



City of San Antonio

Legislation Details (With Text)

File #: 14-1536

Type: Real Property Sale

In control: City Council A Session

On agenda: 8/14/2014

Title: An Ordinance authorizing the sale and disposition of six separate parcels of real property located at 318 Angela, 2206 Chihuahua, 1516 Santiago, 1528 Santiago, 1530 Santiago and 2406 Vera Cruz all in Council District 5 owned by the Urban Renewal Agency for the City of San Antonio dba Office of Urban Redevelopment (OUR SA) to David Anderson Homes for \$20,000.00 and authorizing the sale and disposition of one single family home located at 1706 Socorro to Vanguard Investments for \$45,000.00 in Council District 3. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance 2014-08-14-0573

Date	Ver.	Action By	Action	Result
8/14/2014	1	City Council A Session	adopted	Pass

DEPARTMENT: Center City Development and Operations Department

DEPARTMENT HEAD: Lori Houston

COUNCIL DISTRICTS IMPACTED: 3 and 5

SUBJECT:

Disposal of Office of Urban Redevelopment Surplus Property

SUMMARY:

Consideration of an ordinance authorizing the disposition of 6 parcels of unimproved real properties comprising approximately 0.5346 acres of land area owned by the Urban Renewal Agency for the City of San Antonio dba Office of Urban Redevelopment (OUR SA) in Council District 5 and authorizing its sale to David Anderson Homes for \$20,000.00. This ordinance also authorizes the disposition of a 0.1871 acre property which includes a 924 square foot single family home owned by OUR SA in Council District 3 and authorizes its sale to Vanguard Investments for \$45,000.00.

Legal Descriptions for the involved properties are as follows:

1. **318 Angela:** New City Block 6199, Block 1, Lot 425
2. **2206 Chihuahua:** New City Block 6466, Lots 17, 18 and 19
3. **1516 Santiago:** New City Block 6465, Block 1, Lots 5 and 6
4. **1528 Santiago:** New City Block 6465, Block 1, Lot 12
5. **1530 Santiago:** New City Block 6465, Block 1, Lot 13
6. **2406 Vera Cruz:** New City Block 3896, Block 6, Lot 11
7. **1706 Socorro:** New City Block 15647, Block 18, Lot 30

BACKGROUND INFORMATION:

318 Angela - Tract 1 (0.17 Acres)

According to Deed records, OUR SA purchased this property as separate tracts in 1992 and 1993. The property was replatted in 1997 and was assigned the address of 318 Angela. The property is currently vacant and undeveloped.

2206 Chihuahua - Tract 2 (0.1291 Acres)

According to Deed records, OUR SA purchased this property in 1995. The property is currently vacant and undeveloped.

1516 Santiago - Tract 3 (0.0861 Acres)

According to Deed records, OUR SA purchased this property in 1995. The property is currently vacant and undeveloped.

1528 Santiago - Tract 4 (0.0430 Acres)

According to Deed records, OUR SA purchased this property in 1995. The property consists of only 25 front feet and will be combined with Tract 5 to allow for the construction of one single family home. The property is currently vacant and undeveloped.

1530 Santiago - Tract 5 (0.0430 Acres)

According to Deed records, OUR SA purchased this property in 1995. The property consists of only 25 front feet and will be combined with Tract 4 to allow for the construction of one single family home. The property is currently vacant and undeveloped.

2406 Vera Cruz - Tract 6 (0.0634 Acres)

According to Deed records, OUR SA purchased this property in 1995. The property is currently vacant and undeveloped.

1706 Socorro - Tract 7 (0.1817 Acres)

According to Deed records, OUR SA purchased this property in 1986 as a part of the urban renewal efforts in the Villa Coronado neighborhood. The property consists of a 926 square foot 3 bedroom-1 bath single family home.

The OUR SA Board directed staff to canvass all seven properties consistent with City real estate disposition policy and to market the property for sale. The properties were advertised as required by the Urban Renewal Statute. Accordingly, canvassing was completed during March 2013, and a request for sealed bids was published in both the San Antonio Express News and The Hart Beat in April 2013. The properties are continuously advertised on the City surplus properties website.

Staff received sealed bids for the purchase of each property and reviewed each proposal relative to the purchase price, development plan, and timing of the development. The properties are all zoned for R4 or R6 - single family residential, and all sales will result in providing single family homes for their respective neighborhoods.

The properties were approved for sale by the Planning Commission on June 11, and August 13, 2014. The OUR SA Board approved the sale of the properties during the July 2014 Board meeting.

ISSUE:

This ordinance authorizes the conveyance of OUR SA owned parcels of land located at 318 Angela, 2206 Chihuahua, 1516 Santiago, 1528 Santiago, 1530 Santiago, 2406 Vera Cruz, and 1706 Socorro. The sale of these properties presents an opportunity for revitalization of the existing neighborhoods and removes property that OUR SA will need to maintain from its inventory.

ALTERNATIVES:

City Council can decide not to authorize the sale of these properties, and the properties would be marketed a second time. In which case, the properties would remain underutilized until a future buyer is identified.

FISCAL IMPACT:

All funds received from the sale of the these properties, less relative expenses, are considered CDBG program income and will be returned to the Planning and Community Development Department - Grants Monitoring and Administration Division.

RECOMMENDATION:

Staff recommends the approval of an ordinance authorizing the conveyance of surplus properties owned by the Urban Renewal Agency for the City of San Antonio dba Office of Urban Redevelopment (OUR SA), located at 318 Angela, 2206 Chihuahua, 1516 Santiago, 1528 Santiago, 1530 Santiago, and 2406 Vera Cruz to David Anderson Homes for \$20,000.00; and the conveyance of 1706 Socorro to Vanguard Investments for \$45,000.