



# City of San Antonio

## Agenda Memorandum

**File Number:**17-4538

---

**Agenda Item Number:** 28.

**Agenda Date:** 11/13/2017

**In Control:** Planning Commission

---

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Authorizing the sale of city-owned property near U.S. Highway 281 and Olmos Drive.

### **SUMMARY:**

A resolution in support of declaring as surplus and authorizing sale of a 0.329 acre unimproved tract of land located at 900 East Olmos Drive to Tronco de Arbol, LLC. The property is divided between Council District 1 and the City of Olmos Park.

### **BACKGROUND INFORMATION:**

The petitioner purchased a 4.82 acre tract of land located at 900 E Olmos Drive, Olmos Park, Texas in 2015. Petitioner discovered a cloud on title of the subject 0.329 acre tract of land. Subsequent research identified the City of San Antonio within the chain of title. Petitioner submitted a request to the city to declare the subject property as surplus and sell the property to the petitioner. Documentation was not provided, or found, to establish current ownership by the City of San Antonio. If this request is approved, the city will issue a quitclaim of its interest in the subject property.

In accordance with City Code, the subject property was reviewed by City Departments and Utilities and was determined to be surplus. The portion of the property located within San Antonio city limits is zoned R-5 single family residential and was determined to be developable. In compliance with Local Government Code, Chapter 272, the property was advertised for sealed bid on June 9 and June 12, 2017 in the San Antonio Hart Beat. Petitioner was the sole bidder and submitted a bid for fair market value.

### **ISSUE:**

This resolution supports the declaration as surplus and authorizes the sale of a 0.329 acre unimproved tract of land located at 900 E Olmos Drive to Tronco de Arbol, LLC.

The petitioner purchased a 4.82 acre tract of land located at 900 E Olmos Drive, Olmos, Texas in 2015 which includes the subject 0.329 acre tract of land. The subject 0.329 acre tract has a cloud on title. The City of San Antonio was identified within the chain of title, so petitioner requests the city declare the 0.329 acre tract as surplus and convey a quitclaim deed.

#### **ALTERNATIVES:**

The Planning Commission could choose not to approve this item, however if approved, the petitioner can be established within the chain of title. Petitioner intends to fence the subject property with the abutting property.

#### **RECOMMENDATION:**

Staff recommends approval of this request to declare as surplus and dispose of a portion of 900 E Olmos Drive, Olmos Park, Texas.