



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 13

Agenda Date: September 14, 2023

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 E. Elmira Street Public Right-of-Way

SUMMARY:

An ordinance recommending the closure, vacation and abandonment of an improved E. Elmira Street public right-of-way within New City Blocks 7008 and 6791 in Council District 1, as requested by Oxbow Real Estate, LLC, for a fee of \$87,100.00.

BACKGROUND INFORMATION:

Oxbow Real Estate, LLC (Petitioner) is requesting to close, vacate and abandon an improved E. Elmira Street public right-of-way. The proposed closure is within New City Blocks 7008 and 6791 in City Council District 1. The E. Elmira Street public right-of-way consists of 0.059 acre (2,581 square feet, approximately). The proposed closure is located between W. Grayson Street and E. Locust Street in the Pearl District. Petitioner owns the abutting property to the closure. If approved, Petitioner will incorporate the proposed E. Elmira Street closure with its adjacent property which will straighten out the property line and improve their ability to develop the site in the future. The planned use is mixed-use residential. The plan for parking will be to have structured parking on site.

City Departments and utilities were canvassed and approved with standard conditions. Petitioner has agreed to all the conditions. The Tobin Hill Neighborhood Association was canvassed and has approved the request with no conditions. In compliance with Chapter 37 of the City Code, Section 37-11 (e), notification signs and letters are not necessary for undeveloped public right-of-way or for slivers not affecting the path of public travel.

ISSUE:

This ordinance recommends the closure, vacation and abandonment of an improved E. Elmira Street public right-of-way within New City Blocks 7008 and 6791 in Council District 1, as requested by Oxbow Real Estate, LLC, for a fee of \$87,100.00.

Petitioner owns the abutting property to the closure. If approved, Petitioner will incorporate the proposed E. Elmira Street closure with its adjacent property which will straighten out the property line and improve their ability to develop the site in the future. The planned use is mixed-use residential. The plan for parking will be to have structured parking on site.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on August 9, 2023.

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 property to straighten out their property line and improve their ability to develop the site in the future.

FISCAL IMPACT:

This ordinance approves the fee established for this request of \$87,100.00, which includes the assessed value of the public right-of-way in the amount of \$87,000.00 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 April 13, 2023. These funds will be deposited into the General Fund in accordance with the FY 2023 Adopted Budget.

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 of this request to close, vacate and abandon an improved E. Elmira Street public right-of-way in Council District 1.