

**CITY OF SAN ANTONIO**  
**DEPARTMENT OF ASSET MANAGEMENT**  
**CITY COUNCIL AGENDA MEMORANDUM**

**TO:** Mayor and City Council

**FROM:** Rebecca Waldman, Director of Asset Management

**DATE:** January 5, 2006

**SUBJECT:** Request to amend the City's Multiple Use Agreement with the Texas Department of Transportation for use by a proposed Comfort Suites Hotel

**SUMMARY AND RECOMMENDATION**

This Ordinance authorizes the amendment of Multiple Use Agreements between the City of San Antonio and the Texas Department of Transportation to effectively release approximately 96 spaces under I.H. 37 between Nolan and Dawson Streets, in Council District 2, for use by an adjacent proposed Comfort Suites Hotel.

Staff recommends approval of this Ordinance.

**BACKGROUND INFORMATION**

The City of San Antonio has entered into various multiple use agreements with the Texas Department of Transportation (TXDOT) to maintain and operate for the provision of public parking various parcels of land owned by the State of Texas for which revenues may not exceed the cost of operation and maintenance.

The City is proposing to release approximately 96 spaces under I.H. 37 between Nolan and Dawson Streets to allow the owner of a proposed Comfort Suites Hotel to enter into a lease with TXDOT for the use of the parking area based on a fair market appraisal of the property. The hotel will be constructed on a vacant lot within an existing federal empowerment zone. A map of the location and a layout of the parking area to be released is attached as Exhibit A.

**POLICY ANALYSIS**

This action is consistent with City Council policy to support economic development within federal empowerment zones.

**FISCAL IMPACT**

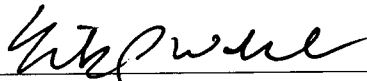
As a result of this proposed release of parking spaces, the City's parking fund would forgo approximately \$50,000 in revenue per year which has been used to offset operating and maintenance expenses at all TXDOT lots operated and maintained by the City. However, the proposed \$4.8 million, 80-unit limited service hotel is expected to generate about \$27,770 per year in property taxes and over \$10,000 in annual CPS revenue for the City of San Antonio, in addition to approximately \$131,000 per year in hotel/motel revenue.

**COORDINATION**

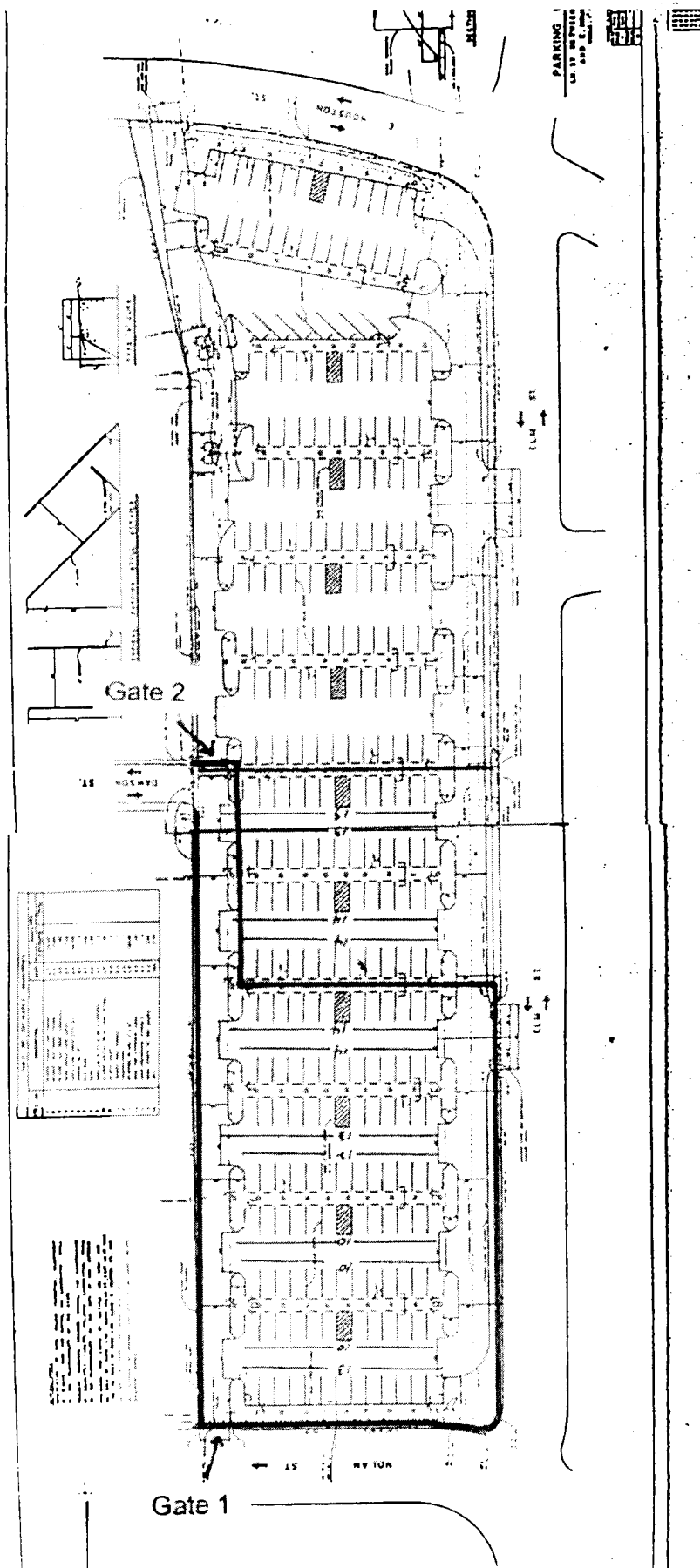
This request has been coordinated with the Department of Public Works, the Office of Management and Budget and the City Attorney's Office.



Rebecca Waldman, Director  
Department of Asset Management

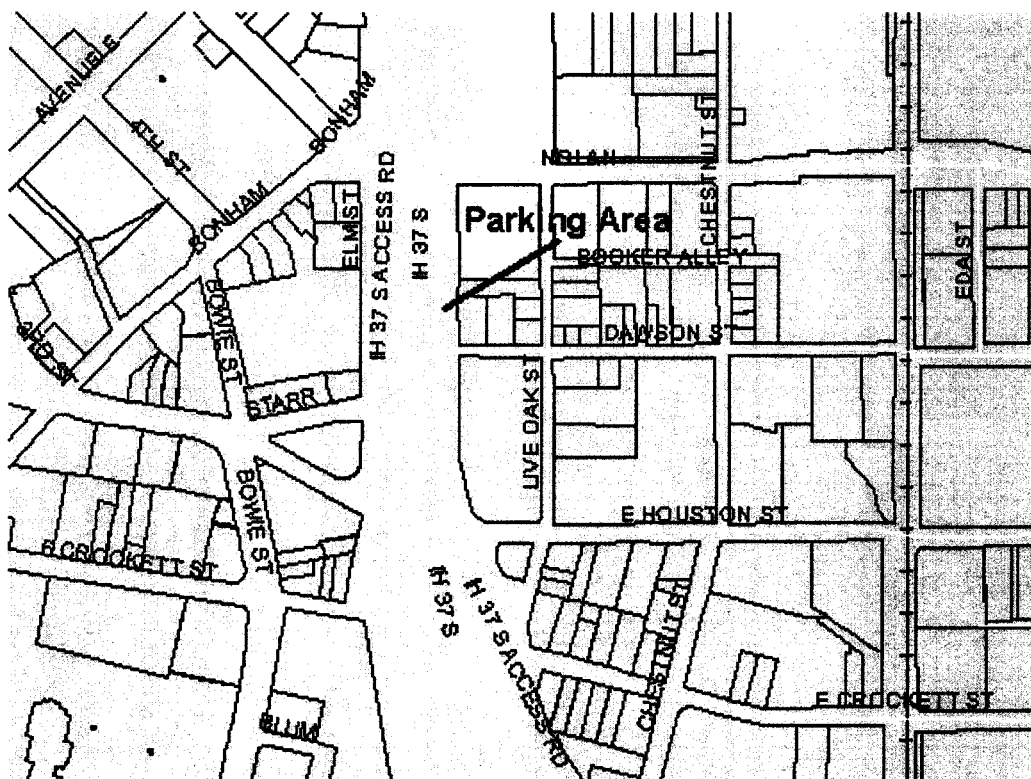


Erik J. Walsh  
Assistant to the City Manager

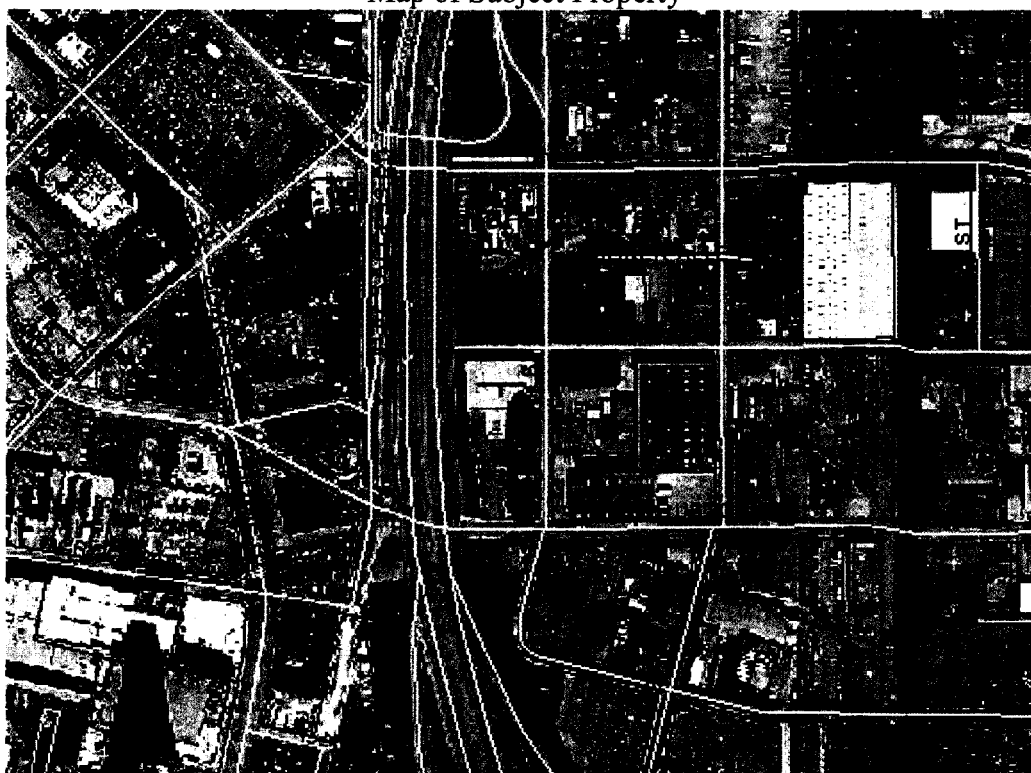


**Exhibit "A"**

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Map of Subject Property



Aerial Photograph of Subject Property

**Exhibit "A"**

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