



City of San Antonio

Legislation Details (With Text)

File #: 17-4400

Type: Real Property Sale

In control: City Council A Session

On agenda: 10/5/2017

Title: An Ordinance declaring a 0.156 acre tract of city owned real property located at 311 Shannon Lee in Council District 1 as surplus and authorizing its sale to C. Kenneth Parker for \$14,656.55. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Sponsors:

Indexes:

Code sections:

Attachments: 1. 311 Shannon Lee Field Notes for the 45' x 150' Lot, 2. Survey_Shannon Lee, 3. Contracts Disclosure Form_Shannon Lee, 4. Executed Letter of Agreement_Shannon Lee, 5. OVERVIEW MAP_Shannon Lee, 6. Draft Ordinance, 7. Map, 8. Ordinance 2017-10-05-0747

Date	Ver.	Action By	Action	Result
10/5/2017	1	City Council A Session	adopted	Pass

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Authorizing the sale of city-owned property near McCullough Avenue and Shannon Lee Street.

SUMMARY:

An ordinance declaring as surplus and authorizing the sale of a 0.156 acre (6,817 square feet) out of New City Block 12011, Block 3, Lot 19, located at 311 Shannon Lee in Council District 1, to C. Kenneth Parker for a sales price of \$14,656.55.

BACKGROUND INFORMATION:

City Council authorized the Barbara Drive Drainage Project on May, 18, 2017 by Ordinance 2017-05-18-0336 and is funded by Bexar County Flood Control funds and FY 2014 Storm Water Regional funds. The project removes the existing concrete channel and underground box culvert drainage system and replaces it with a

wider and deeper earthen channel, green space, lighted walkways and landscaping. As part of the City's preparation for the project, the City bought 34 homes within the 200 block of Barbara Drive and the 300 block of Shannon Lee between McCullough and Skipper Drive for the construction of the drainage channel. The properties on the northeast corner (Barbara and Skipper Drives) and the southeast corner, (Shannon Lee and McCullough Avenue) were outside the project limits, so the property owners were allowed to stay. All other structures on the City acquired lots were demolished as part of the Barbara Drive Project.

The petitioner is one of the remaining property owners and is concerned that the project's lighted walkway is too close to his property and intends to create a buffer. Petitioner coordinated with city Storm Water Engineering staff and identified a portion of the abutting property that was not required for the project, so he requested the city declare as surplus and sell that portion of the property to create a buffer between his property and the project's lighted walkway. Petitioner intends to fence and landscape the property.

In accordance with City Code, the subject property was reviewed by City Departments and Utilities and was determined to be surplus. In addition, the request was coordinated and approved by the Storm Water Engineering Division of Transportation & Capital Improvements (TCI). The subject property is located outside the floodplain. In compliance with Local Government Code, Chapter 272, the property was advertised for sealed bid on May 24 and May 26, 2017 in the San Antonio Hart Beat. Petitioner was the sole bidder and submitted a bid for fair market value.

ISSUE:

This ordinance declares as surplus and authorizes sale of a 0.156 acre (6,817 square feet) out of New City Block 12011, Block 3, Lot 19, located at 311 Shannon Lee in Council District 1, to C. Kenneth Parker for a sales price of \$14,656.55.

The petitioner is one of the remaining property owners on Shannon Lee and is concerned that the project's lighted walkway is too close to his property and intends to create a buffer. Petitioner coordinated with city staff and identified a portion of the abutting property that was not required for the project, so he requested the city declare as surplus and sell that portion of the property to create a buffer between his property and the project's lighted walkway. Petitioner intends to fence and landscape the property.

ALTERNATIVES:

City Council could choose not to approve this item, however if approved, the petitioner can utilize the property as a buffer between his property and the project limit, and the property will be placed back on the tax rolls.

FISCAL IMPACT:

The value of this sale was determined by averaging surrounding land values as determined by the Bexar County Appraisal District, as provided under Municipal Code, Chapter 37-2. The fair market value was determined to be \$14,656.55 and will be deposited in the General Fund in accordance with the FY 2018 Adopted Budget.

RECOMMENDATION:

The Planning Commission reviewed this request at its regular meeting on August 23, 2017. Staff recommends approval of this request to declare as surplus and dispose of a portion of 311 Shannon Lee.