



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 10

**Agenda Date:** April 20, 2023

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Real Estate Disposition: Declaration of surplus and sale of an unimproved City-owned property located near the intersection of Aubrey Street and E. Cesar Chavez Boulevard

**SUMMARY:**

An ordinance approving the sale of an unimproved City-owned property located near the intersection of Aubrey Street and E. Cesar Chavez Boulevard within New City Block 928 in Council District 1, as requested by H-E-B, LP, a Texas limited liability partnership, for a fee of \$90,100.00.

**BACKGROUND INFORMATION:**

H-E-B, LP, a Texas limited liability partnership (Petitioner), is requesting to purchase an unimproved City-owned property located near the intersection of Aubrey Street and E. Cesar Chavez Boulevard within New City Block 928. The proposed sale is within New City Block 928 in City Council District 1. The property consists of 0.03 of an acre (1,511.225 square feet). The Petitioner owns the abutting property to the north and northwest except for this small 1,511 square foot city-owned portion. If approved, Petitioner will incorporate the 1,511 square foot portion of City-owned property into its abutting property and re-plat the site for future development, potentially commercial office/mix use.



City Departments and utilities were canvassed and approved with standard conditions. Petitioner has agreed to all the conditions. The property is located within the Downtown Residents Association. The Downtown Residents Association did not respond during the canvassing portion. The property will be disposed of in accordance with Chapter 272.001 (b)(1) of the Local Government Code.

#### **ISSUE:**

This ordinance approves the declaration of surplus and sale of an unimproved 1,511 square foot City-owned property located near the intersection of Aubrey Street and E. Cesar Chavez Boulevard within New City Block 928 in Council District 1, as requested by H-E-B, LP, a Texas limited liability partnership, for a fee of \$90,100.00.

The Petitioner owns the abutting property to the north and northwest except for this small 1,511 square foot city-owned portion. If approved, Petitioner will incorporate the small 1,511 square foot piece of City-owned property into the abutting property and replat the site for future development, potentially commercial office/mix use.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on March 22, 2023. This action is consistent with the City Code and Ordinances, which require City Council approval for the sale or disposition of City-owned or controlled real property.

#### **ALTERNATIVES:**

City Council could choose not to approve this request; however, Petitioner will not be allowed to replat the site for future commercial office/mix-use development.

#### **FISCAL IMPACT:**

The fee established for this request is \$90,100.00, which includes the property's assessed value in the amount of \$90,000.00 plus \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, the property's fair market value was determined by an independent appraisal completed by Noble & Associates, Inc., on January 6, 2023. These funds will be deposited into the General Fund in accordance with the FY 2023 Adopted Budget.

#### **RECOMMENDATION:**

Staff recommends approving this request to declare as surplus and sell a 1,511 square foot City-owned property near the intersection of Aubrey Street and E. Cesar Chavez Boulevard in Council District 1.