

ORDINANCE

2022-11-03-0843

**DECLARING AS SURPLUS AND AUTHORIZING THE SALE OF AN UNIMPROVED PROPERTY LOCATED AT 255 H STREET WITHIN NEW CITY BLOCK 1559, AS REQUESTED BY THOMAS NIXON JR. AND VERONICA NIXON, FOR A FEE OF \$110,100.00 DEPOSITED INTO THE GENERAL FUND.**

\* \* \* \* \*

**WHEREAS**, Thomas Nixon Jr. and Veronica Nixon ("Petitioners") are requesting to purchase an unimproved property located at 255 H Street within NCB 1559 in City Council District 2, as shown in **Attachment I**; and

**WHEREAS**, this City-owned property, gifted to the City and consisting of 0.6261 acres, is at the end of a cul-de-sac east of New Braunfels Avenue within the Denver Heights Neighborhood Association; and

**WHEREAS**, if approved, the Petitioners will fence the property to expand and improve their property line; and

**WHEREAS**, City Departments and utilities were canvassed and approved with standard conditions; and

**WHEREAS**, the Denver Heights Neighborhood Association did not respond during the canvassing portion; and

**WHEREAS**, the City-owned property was advertised for sale in the San Antonio Hart Beat on August 15, 2022 and August 22, 2022; and

**WHEREAS**, Petitioners submitted a bid for \$110,000.00 on August 16, 2022, and no other bids were received; and

**WHEREAS**, the City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on October 12, 2022. **NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** As an exercise of its discretion, the City Council declares as surplus to the needs of the City of San Antonio the 0.6261 acre unimproved property located at 255 H Street within NCB 1559 in City Council District 2 and authorizes its sale to Thomas Nixon Jr. and Veronica Nixon for a fee of \$110,100.00.

**SECTION 2.** A detailed description of the 0.6261 acre unimproved property with a detailed map is set forth in **Attachment II**. All attachments are incorporated into this Ordinance for all

purposes as if they were fully set forth. **Attachment II** controls over any discrepancy between it and **Attachment I**.


**SECTION 3.** Funds received for this Ordinance for administrative costs be deposited in Fund 11001000, Internal Order 223000000253 and General Ledger 4903101.

**SECTION 4.** The disposition of surplus property must be coordinated through the City's Finance Department to assure the removal of these assets into the City's financial records and to record the proper accounting transactions.

**SECTION 5.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 6.** This Ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.


**PASSED AND APPROVED this 3rd day of November, 2022.**

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting November 3, 2022

16.

2022-11-03-0843

Ordinance declaring as surplus and authorizing the sale of an unimproved property located at 255 H Street within New City Block 1559, as requested by Thomas Nixon Jr. and Veronica Nixon, for a fee of \$110,100 deposited into the General Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember McKee-Rodriguez moved to Amendment to move associated fees to the Affordable Housing Fund rather than General Fund. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,  
Cabello Havrda, Sandoval, Pelaez, Courage

**No:** Perry

## **ATTACHMENT I**



## Attachment I



**Attachment II**

FIELD NOTE DESCRIPTION  
FOR A  
0.6261 ACRE TRACT  
(27,273.0 sq. ft.)

Being 0.6261 Acres (27,273.0 sq. ft.) of land comprised of Arbitrary Lots 32, 33 & 34, Block 12, N.C.B. 1559, San Antonio, Bexar County, Texas and being the same property conveyed to the City of San Antonio by Warranty Deed recorded in Volume 3441, Page 421 of the Deed Records of Bexar County, Texas and this 0.6261 Acre Tract of land being more particularly described as follows:

Beginning at a fence corner found on the north right of way line of "H" Street, being the southwest corner of said Arbitrary Lot 34, Block 12 N.C.B. 1559 and of the herein described tract and the Point of Beginning also being the southeast corner of Arbitrary Lot 28, Block 12, N.C.B. 1559, conveyed to Carlos Ortega by Warranty Deed recorded in Volume 12218, Page 549 of the Official Public Records of Bexar County, Texas;

THENCE: N. 00° 19'34" W., 153.23 feet leaving the north right of way line of "H" Street and along the common line between said Lot 28 and Lots 32 thru 34, Block 12, N.C.B. 1559, to a fence corner found, being the northwest corner of Arbitrary Lot 32, Block 12, N.C.B. 1559 and of the herein described tract and said point also being the northeast corner of said Arbitrary Lot 23, Block 12, N.C.B. 1559, also being the southeast corner of Arbitrary Lot 13, Block 12, N.C.B. 1559, conveyed to Andrea M. Veal by Deed recorded in Volume 11964, Page 2083 of the Official Public Records of Bexar County, Texas and also being the southwest corner of Arbitrary Lot 14, Block 12, N.C.B. 1559, conveyed to Jimmie & Delfina Luna by Deed recorded in Volume 13491, Page 1319 of the Official Public Records of Bexar County, Texas;

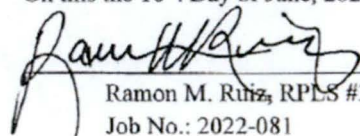
THENCE: S. 89° 17'24" E., 242.63 feet along the north line of said Arbitrary Lot 32, Block 12, N.C.B. 1559, also being the south line of Lots 14 & 15 and Arbitrary Lot 31, Block 12, N.C.B. 1559, to a fence corner found on the north right of way line of Twohig Street (a Designated Public Street that is not built), for the northeast corner of the herein described tract and said point also being the southeast corner of said Arbitrary Lot 31, Block 12, N.C.B. 1559, conveyed to Antonia M. & Dominguez Reyes by Deed recorded in Volume 7721, Page 245 of the Official Public Records of Bexar County, Texas;

THENCE: S. 40° 14'35" W., 198.64 feet along the north right of way line of Twohig Street (a Designated Public Street that is not built), to a ½" dia. iron pin set, for the southeast corner of the herein described tract and said point being the intersection point of the north right of way line of "H" Street with the north right of way line of said Twohig Street (a Designated Public Street that is not built);

THENCE: N. 89° 17'24" W., 113.42 feet along the north right of way line of "H" Street, to the Point of Beginning and containing 0.6261 Acres ( 27,273.0 sq. ft.) of land more or less.



Surveyed on the ground under my supervision  
On this the 10<sup>th</sup> Day of June, 2022 A.D.

  
Ramon M. Ruiz, RPLS #3976  
Job No.: 2022-081



