



City of San Antonio

Legislation Details (With Text)

File #: 15-2888

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 5/13/2015

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

Sponsors:

Indexes:

Code sections:

Attachments: 1. T09 2015-05-13 Exhibit A - Survey of Houston Street Linkage, 2. T09 2015-05-13 Exhibit B - Special Warranty Deed, 3. T09 2015-05-13 Exhibit B1 - Special Warranty Bill of Sale, 4. T09 2015-05-13 Exhibit C - Public Easements, 5. T09 2015-05-13 Exhibit D - Certificate of Determination, 6. T09 2015-05-13 Exhibit E - Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: John Dugan

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

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).

SUMMARY:

Department of Planning and Community Development Staff are recommending approval of 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.

BACKGROUND INFORMATION:

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 was recently sold by the Developer to Graystreet Houston - 150 E. Houston Street, LLC (Graystreet) on April 24, 2015. Therefore, the property along with the elevator will be conveyed by Special Warranty Deed and Special Warranty Bill of Sale from Graystreet Houston - 150 E. Houston Street, LLC, to the City of San Antonio as shown and attached in Exhibit “B” and “B-1”. Graystreet 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”.*

ALTERNATIVES:

The approval of this request will allow the City of San Antonio to take ownership 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.

FISCAL IMPACT:

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

RECOMMENDATION:

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.