

# City of San Antonio



## AGENDA

### City Council A Session

Municipal Plaza Building  
114 W. Commerce Street  
San Antonio, Texas 78205

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**Thursday, June 6, 2024**

**9:00 AM**

**Municipal Plaza Building**

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The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

#### **9:00AM: Call to Order**

Members of the public can comment on items on the agenda. To sign up to speak visit [www.saspeakup.com](http://www.saspeakup.com). Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at [www.saspeakup.com](http://www.saspeakup.com). VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

### **ACCESS STATEMENT**

**The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.**

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call (210) 207-7080.

**25.**

**2024-06-06-0400**

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, as requested by 425 N. Flores, Ltd., for a fee of \$240,100. [John Peterek, Assistant City Manager; Razi Hosseini, Director, Public Works]

### **THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Printed on: 04/06/2025 07:54 AM



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 25

**Agenda Date:** June 6, 2024

**In Control:** City Council A Session

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**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:**

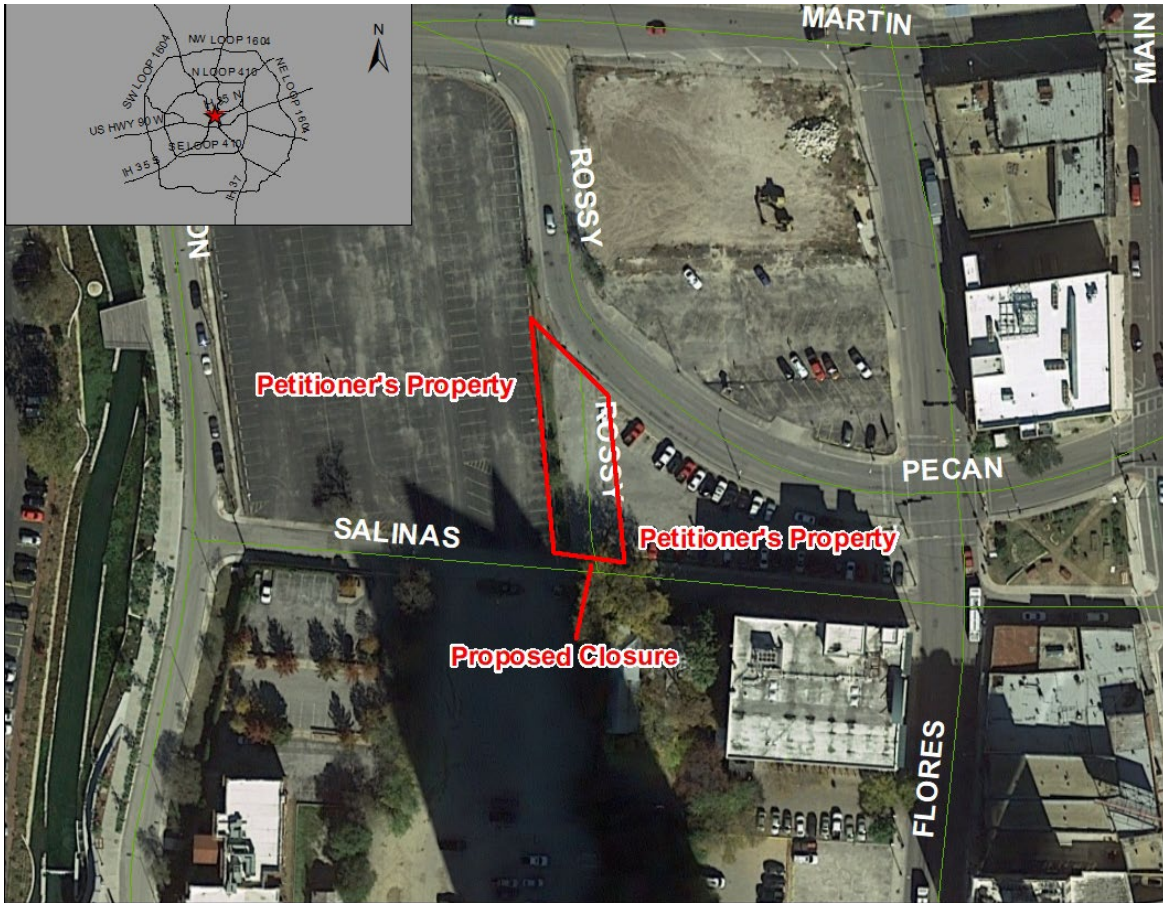
City Council could choose not to approve this request; however, Petitioner will not be allowed to incorporate the proposed closure with their adjacent properties to develop the site in the future.

#### **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.



Aerial Map of Proposed Closure



Map of Proposed Closure



# ALTANSPS TABLE NOTES:

- ITEM 2: SUBJECT PROPERTY ADDRESS: NO ADDRESS
- ITEM 3: THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 48050AH, DATED SEPTEMBER 20, 2010 FOR BEAR COUNTY, TEXAS, AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV. ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
- FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
- ITEM 6(b): A ZONING REPORT WAS NOT PROVIDED.
- ACCORDING TO THE CITY OF SAN ANTONIO, TEXAS PLANNING DEPARTMENT ZONING WEBSITE APPLICATION AT <http://planning.sanantonio.gov/FSD/index/index.html>, THE PROPERTY AN UNZONED RIGHT-OF-WAY IN THE RIO-FA RIVER DISTRICT, AIRPORT HAZARD OVERLAY DISTRICT.
- ITEM 7(a): NO BUILDINGS OBSERVED.
- ITEM 9: PARKING COUNT: STANDARD (PARALLEL) PARKING: 2
- ITEM 10: NO DESIGNATION WAS MADE BY THE CLIENT AS TO THE DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR FINITY WALL WITH RESPECT TO ADJOINING PROPERTIES.
- ITEM 11: ONLY ABOVE GROUND EVIDENCE OF UTILITIES ARE SHOWN. EVIDENCE INCLUDES FOUND VISIBLE UTILITIES AND UTILITY LOCATE MARKINGS PROVIDED BY TEXAS B11. UTILITY PLANS WERE NOT PROVIDED.
- ITEM 17: THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR HAS NOT BEEN MADE AWARE, NOR HAS THE SURVEYOR OBSERVED ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 18: ALL PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE SHOWN HEREON.

## MARTIN STREET

(VARIABLE WIDTH PUBLIC R.O.W.)  
(PER CITY OF SAN ANTONIO ENGINEERS MAP 132)

## NOTES

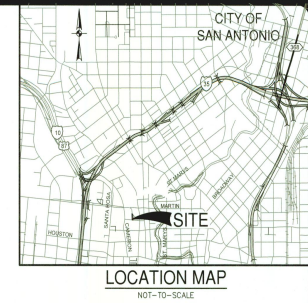
- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

## DEED/PLAT REFERENCE

DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS

## LEGEND

R.O.W. 2021-OF-WAY  
F.O. F.O.  
I.R. 1/2" IRON ROD  
(PO) PAPE-DAWSON CAP  
F.O. F.O.  
1 SET 2" (A. (P))



## SYMBOL LEGEND

+	FIRE HYDRANT
+	GAS VALVE
+	LAMP POST
+	PARKING SPACES
+	RIPPLE RISER POLE
+	ASBESTOS/ROAD/UTILITY SIGN WITH DESCRIPTION
+	SANITARY SEWER MANHOLE
+	UP UTILITY POLE
+	WATER METER
+	WATER VALVE

## LINE LEGEND

---	CHAIN LINK FENCE
---	POTABLE WATER
---	GAS LINE
---	SANITARY SEWER
---	UNDERGROUND TELE-COMM LINE
---	OVERHEAD UTILITY
---	UNDERGROUND ELECTRIC

## METES AND BOUNDS DESCRIPTION FOR

A 0.122 of an acre, or 5,327 square feet more or less, tract of land being a portion of Rossy Street, a variable width public right-of-way, between West Pecan Street, a variable width public right-of-way, and West Salinas Street, a called 33-foot public right-of-way, in New City Block 132 of the City of San Antonio, Bexar County, Texas. Said 0.122 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NAD2011) epoch 2010.00:

**BEGINNING:** At a found 1/2" iron rod at the intersection of the west right-of-way line of Rossy Street and the north right-of-way line of West Salinas Street, the southeast corner of a 1.589 acre tract conveyed to 425 N. Flores, Ltd. by deed recorded in Document No. 2021072780 of the Official Public Records of Bexar County, Texas, from which a found mag nail with washer stamped "Vickrey" at the southeast corner of said 1.589 acre tract bears S 84°30'37" W, a distance of 99.62 feet;

**THENCE:** N 05°47'42" W, along with the west right-of-way line of said Rossy Street, the east line of said 1.589 acre tract, a distance of 348.80 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson", from which a found mag nail on the east line of said 1.589 acre tract, at the south end of the curve at the intersection of the west right-of-way line of said Rossy Street and the south right-of-way line of Martin Street, a variable width public right-of-way, bears N 05°47'42" W, a distance of 141.40 feet;

**THENCE:** S 49°34'37" E, departing the west right-of-way line of said Rossy Street, the east line of said 1.589 acre tract, over and across said Rossy Street, a distance of 58.85 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson" at the intersection of the east right-of-way line of said Rossy Street with the southwest right-of-way line of said West Pecan Street, on the west line of a 0.625 acre tract conveyed to the City of San Antonio by deed recorded in Volume 2955, Page 502 of the Official Public Records of Bexar County, Texas, and the west line of a 0.286 acre tract described in Memorandum of Real Estate Contract of Sale between the City of San Antonio and Western Urban, LLC recorded in Volume 17370, Page 233 of the Official Public Records of Bexar County, Texas, from which a found mag nail with washer stamped "Pape-Dawson" bears S 49°34'37" E, a distance of 27.7 feet;

**THENCE:** S 05°27'42" E, departing the southwest right-of-way line of said West Pecan Street, along with the east right-of-way line of said Rossy Street, the west line of said 0.625 acre tract and said 0.286 acre tract, a distance of 116.22 feet to a found mag nail with washer stamped "Pape-Dawson" at the southeast corner of said 0.625 acre tract and said 0.286 acre tract, at the intersection of the east right-of-way line of said Rossy Street and the north right-of-way line of said West Salinas Street, from which a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson" at the southeast corner of said 0.286 acre tract, at the intersection of the north right-of-way line of said West Salinas Street with the west right-of-way line of North Flores Street, a 60-foot public right-of-way, bears S 84°30'37" W, a distance of 205.81 feet;

**THENCE:** N 84°30'37" W, a distance of 41.07 feet to the POINT OF BEGINNING and containing 0.122 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9175-22 by Pape-Dawson Engineers, Inc.

TO: 425 N. FLORES, LTD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 7(a), 8, 9, 10, 11(a), 13, 14, AND 17-19 OF A TABLE THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2022.

DATE OF MAP OR PLAT: SEPTEMBER 1, 2022

DAVID A. CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251  
DCASANOVA @ PAPE-DAWSON.COM



**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO • AUSTIN • HOUSTON • FORT WORTH • DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000  
TXLSA LICENSE NUMBER 0000000000 | TXLSA SURVEYOR NUMBER 4251

## ALTANSPS LAND TITLE SURVEY

A 0.122 OF AN ACRE, OR 5,327 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF ROSSY STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, BETWEEN WEST PECAN STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND WEST SALINAS STREET, A CALLED 33-FOOT PUBLIC RIGHT-OF-WAY, IN NEW CITY BLOCK 132 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JOB NO. 9175-22

DATE: SEPTEMBER 1, 2022

CHECKED: DAC, DRAWN: CRT

CIVIL JOB NO. \_\_\_\_\_

REFERENCE: 9043-21

SHEET 1 OF 1

PROJECT NAME: ROSSY STREET

Date: Sep 27, 2022, 6:26am User: (b) clemson  
Plot File Name: 22-09-1000\175-22\0175-22.dwg

This map was prepared from a field survey without the benefit of a "Title Commitment" and shows easements and other matters affecting this property that were visible on the ground, or the surveyor was aware of at the time of this survey and may not show all easements and other matters affecting this property.

REFERENCE: ---



## PUBLIC WORKS

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

January 16, 2024

425 N Flores, Ltd.  
Attn: David Robinson  
112 Pecan Street, Ste. 175  
San Antonio, Texas 78205

Re: S.P. No. 2409 – Request to close, vacate and abandon an improved Rossy Street Public Right-of-Way

Dear Mr. Robinson:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of the request subject to the following conditions:

CPS ENERGY: Petitioner must call Texas 811 and verify location of all existing gas facilities.

PLANNING: The property is adjacent to West Pecan Street, which is a Primary Arterial type A on the City's Major Thoroughfare Plan and is subject to all the Major Thoroughfare Plan's requirements for this arterial.

TRANSPORTATION: Approve only if a public walk, bike and ADA access connection is maintained as supported and recommended by the approved ordinance for the San Antonio Downtown Transportation Study. The study recommends a realignment of Pecan Street -Cameron to Flores. In a similar form there shall be a comfortable and safe connection for all users when redeveloping this area.

PUBLIC WORKS: STORM WATER ENGINEERING: Streets are used to convey drainage; this function must be maintained. Prior to any construction and/or improvements to the property, all required studies, permits, and fees must be submitted to and approved by all applicable local (city and/or county), state, and federal governing bodies. Furthermore, all local (city and/or county), state, and federal regulations must be complied with. PROJECT DELIVERY: No objections as long as the petitioner follows through with the purchase of the abutting parking lot property to the east of this closure from the City this summer. Closure should be rescinded if such acquisition does not take place. ENVIRONMENTAL SERVICES: It is the Petitioner's responsibility to conduct their own due diligence for this area. The City does not warrant that environmental impacts are not to be encountered when disturbing the land. The City shall not bear any financial burden related to environmental impacts (if any) encountered during the disturbance of the land. If environmental impacts are encountered, it is the Petitioner's responsibility to notify the City and the appropriate regulatory agencies of the issue. TRAFFIC ENGINEERING AND OPERATIONS: No access will be permitted onto Pecan Street.



The closures, vacations and abandonments of these Public Rights of Way will be authorized by a City Ordinance in accordance with current policies relevant to street/alley closures. The closures will not release rights relating to drainage, water and wastewater lines, electric transmission and distribution lines, gas lines, communication lines of all types, or any other rights except for the right of the public to travel on the subject tract. The City will expressly reserve all rights not released. Petitioner agrees to conform by all applicable local (city and/or county), state and federal governing laws. Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner must take the property subject to all easement rights for existing overhead, surface, or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. and allow access to any such utilities or may seek the relocation of a specific utility with express permission and coordination of the respective owner of the utility at the sole expense of the petitioner. Petitioner understands that further coordination will be needed with the affected utility agencies to ensure their operations are not impacted.

425 N Flores, Ltd. plans to incorporate the Rossy Street public right-of-way closure with its current and prospective adjacent properties in order to create a contiguous parcel for future development.

The fee established for this public right-of-way closure is \$240,000.00 plus \$100.00 for the recording fees. This total fee will be due and payable to the City of San Antonio prior to City Council consideration.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named below and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above-mentioned conditions, please countersign this letter in the space provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, a check payable to the City of San Antonio in the amount of \$240,100.00, a Contracts Disclosure Form from each entity (to be completed on the <https://www.sanantonio.gov/portals/0/files/clerk/ethics/ContractsDisclosure.pdf> website link then printed and signed), we will continue processing your request.

Sincerely,



Adrian Ramirez  
Real Estate Manager



**AGREED AS TO TERMS AND CONDITIONS:**



By: 425 N Flores, Ltd.

MANAGER OF ITS GENERAL PARTNER

Title:

3/20/24

Date:



# Contracts Disclosure Form

## Real Estate (Purchase, Sale, or Lease)

Please complete and submit with real estate agreement/contract.  
All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

### 1) Name of person submitting this disclosure form

First David M.I. M Last Robinson Suffix Jr

### 2) Project Information

a) Project Name: Rossey Street Purchase

b) Originating Department: Public Works

### 3) Name of person submitting this disclosure form

a) Name of individual(s) or entity(ies).  
(NOTE: Give exact legal name as per title records.)

☒ Buyer ☐ Seller  
☐ Lessee / Permittee

425 N Flores, Ltd.

### b) Legal Description of Property

A 0.122 of an acre, or 5,327 square feet more or less, tract of land being a portion of Rossey Street, a variable width public right-of-way, between West Pecan Street, a variable width public right-of-way, and West Salinas Street, a called 33-foot public right-of-way in New City Block 132 of the City of San Antonio Bexar County, Texas.

### c) Name of any joint owners, board members, executive committee members, or business officers

Randal Smith and Graham Weston



**4) List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3 to assist in this contract**

☒ Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in this contract.

If applicable, list below names and type (attorneys, lobbyists, or consultants) retained to assist in this contract:

**5) Disclosure of political contributions**

List any campaign or officeholder contributions made by the following individuals in the past 24 months to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a. any owner or officer of entity listed in Question 3
- b. the spouse of any individual listed in Question 3, if not previously noted
- c. any attorney, lobbyist, or consultant retained to assist in this contract listed in Question 4

☒ Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

If applicable, list below name of contributor; to whom; date; and amount:

**Updates on Contributions Required**

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

**6) Disclosure of conflict of interest**

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

☒ I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.

If applicable, provide the conflict(s) of interest below:



## 7) City Officials / Boards and Commissions

Currently, or within the past twelve (12) months, have any of the owners, their spouse(s), sibling(s), parent(s), children or other family member within the first degree of consanguinity or affinity served on a City board or commission?

☐ Yes ☒ No

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

☐ Yes ☒ No

**If you answered Yes to any questions in Question 7, please list the name of the individual, name of board/commission, and start/end date of service (for each instance).**

## Notice Regarding Prohibited Interest in Contracts

Please be aware, the City's Charter and Ethics Code prohibits certain City employees and City officers, including members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from having a financial interest (direct or indirect) in the sale of land during their service with the City. Please see Section 141 of the City Charter and Section 2-52 of the City Ethics Code (Prohibited Interests in Contracts) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

## Acknowledgment

### 1. Updates Required

- ☒ I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first.

## Oath

- ☒ I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

\*Print Name: David Robinson

\*Signature: David Robinson Jr

Title: Development Manager

\*Date: 3/19/2024

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED  
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

**ORDINANCE**

**AUTHORIZING THE CLOSURE, VACATION, AND ABANDONMENT  
OF 0.122 ACRE (5,327 SQUARE FEET) OF 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.**

\* \* \* \* \*

**WHEREAS**, 425 N. Flores, Ltd. (Petitioner) is requesting to close, vacate and abandon 0.122 acre (5,327 square feet) of 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; and

**WHEREAS**, 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 closure, vacation, and abandonment as required by City Code Chapter 37-11 Section (e); and

**WHEREAS**, the City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on May 8, 2024; and

**WHEREAS**, 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.

**NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Council hereby authorizes, for a fee of \$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 the closure, vacation, and abandonment of its right of way interests as abandon 0.122 acre (5,327 square feet) of improved Rossy Street public right-of-way within New City Block 132 in City Council District 1 as shown in **Exhibit "A"** and more accurately described in **Exhibit "B"**.

**SECTION 2.** All exhibits are incorporated into this Ordinance for all purposes as if they were fully set forth. **Exhibit “B”** controls over any discrepancy between it and **Exhibit “A”**.

**SECTION 3.** Funds generated by this ordinance will be deposited in Fund 11001000, Internal Order 223000000253 and General Ledger 4903101.

**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager’s designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 5.** This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**M     A     Y     O     R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney





# City Council A-Session

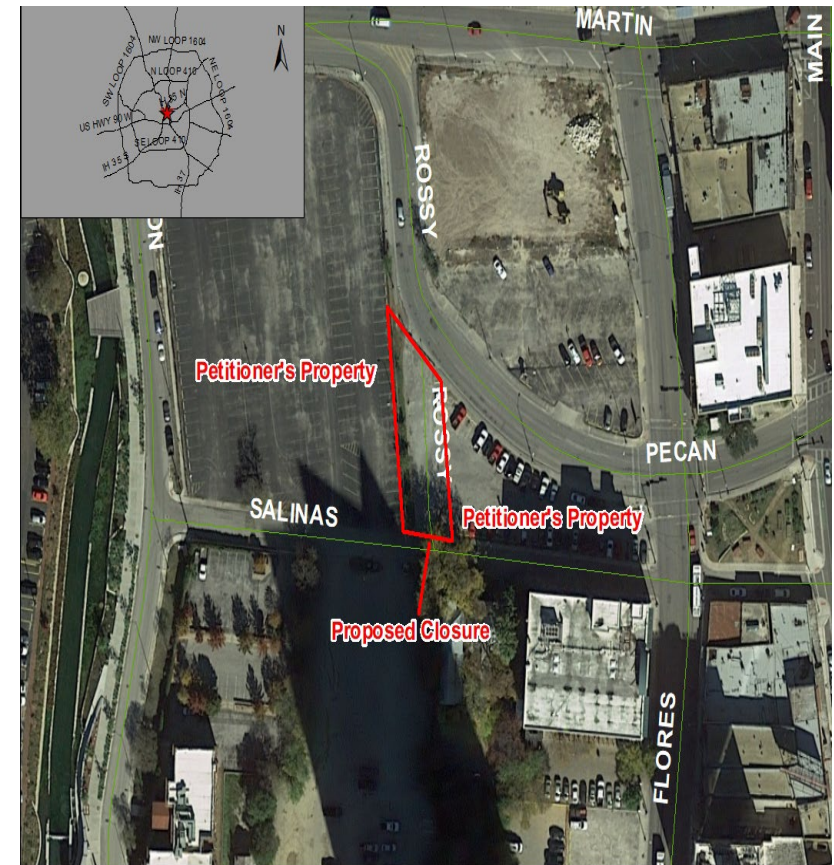
**Item 25 – Real Estate Disposition: Closure, Vacation  
and Abandonment of an Improved Portion of Rossy  
Street Public Right-of-Way**

**June 6, 2024**

Razi Hosseini, P.E., R.P.L.S., Director/City Engineer, Public Works Department

# Real Estate Request

- Petitioner requests to close, vacate and abandon an improved 0.122 acre (5,327 square feet) Rossy Street Public Right-of-Way between W. Salinas St. and W. Pecan St. in District 1.
- Closure consists of an improved street with curbs and gutters.
- If approved, Petitioner plans to incorporate Rossy Street with its adjacent properties to develop the site in the future.
- Fee associated with this request is \$240,100 to include the right-of-way's assessed value of \$240,000 plus \$100 for recording fees.



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## **PUBLIC WORKS**

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