolls, which will generate revenue for the City of San Antonio as well as other taxing entities.

**RECOMMENDATION:**

Staff recommends approval.