



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 12

**Agenda Date:** September 14, 2023

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

Real Estate Disposition: Declaration of Surplus and Sale of an Unimproved Portion of City-Owned Property (5500 Castroville Road)

**SUMMARY:**

An ordinance approving the sale of an unimproved portion of city-owned property located at 5500 Castroville Road within New City Block 13962 in Council District 4, as CMD Holdings, LLC requested for a fee of \$111,100.00.

**BACKGROUND INFORMATION:**

CMD Holdings, LLC (Petitioners) requests to purchase an unimproved portion of the city-owned property at 5500 Castroville Road. The proposed sale is within New City Block 13962 in City Council District 4. The property comprises a 1.7-acre (74,051.21 square feet) tract of land. The Solid Waste Management Department currently controls and maintains the property. There is no neighborhood association. If approved, Petitioner plans to expand their property line along with new fencing and added security features to prevent theft of company property.

City Departments and utilities were canvassed and approved with standard conditions. Petitioner

has agreed to all the requirements. The property was not advertised for sale due to the portion of land being landlocked.

**ISSUE:**

This ordinance authorizes the declaration of surplus and sale of a portion of city-owned property at 5500 Castroville Road within New City Block 13962 in Council District 4, as CMD Holdings, LLC requested for a fee of \$111,100.00.

If approved, Petitioner plans to expand their property line along with new fencing and added security features to prevent theft of company property.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on August 9, 2023. This action is consistent with City Code and Ordinances, which requires 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 would not be able to expand their property line along with new fencing and added security features to prevent theft of company property.

**FISCAL IMPACT:**

This ordinance approves the fee established for this request of \$111,100.00, which includes the property's assessed value in the amount of \$111,000.00 plus \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, fair market value of the property was determined by an independent appraisal completed by Sandison Appraisal, LLC., on October 26, 2022. \$111,000.00 will be deposited into the Solid Waste Management Department Operating Fund and \$100.00 will be desposited in the General Fund in accordance with the FY 2023 Adopted Budget.

**RECOMMENDATION:**

Staff recommends approval of this request to declare as surplus and sell a portion of city owned property located at 5500 Castroville Road in Council District 4.