



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 28

Agenda Date: January 30, 2025

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Real Estate Disposition: Closure of an improved portion of East Russell Place Public Right-of-Way.

SUMMARY:

An ordinance recommending the closure, vacation and abandonment of a 0.3737-acre (16,278 square feet) improved portion of East Russell Place Public Right-of-Way between New City Blocks 2870 and 3099 in Council District 1, as requested by 2734 N. St. Marys, LLC, for a fee of \$300,100.00, which will be deposited into the General Fund.

BACKGROUND INFORMATION:

2734 N. St. Marys, LLC, (Petitioner) is requesting to close, vacate, and abandon a 0.3737-acre (16,278 square feet) improved portion of East Russell Place Public Right-of-Way. The proposed closure is located between New City Blocks 2870 and 3099 in City Council District 1. The proposed closure is located between N. St. Mary's Street and East Woodlawn Avenue. Petitioner owns the abutting properties to the closure. If approved, Petitioner will incorporate the proposed East Russell Place closure with their adjacent properties and use the area for a new parking lot.

City Departments and utilities were canvassed and approved with standard conditions. Petitioner

has agreed to all the conditions. Tobin Hill Neighborhood Association is supportive of this request. Notification signs will be posted at the proposed East Russell Place 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 0.3737-acre (16,278 square feet) improved portion of East Russell Place Public Right-of-Way located between New City Blocks 2870 and 3099 in Council District 1, as requested by 2734 N. St. Marys, LLC, for a fee of \$300,100.00.

Petitioner owns the abutting properties to the closure. If approved, Petitioner will incorporate the proposed East Russell Place closure with their adjacent properties and use the area for a new parking lot.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on December 11, 2024. 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 create a new parking lot.

FISCAL IMPACT:

The fee established for this request is \$300,100.00, which includes the assessed value of the public right-of-way in the amount of \$300,000.00 plus \$100.00 for administrative costs which 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.