



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-2406

**Type:** Real Property Sale

**In control:** City Council A Session

**On agenda:** 12/4/2014

**Title:** An Ordinance declaring as surplus a 0.0514 acre of vacant City-owned property located at 163 Angela Street, in Council District 5, and authorizing its sale to Adolfo Anguiano for a total fee of \$2,700.00. [Peter Zanoni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**Sponsors:** Martha Almeria

**Indexes:** EastPoint Disposition

**Code sections:**

**Attachments:** 1. Exhibit A.pdf, 2. Location Map, 3. Draft Ordinance, 4. Ordinance 2014-12-04-0958

Date	Ver.	Action By	Action	Result
12/4/2014	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Office of EastPoint and Real Estate Services

**DEPARTMENT HEAD:** Mike Etienne

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:** Disposition: Sale of City-Owned property at 163 Angela Street

### SUMMARY:

An ordinance declaring as surplus a 0.0514 acre of vacant City-owned land located at 163 Angela Street, in Council District 5, and authorizing its sale to Adolfo Anguiano for a total of \$2,700.00.

### BACKGROUND INFORMATION:

Adolfo Anguiano (Petitioner) is requesting that the City of San Antonio declare as surplus and sell an unimproved parcel of land located at 163 Angela Street as shown on attached Exhibit A. The Petitioner lives at 151 Angela Street, and is in the process of purchasing property at 155 Angela Street. The Petitioner would like to buy the subject property to combine all properties for full expansion and use of their home. The subject property, 163 Angela Street, is a tax foreclosure that was obtained by the City in 1974. The property has remained vacant since 1974 and the sale of the property would not only make it a viable, usable property again, but would also re-instate it as taxable property.

**ISSUE:**

This ordinance will declare as surplus a 0.0514 acre of vacant City-owned land located at 163 Angela Street, described as Lot East 35 feet of South 72 feet of 19, Block 2, New City Block 3159, in Council District 5, and authorize its sale to Adolfo Anguiano for a total of \$2,700.00.

The Petitioner lives at 151 Angela Street and is in the process of purchasing property at 155 Angela. The Petitioner would like to buy the subject property to combine all properties for full expansion and use of their home. The subject property at 163 Angela Street is a tax foreclosure that obtained by the City in 1974. The property has remained vacant since 1974 and the sale of the property would not only make it a viable, usable property again, but would also re-instate it as taxable property.

This action is consistent with 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, that would disallow the Petitioner from using the land for additional yard space and expansion of their home. If disapproved, the City's liability would continue along with the obligation for maintenance.

**FISCAL IMPACT:**

In compliance with Chapter 37 of the City Code, Section 37-2, the property was appraised at \$2,000 by Sandison Appraisal, LLC (State of Texas Certified Professional Appraiser) on April 16, 2014. The City of San Antonio will collect a total of \$2,700.00, for closing and other administrative costs. This is a tax foreclosure property, therefore, funds will be used to defray delinquent property taxes and related court costs. Any remaining funds will be deposited into the General Fund in accordance with FY 2015 Adopted Budget.

Also, the property will be placed on the tax rolls, which will generate revenue for the City of San Antonio as well as other taxing entities.

**RECOMMENDATION:**

Staff recommends approval of this ordinance to declare as surplus and sell the vacant City-owned real property located at 163 Angela Street, in Council District 5, to Adolfo Anguiano for \$2,700.00.

The City of San Antonio's Planning Commission approved this request at its regular meeting of November 12, 2014.