

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

**ORDINANCE**

**APPROVING THE CLOSURE, VACATION AND ABANDONMENT OF A 0.105 OF AN ACRE PORTION OF NORTH MAIN STREET AND A 0.054 OF AN ACRE PORTION OF SOLEDAD STREET LOCATED IN NEW CITY BLOCK 154 BETWEEN NORTH MAIN STREET, SOLEDAD STREET, WEST PECAN STREET, AND EAST TRAVIS STREET IN COUNCIL DISTRICT 1 AS REQUESTED BY 305 SOLEDAD LOT LTD., FOR A FEE OF \$336,000.00**

\* \* \* \* \*

**WHEREAS**, Petitioner 305 Soledad Lot Ltd. ("Petitioner") owns property at 305 Soledad Street located within New City Block 154 between North Main Street, Soledad Street, West Pecan Street and East Travis Street and the platted property is wider on the north side of the block, then narrows on the south side; and

**WHEREAS**, Petitioner intends to develop the property and met with city staff to discuss options to level out North Main Street and Soledad Street's property lines; the parcel's current east-west dimensions are not sufficient to support an efficient parking structure, which is a necessary component of the planned development for the site; and

**WHEREAS**, Petitioner intends to develop a 32-story mixed-use apartment development with 351 residential units at an estimated \$107 million cost; the ground floor will have approximately 7,250 square feet of retail space and six structured parking levels, including 456 parking spaces above the ground floor; and

**WHEREAS**, the only impact on North Main Street will be the garage cantilevered over the proposed right-of-way; since the garage is a permanent structure, staff recommends closing, vacating, and abandoning the aerial space where the garage would protrude into the right-of-way; and

**WHEREAS**, the request was reviewed for impact on city services and city staff conditioned a pedestrian easement which the petitioner has agreed to do; and

**WHEREAS**, the proposed closure does not impact public travel, pedestrian or vehicular, and will close a small portion of right-of-way, which will even out the property line and make it more conducive to development; and

**WHEREAS**, all abutting property owners have consented to the proposed closures; in accordance with City Code, the proposed right-of-way closure requests were reviewed by city departments as well as utilities and no objections were received; the proposed closures do not impact public travel, as such, notification (signs and letters) are not required under Municipal Code, Chapter 37; **NOW THEREFORE:**

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

**SECTION 1.** The City Manager or designee, severally, are authorized to close, vacate, and abandon a 0.105 acre portion of North Main Street and a 0.054 of an acre portion of Soledad Street located in New City Block 154 between North Main Street, Soledad Street, West Pecan Street and East Travis Street in Council District 1 as described and depicted in **Attachment I**.

**SECTION 2.** All attachments to this ordinance are incorporated into it by reference for all purposes as if fully set forth. The City Manager, or designee, is further authorized to execute and deliver all other documents necessary or convenient to effect the transactions contemplated in the above agreement; and other to do all things necessary or convenient to effectuate the transaction.

**SECTION 3.** The disposition of property must be coordinated through the city's Finance Department to assure the removal of these assets into the City's financial records and to record the proper accounting transactions.

**SECTION 4.** Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 223000000253, and General Ledger Account 4903101.

**SECTION 5.** Funds in the amount of \$336,000.00 shall be appropriated per the table below.

Amount	Fund	Internal Order/WBS Element	General Ledger
\$360,000.00	11001000	390000002603	6102100
\$-360,000.00	45099000	40-00300-90-14-01	6101100
\$360,000.00	45099000	40-00300-05-02-01	5201140
Total Amount: \$360,000.00			

**SECTION 6.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer 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 7.** 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 December, 2020.

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

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Tina J. Flores, Acting City Clerk**

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



METES AND BOUNDS DESCRIPTION  
FOR  
PARCEL 1

A 0.105 of an acre, or 4,590 square feet more or less, tract of land out of North Main Street, an 80-foot right-of-way in the City of San Antonio, adjacent to New City Block 154 of the City of San Antonio, Bexar County, Texas. Said 0.103 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 (NA2011) epoch 2010.00:

COMMENCING: At a set Mag Nail with washer stamped "Pape-Dawson" at the southwest corner of Lot 17, Halff Subdivision recorded in Volume 9510, Page 104 of the Deed and Plat Records of Bexar County, Texas, at the northeast corner of the intersection of said North Main Street, and East Travis Street, a 55.6 -foot right-of-way;

THENCE: N 05°19'18" W, along and with the east right-of-way line of said North Main Street, the west line of said Lot 17, a distance of 23.21 feet to a set Mag Nail with washer stamped "Pape-Dawson" for the POINT OF BEGINNING of the herein described parcel;

THENCE: S 87°06'00" W, departing the west line of said Lot 17, over and across said North Main Street, a distance of 25.21 feet to a set Mag Nail with washer stamped "Pape-Dawson";

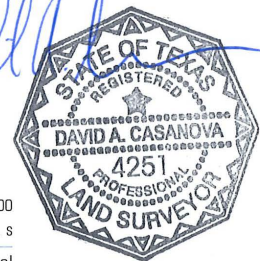
THENCE: N 02°54'00" W, continuing over and across said North Main Street, a distance of 308.15 feet to a set Mag Nail with washer stamped "Pape-Dawson"

THENCE: N 00°29'16" W, continuing over and across said North Main Street, a distance of 15.14 feet to a set Mag Nail with washer stamped "Pape-Dawson" on the east right-of-way line of said Main Street, the west line of said Lot 17;

THENCE: S 07°50'35" E, along and with the east right-of-way line of said Main Street, the west line of said Lot 17, a distance of 247.55 feet to a set Mag Nail with washer stamped "Pape-Dawson";

THENCE: S 05°19'18" E, with the east right-of-way line of said Main Street, the west line of said Lot 17, a distance of 76.71 feet to the POINT OF BEGINNING and containing 0.105 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12156-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 27, 2020  
JOB NO. 12156-00  
DOC. ID. N:\CIVIL\12156-00\Word\12156-00 FN-0.105 AC PARCEL 1.docx



TBPE Firm Registration #470 | TBPLS Firm Registration #10026800  
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2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com



METES AND BOUNDS DESCRIPTION  
FOR  
PARCEL 2

A 0.054 of an acre, or 2,358 square feet more or less, tract of land out of Soledad Street, a 60-foot right-of-way, in the City of San Antonio, adjacent to New City Block 154 of the City of San Antonio, Bexar County, Texas. Said 0.054 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 (NA2011) epoch 2010.00:

COMMENCING: At a set Mag Nail with washer stamped "Pape-Dawson" at the southwest corner of the intersection of West Pecan Street, a 55.6-foot right-of-way and said Soledad Street, at the northeast corner of Lot 17, Halff Subdivision recorded in Volume 9510, Page 104 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 02°54'09" E, along and with the east line of said Lot 17, the west right-of-way line of said Soledad Street, a distance of 20.32 feet to a set Mag Nail with washer stamped "Pape-Dawson" for the POINT OF BEGINNING of the herein described easement;

THENCE: N 87°05'51" E, departing the south line of said Lot 17, over and across said Soledad Street, a distance of 7.40 feet to a set Mag Nail with washer stamped "Pape-Dawson";

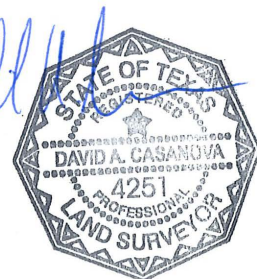
THENCE: S 02°54'09" E, continuing over and across said Soledad Street, a distance of 318.71 feet to a set Mag Nail with washer stamped "Pape-Dawson";

THENCE: S 87°05'51" W, continuing over and across said Soledad Street, a distance of 7.40 feet to a set Mag Nail with washer stamped "Pape-Dawson" on the east line of said Lot 17, the west right-of-way line of said Soledad Street;

THENCE: N 02°54'09" W, along and with the east line of said Lot 17, the west right-of-way line of said Soledad Street, a distance of 318.71 feet to the POINT OF BEGINNING and containing 0.054 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12156-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 27, 2020  
JOB NO. 12156-00  
DOC. ID. N:\CIVIL\12156-00\Word\12156-00 FN-0.054 AC PARCEL 2.docx

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# Attachment I

