



City of San Antonio

Agenda Memorandum

File Number:19-3645

Agenda Item Number: 14.

Agenda Date: 5/22/2019

In Control: Planning Commission

DEPARTMENT: Neighborhood & Housing Services Department

DEPARTMENT HEAD: Verónica R. Soto, AICP, Director

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Disposition of property owned by the Urban Renewal Agency (OUR SA)

SUMMARY:

A Resolution recommending the City Council's approval of the sale and conveyance of 3 vacant OUR SA properties: 302 Runnels, described as NCB 1217, Block 15, Lot 1; 203 Edgar, NCB 1217, Block 15, Lots 1A and 2A; and 205 Edgar, NCB 1217, Block 15, Lot 3A, in Council District 2.

BACKGROUND INFORMATION:

On December 16, 2018, OUR SA Commissioners approved the sale of the 302 Runnels, 203 and 205 Edgar to the highest bidder. According to the Local Governments Code - Urban Renewal Statute Chapter 374, the disposition of all real property owned by the Urban Renewal Agency (OUR SA) must be approved by the Municipality.

Prior to review and approval by the Municipality, the OUR SA Board directed OUR SA staff to follow the City vacant land sale process and also submit the required information to the Planning Commission for approval.

OUR SA purchased 0.36 acres of vacant unimproved tracts of land in 1991 as part of the Fort Sam Gateway Urban Renewal Plan (URP). The Fort Sam Gateway URP expired in May of 2012, and these properties were never developed and have remained vacant since acquisition. These tracts are comprised of 4 lots zoned Heavy Industrial (I-2) with Traffic Control and Parking Restrictions (EP-1). The zoning, together with the properties partially located in a flood plain create difficult challenges to affordable housing developers.

Because the properties were acquired with HUD funds, an Environmental Review Record was prepared by

Terracon Engineering in April 2019. The Record was reviewed and determined to be in compliance with the National Environmental Policy Act by Grants Monitoring on behalf of HUD.

ISSUE:

This resolution supports City Council's authority under the Local Governments Code - Urban Renewal Statute Chapter 374 to approve the sale of property owned by the Urban Renewal Agency: 302 Runnels, described as NCB 1217, Block 15, Lot 1; 203 Edgar, NCB 1217, Block 15, Lots 1A and 2A; and 205 Edgar, NCB 1217, Block 15, Lot 3A, in Council District 2.

Through this action Council authorizes OUR staff to complete the disposition of the properties to the submitted offer in coordination with Council District 2. Prior to moving forward with the final sale, staff will brief the residing Councilmember.

ALTERNATIVES:

The Planning Commission could choose not to pass this item to City Council which would prevent the disposition of these OUR SA properties and not place the properties on the tax rolls; however, OUR SA would continue to be responsible for the maintenance of the properties. Approval of the disposition would allow the properties to be placed on the tax rolls to generate revenue for the City and other taxing entities.

FISCAL IMPACT:

The proceeds from the disposition of the properties will be considered "program income" and will be deposited back into a fund and used in accordance with the Annual Action Plan. The sale of the properties will return it to the tax rolls which will generate revenue for the City of San Antonio as well as other taxing entities

RECOMMENDATION:

Staff recommends approval of a resolution recommending the City Council's approval of the sale and conveyance of 3 vacant OUR SA properties: 302 Runnels, described as NCB 1217, Block 15, Lot 1; 203 Edgar, NCB 1217, Block 15, Lots 1A and 2A; and 205 Edgar, NCB 1217, Block 15, Lot 3A, in Council District 2.