



City of San Antonio

Legislation Details (With Text)

File #: 20-6582

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 11/18/2020

Title: S.P. 2246 Consideration of a Resolution recommending the closure, vacation and abandonment of a 0.105 of an acre (4,590 square feet) portion of North Main Street , and a 0.054 of an acre (2,358 square feet) portion of Soledad Street, New City Block 154 in Council District 1, as requested by 305 Soledad Lot Ltd. Staff recommends Approval. [Mary L. Fors, Senior Real Estate Specialist, (210) 207-4083, mary.fors@sanantonio.gov]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Survey (Soledad & Main), 2. Exhibits, 3. LofA_305 Soledad Lot Ltd_CVA_Main-Soledad, 4. RESOLUTION_305 Soledad_CVAs

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Public Works

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Real Estate Disposition: Closure of a portion of North Main Street and Soledad Street in New City Block 154.

SUMMARY:

A resolution recommending the closure, vacation and abandonment of a 0.105 of an acre (4,590 square feet) portion of North Main Street , and a 0.054 of an acre (2,358 square feet) portion of Soledad Street, New City Block 154 in Council District 1, as requested by 305 Soledad Lot Ltd.

BACKGROUND INFORMATION:

305 Soledad Lot Ltd (petitioner) owns property at 305 Soledad Street located within New City Block 154. The property is located between North Main Street, Soledad Street, West Pecan Street and East Travis Street. The platted property is wider on the north side of the block, then narrows on the south side. The petitioner intends to develop the property and met with city staff to discuss options to even out the property lines on North Main

Street and Soledad Street. The current east-west dimensions of the parcel are not sufficient to support an efficient parking structure, which is a necessary component of the planned development for the site.

Petitioner intends to develop a 32-story mixed use apartment development with 351 residential units. The ground floor will have approximately 7,250 square feet of retail space, and above that will be six levels of structured parking with 456 parking spaces.

Construction is anticipated to begin in mid-2021 and will be completed in approximately 24 months at a construction cost estimated to be in excess of \$107 million.

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 recommended closing, vacating and abandoning the aerial space where the garage would protrude into the right-of-way. The request was reviewed for impact to city services and city staff conditioned a pedestrian easement which petitioner has agreed to do.

The Soledad Street closure will close a small portion of right-of-way which will even out the property line and make it more conducive to development. This closure does not impact public travel (pedestrian or vehicular).

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 and utilities and no objections were received. The proposed closures do not impact public travel, therefore notification (signs and letters) are not required under Municipal Code, Chapter 37.

If the requests are approved, the petitioner plans to assemble the rights-of-way and incorporate the properties within the new development.

ISSUE:

This resolution recommends the closure, vacation and abandonment of a 0.105 of an acre (4,590 square feet) portion of North Main Street, and a 0.054 of an acre (2,358 square feet) portion of Soledad Street, New City Block 154 in Council District 1, as requested by 305 Soledad Lot Ltd.

305 Soledad Lot Ltd (petitioner) owns property at 305 Soledad Street located within New City Block 154. The property is located between North Main Street, Soledad Street, West Pecan Street and East Travis Street. The platted property is wider on the north side of the block, then narrows on the south side. The petitioner intends to develop the property and met with city staff to discuss options to even out the property lines on North Main Street and Soledad Street. The current east-west dimensions of the parcel are not sufficient to support an efficient parking structure, which is a necessary component of the planned development for the site.

Petitioner intends to develop a 32-story mixed use apartment development with 351 residential units. The ground floor will have approximately 7,250 square feet of retail space, and above that will be six levels of structured parking with 456 parking spaces.

Construction is anticipated to begin in mid-2021 and will be completed in approximately 24 months at a construction cost estimated to be in excess of \$107 million.

ALTERNATIVES:

Planning Commission could choose not to recommend this request, however, if not approved the petitioner will need to delay, and redesign its project.

RECOMMENDATION:

Staff recommends approval of a resolution recommending the closures of a 0.105 of an acre of North Main Street, and a 0.054 of an acre of Soledad, New City Block 154, as requested by 305 Soledad Lot Ltd.