



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 8

Agenda Date: February 6, 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 Myrtle Street Public Right-of-Way.

SUMMARY:

An ordinance recommending the closure, vacation and abandonment of a 0.198-acre (8,627 square feet) improved portion of East Myrtle Street Public Right-of-Way between New City Blocks 1004 and 6791 in Council District 1, as requested by Oxbow Real Estate, LLC, for a fee of \$300,100.00, which will be deposited into the General Fund.

BACKGROUND INFORMATION:

Oxbow Real Estate, LLC, (Petitioner) is requesting to close, vacate, and abandon a 0.198-acre (8,627 square feet) improved portion of East Myrtle Street public right-of-way. The proposed closure is between New City Blocks 1004 and 6791 in City Council District 1. The proposed closure is located between East Elmira Street and the San Antonio River. Petitioner owns the abutting properties to the closure. If approved, Petitioner will incorporate the proposed East Myrtle Street closure with their adjacent properties to create a pocket park for the neighborhood.

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 Myrtle Street 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 0.198-acre (8,627 square feet) improved portion of East Myrtle Street Public Right-of-Way located between New City Blocks 1004 and 6791 in Council District 1, as requested by Oxbow Real Estate, LLC, for a fee of \$300,100.00. 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 July 31, 2024.

Petitioner owns the abutting properties to the closure. Petitioner will incorporate the proposed East Myrtle Street closure with their adjacent properties in order to create a pocket park for the neighborhood.

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 develop a pocket park for the neighborhood.

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 and 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.