



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TAX INCREMENT FINANCING UNIT

STAFF REPORT

AGENDA ITEM NO.

**Public Hearing:**

Planning Commission  
April 22, 2015

**Applicant:**

City of San Antonio/Department of  
Planning and Community  
Development

**Staff Coordinator:**

Nancy Sheppard, TIF Economic  
Development Manager  
(210) 207- 7805  
nancy.sheppard@sanantonio.gov

**Property Address/Location and**

**Legal Description:**

Property located at 146 E Houston St,  
San Antonio, TX 78205.

Approximately 0.0168 acres, more or  
less, out of Lot 11, Block 20, New  
City Block 404, an addition to the  
City of San Antonio, Bexar County,  
Texas according to plat thereof filed  
of record in Volume 9550, Pages 24  
of the Deed and Plat Records of  
Bexar County, Texas, said land being  
more particularly described on  
**Exhibit A**, which is incorporated  
herein by reference for all purposes as  
if it were fully set forth.

**Tract Size:**

Tract 1: 0.0112 acres

Tract 2: 0.0042 acres

Tract 3 Elevator shaft: 0.0014 acres

**Council District(s):**

Council District 1

**Notification:**

Not Applicable

**REQUEST**

A Resolution on behalf of the City of San Antonio to approve the conveyance of real property located at 146 E. Houston St. San Antonio, TX 78205 associated with the Houston Street Tax Increment Reinvestment Zone (TIRZ). The property in question is the conveyance of three separate tracts consisting of an elevator, elevator shaft and two portions of a stairwell that descend from street level (Houston street) to river level.

**Staff recommends Approval.** (Nancy Sheppard, 210-207-7805, [nancy.sheppard@sanantonio.gov](mailto:nancy.sheppard@sanantonio.gov), TIF Economic Development Manager)

**RECOMMENDED ACTION**

Staff recommends approval of this request to approve the acceptance of the conveyance of property located at 146 E. Houston St. San Antonio, TX 78205.

**ALTERNATIVE ACTIONS**

The approval of this request will allow the City of San Antonio to take conveyance of an elevator and stairwell located on Houston Street. This conveyance will allow for public access for the handicapped, as well as, the general public from the Houston Street Bridge to the River Walk. Disapproval of this request would prevent the above mentioned access to the public and would prevent the intended benefits to the City of San Antonio to be derived from the Houston Street TIRZ Development Agreement.

**I. BACKGROUND**

The Houston Street Tax Increment Reinvestment Zone (TIRZ) was established as per City Ordinance No. 90969 on December 9, 1999. The TIRZ is an economic development tool that allows the City to collect an increment of taxes for the life of the zone to use as incentives to encourage economic development within the zone area. As part of the Houston Street TIRZ, a Development Agreement was entered into with the City of San Antonio and Street Retail San Antonio, LP, to carry out several projects within the zone. The applicable project was named the "Houston Street Bridge Linkage". This project consisted of the incorporation of a pathway, stairs and elevator linking the San Antonio River Channel and Houston Street to integrate street and river levels, enhance downtown pedestrian circulation, and increase access for persons with disabilities. The eligible reimbursable cost of the "Houston Street Bridge Linkage" Project payable to the Developer was \$975,000.00. As part of the Development Agreement, the Developer is to convey a fee simple title by a special warranty deed to the City for all improvements for which

it has been fully reimbursed. The property in question, (Houston Street Bridge Linkage Project) consists of an area that includes an elevator and stairwell linkage from Houston Street to the River Walk level. The property is a portion of Lot 11, Block 20, N.C.B. 404 consisting of three tracts that include an elevator, elevator shaft, and stairwells (0.0168 acres), as shown and attached in Exhibit "A". The property along with the elevator will be conveyed by Special Warranty Deed and Special Warranty Bill of Sale from Street Retail San Antonio LP, to the City of San Antonio as shown and attached in Exhibit "B" and "B-1". Street Retail is also granting three easements at street level, terrace level, and river level for public access between the three separate tracts as indicated in Exhibit "C". Because the property is being separated from a larger parcel, the property being conveyed requires re-platting. However, in accordance with San Antonio Unified Development Code (UDC) 35-430(C)(5) the City of San Antonio has applied for and was granted an exception on behalf of the Developer via a Certificate of Determination through the Development Services Department. *See* attached Exhibit "D".

## **II. SUPPLEMENTAL INFORMATION**

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. As a result of this conveyance, San Antonio Downtown Operations has agreed to maintain the elevator and stairwell area subject to budget appropriations.

## **III. RECOMMENDATION**

TIF Staff recommends approval of this request to receive conveyance of this property. The staff recommends that such approval by the Planning Commission be acknowledged by the passage of the attached Resolution as Exhibit "E".

## **IV. ATTACHMENTS**

1. Exhibit "A" (Survey of Houston Street Linkage)
2. Exhibit "B" and "B-1" (Special Warranty Deed and Bill of Sale)
3. Exhibit "C" (Public Easements)
4. Exhibit "D" Certificate of Determination
5. Exhibit "E" Resolution