



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3006

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 6/13/2018

**Title:** S.P. 2087 - Request of a Resolution declaring a vacant City-owned parcel consisting of approximately .1618 of an acre or 7,050 square feet of real property located at 175 Kelly Drive within New City Block 7674 as surplus to the needs of the City of San Antonio, authorizing its conveyance/sale to Paul C. Alvarado for \$19,500.00, located in Council District 3. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A, 2. Resolution, 3. Contract

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Transportation & Capital Improvements

**STAFF COORDINATOR:** Jesse Quesada, Senior Management Analyst, (210) 207-6971, jesse.quesada@sanantonio.gov

**COUNCIL DISTRICT IMPACTED:** 3

**SUBJECT:**

Disposition: Sale of a City-owned Property located at 175 Kelly Drive

**SUMMARY:**

An ordinance declaring a vacant tract of land located at 175 Kelly Drive in Council District 3 as surplus and authorizing its conveyance/sale to Paul C. Alvarado for \$19,500.00.

**BACKGROUND INFORMATION:**

Under Municipal Code, all city property must be declared as surplus prior to the disposition of the property. The request to declare property as surplus must be submitted to Transportation & Capital Improvements, Real Estate Division, then the request and exhibits are sent to departments and municipal utilities that provide services to, or construct infrastructure on the properties. The departments and municipal utilities respond if there is a need for the property or if the property may be disposed. The subject property was reviewed by City departments and utilities and no denials were received.

The subject property, located at 175 Kelly Drive within NCB 7674 as shown on attached Exhibit “A”, is a tax foreclosure obtained by the City in 1973. All tax liens will be paid when the property closes at the title company.

The subject property was advertised for sale in the Multiple Listing Service (MLS) with Providence Commercial Real Estate Services for 30 days at \$13,960.00. The four abutting property owners to the subject property were informed that the property would be advertised for sale with Providence Commercial Real Estate Services. The information included contact information for Providence Commercial Real Estate Services along with information about the property.

The City of San Antonio received seven bids for the sale of the property. Paul C. Alvarado, an abutting property owner at 179 Kelly Drive, placed the highest bid of \$19,500.00. Paul C. Alvarado resides at 179 Kelly Drive. The property consists of approximately .1618 of an acre or 7,050 square feet. The property is zoned H R-5 Historic Residential Single-Family.

If approved, Paul C. Alvarado, would like to keep the land as an open space, to purchase as is. Mr. Alvarado has indicated that he will maintain the property and use it for recreational purposes.

#### **ISSUE:**

This ordinance declares as surplus to the needs of the City of San Antonio, authorizes the disposition of 175 Kelly Drive described as [NCB 7674 BLK D Lot W 47 OF S 150 OF D, PT OF TR 3 ARB D2](#) to Raul C. Alvarado for a total of \$19,500.00.

The subject property, located at 175 Kelly Drive within NCB 7674 as shown on attached Exhibit “A”, is a tax foreclosure obtained by the City in 1973. All tax liens will be paid when the property closes at the title company. The subject property was advertised for sale in the Multiple Listing Service (MLS) with Providence Commercial Real Estate Services for 30 days at \$13,960.00. The property will be sold “as is” and “where is”. The property is zoned H R-5 Residential Single-Family. If approved, the City of San Antonio will dispose of this property in compliance with all local and state laws.

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:**

The Planning Commission could choose not to approve the disposition of this City-owned property and place the property on the tax rolls; however, the City of San Antonio would continue to be responsible for the maintenance of the property. In addition, this would prevent the property from being placed on the tax rolls to generate revenue for the City and the other taxing entities.

#### **FISCAL IMPACT:**

In compliance with Chapter 37 of the City Code, Section 37-2 Section 2(g)(2), the property was appraised at \$13,960.00 utilizing the Bexar Appraisal District assessed land value. The City of San Antonio will collect a total of \$19,500.00 for the sale of this property. 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 2018 Adopted Budget.

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 request to declare as surplus, authorize the conveyance of the property located at 175 Kelly Drive to Paul C. Alvarado, in Council District 3.