



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 25

Agenda Date: June 6, 2024

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 Rossy Street Public Right-of-Way

SUMMARY:

An ordinance authorizing the closure, vacation, and abandonment of a 0.122 acre (5,327 square feet) improved Rossy Street Public Right-of-Way within New City Block 132 in Council District 1, as requested by 425 N. Flores, Ltd., for a fee of \$240,100.00.

BACKGROUND INFORMATION:

425 N. Flores, Ltd. (Petitioner) requests to close, vacate, and abandon a 0.122 acre (5,327 square feet) improved Rossy Street public right-of-way. The proposed closure is within New City Block 132 in City Council District 1. The proposed closure is located between W. Pecan Street and W. Salinas Street. The Petitioner owns the abutting properties to the closure. If approved, Petitioner will incorporate the proposed Rossy Street closure with their adjacent properties to create a contiguous parcel for future development.

City Departments and utilities were canvassed and approved with standard conditions. The Petitioner has agreed to all the conditions. There is no active neighborhood association. A notification sign was posted at the proposed Rossy Street closure, and letters were 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 authorizes the closure, vacation, and abandonment of a 0.122 acre (5,327 square feet) improved Rossy Street Public Right-of-Way within New City Block 132 in Council District 1, as requested by 425 N. Flores, Ltd., for a fee of \$240,100.00.

The Petitioner owns the abutting properties to the closure. If approved, Petitioner will incorporate the proposed Rossy Street closure with their adjacent properties to create a contiguous parcel for future development.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on May 8, 2024. 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, Petitioner will not be allowed to incorporate the proposed closure with their adjacent properties to develop the site in the future.

FISCAL IMPACT:

The fee established for this request is \$240,100.00, which includes the assessed value of the public right-of-way in the amount of \$240,000.00 plus \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, the fair market value of the improved public right-of-way was determined by an independent appraisal completed by Noble & Associates, Inc. on January 23, 2023. These funds will be deposited into the General Fund in accordance with the FY 2024 Adopted Budget. The property will be placed on the tax rolls, generating revenue for the City of San Antonio and other taxing entities.

RECOMMENDATION:

Staff recommends approving this request to close, vacate, and abandon a 0.122 acre (5,327 square feet) improved Rossy Street Public Right-of-Way in Council District 1.