

CONSENT AGENDA  
ITEM NO. **26**

**CITY OF SAN ANTONIO**  
**DEPARTMENT OF ASSET MANAGEMENT**  
**INTERDEPARTMENTAL CORRESPONDENCE SHEET**

---

**TO:** Mayor and City Council

**FROM:** Rebecca Waldman, Director, Department of Asset Management

**THROUGH:** Terry M. Brechtel, City Manager

**COPIES:** Erik J. Walsh, Assistant to the City Manager; Shawn P. Eddy, Special Projects Manager, Property Disposition

**DATE:** January 16, 2003

**SUBJECT:** S.P. No. 1079 - Request that the City of San Antonio declare as surplus and sell a 0.0727-acre (3,165 square feet) tract of real property located at 131 Peche Street within NCB 2150

**PETITIONER:** Petra I. Guerrero  
731 Lombrano  
San Antonio, Texas 78207-1228

**SUMMARY AND RECOMMENDATIONS**

This Ordinance will declare as surplus and authorize the sale of a parcel of property located at 131 Peche Street within NCB 2150 that is being held in trust by the City of San Antonio as a result of tax foreclosure in 1969, to Petra I. Guerrero, abutting property owner, for the total amount \$2,659.00, with the proceeds to be distributed to the proper taxing entities pursuant to Chapter 34 of the Texas Tax Code.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

Petitioner is requesting to purchase a vacant lot, held in trust by the City of San Antonio, located at 131 Peche Street as shown on attached Exhibit "A". The petitioner owns the property abutting the vacant lot to the East. The property owner to the West of the vacant lot has waived her right to purchase her portion of the vacant lot to the petitioner. If approved, the petitioner plans to incorporate this vacant lot with her property and use it for parking purposes. The property has been held in trust by the City of San Antonio since a tax foreclosure in 1969. The proceeds of the sale of this property will be distributed by the City's Finance Department to the taxing entities to pay for all the back taxes owed as pursuant to the Texas Tax Code.

**POLICY ANALYSIS**

This action is consistent with the City Code and Ordinances which require City Council approval for the disposition of any surplus City-owned real property.

**FISCAL IMPACT**

The City will sell this surplus City-owned real property for the total consideration of \$2,659.00 based on an in-house appraisal and the property will be added to the City's tax rolls.

**COORDINATION**

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. A Canvassing Checklist and an executed Letter of Agreement, by which the petitioner agrees with all conditions imposed through this canvassing, are attached for review.

**SUPPLEMENTARY COMMENTS**


The City of San Antonio's Planning Commission will consider this request at its regular meeting of 1/08/2003 and its finding will be presented to City Council on 1/16/2003.

Executed Discretionary Contracts Disclosure Statement from petitioner is attached.

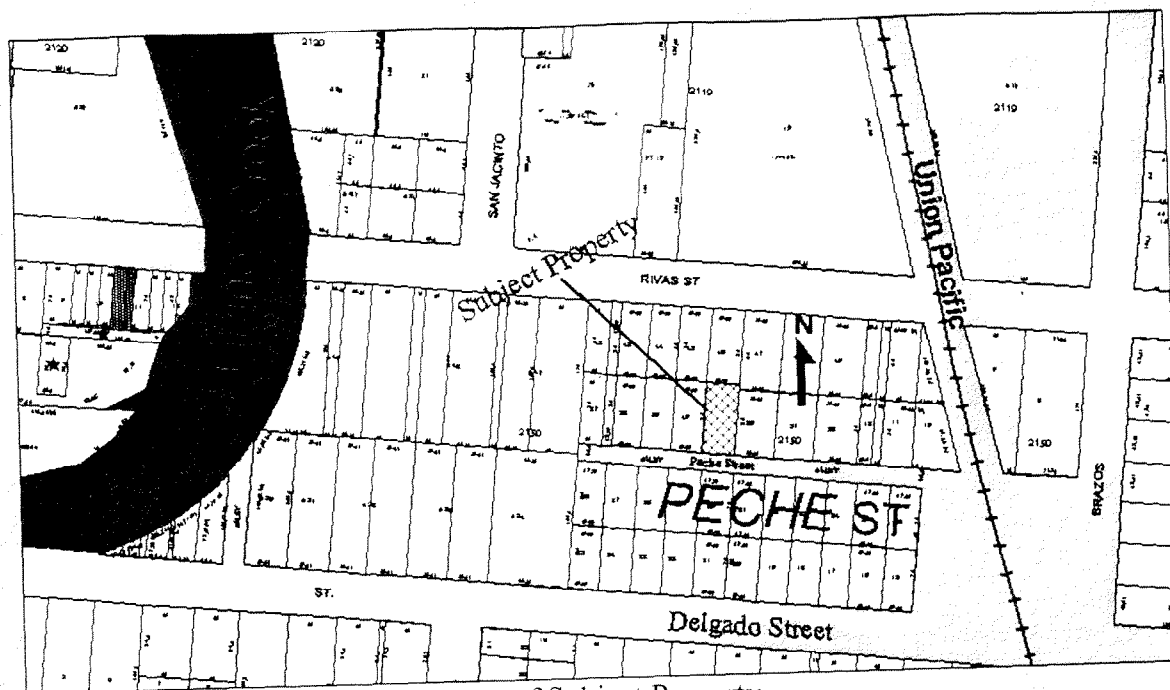


Rebecca Waldman, Director  
Department of Asset Management

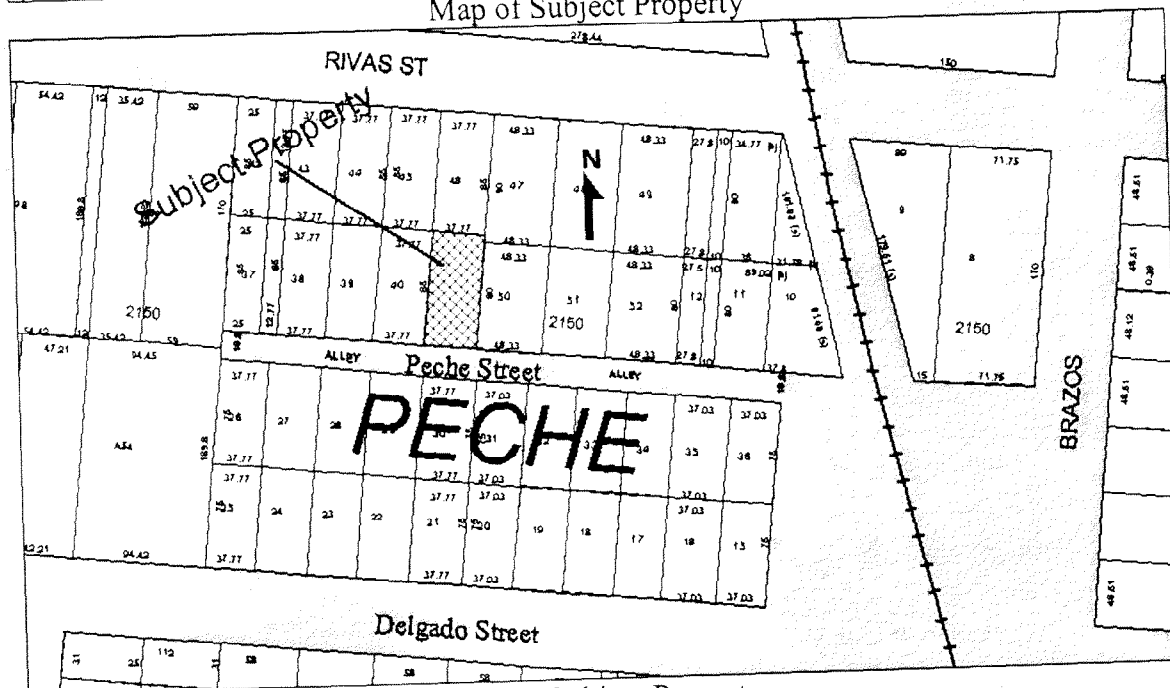
Approved:



Erik J. Walsh  
Assistant to the City Manager



Map of Subject Property



Map of Subject Property

# Exhibit "A"



Northerly View of Subject Property



Aerial Photograph of Subject Property

## Exhibit "A"

# Canvassing Checklist

SPNo 1079

Request: Petitioner is requesting to purchase a vacant lot, held in trust by the City of San Antonio, located at 131 Peché Street as shown on attached Exhibit "A". The petitioner owns the property abutting the vacant lot to the East. The property owner to the West of the vacant lot has waived her right to purchase her portion of the vacant lot to the petitioner. If approved, the petitioner plans to incorporate this vacant lot with her property and expand. The property has been held in trust by the City of San Antonio since a tax foreclosure in 1969 and the proceeds of the sale of this property will be distributed to the taxing entities pursuant to the Texas Tax Code.

	Included in Canvassing	Out Date	In Date	Uncond. Approval	Conditional Approval	Denial
Planning Department	<input checked="" type="checkbox"/>	1/16/2002	6/3/2002	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PublicWorks	<input checked="" type="checkbox"/>	1/16/2002	3/7/2002	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development Services	<input checked="" type="checkbox"/>	1/16/2002	1/28/2002	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Department	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation	<input checked="" type="checkbox"/>	1/16/2002	2/4/2002	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Action (NAD)	<input checked="" type="checkbox"/>	1/16/2002	6/5/2002	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Public Service	<input checked="" type="checkbox"/>	1/16/2002	3/25/2002	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
S.A. Water System (SAWS)	<input checked="" type="checkbox"/>	1/16/2002	3/25/2002	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TXDOT	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S.A. River Authority (SARA)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIA Metropolitan	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Agency	<input checked="" type="checkbox"/>	1/16/2002	1/28/2002	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Association	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Canvassing Comments

\*\*Other agencies canvassed were the San Antonio Housing Trust (responded 1/28/02) and the San Antonio Development Agency (responded 5/17/02), which had unconditional approvals\*\*



# CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT

P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966

TEL. 210-207-4032 FAX 210-207-7888

December 23, 2002

Petra I. Guerrero  
731 Lombrano Street  
San Antonio, Texas 78207-1228

Re: S. P. No. 1079—Request that the City of San Antonio declare as surplus and sell a 0.0727-acre (3,165 square feet) tract of land located at 131 Peche Street within NCB 2150

Dear Ms. Guerrero:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

DEPARTMENT OF ASSET MANAGEMENT:

- The sale of this city-owned vacant lot will be authorized by a City Ordinance.
- The petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the public right of way proposed to be sold, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- Petitioner agrees to pay a total purchase fee of \$2,659.00, which will be due and payable to the City of San Antonio prior to City Council consideration. If the sale is not approved by City Council, this fee will be returned to the petitioner.

DEVELOPMENT SERVICES DEPARTMENT: "The request is recommended for approval with the condition that the petitioner be given notice that the subject property may not meet minimum lot size standards and may be subject to platting requirements."

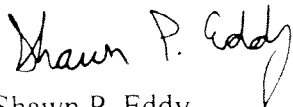
CITY PUBLIC SERVICE: "The Information Communication Services Division will require 60 days notice prior to any required removals of overhead utility lines to allow engineering of communication rebuilds."

**SAN ANTONIO WATER SYSTEM:** "Provided that any existing water and/or sewer easements remain accessible for operational and maintenance purposes at all times."

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above mentioned conditions, including the payment of the assessed sale fee, please countersign this letter in the space provided below and return to the undersigned. We will continue processing your request upon receipt of this signed Letter of Agreement, the attached Discretionary Contracts Disclosure Statement, and copies of the deeds to properties located at 127 and 135 Peche Street.

Sincerely,



Shawn P. Eddy  
Special Projects Manager

AGREED AS TO TERMS AND CONDITIONS:

**Petra I. Guerrero**



By:



Print Name:



Title:



Date:

**City of San Antonio**  
**Discretionary Contracts Disclosure\***

*For use of this form, see City of San Antonio Ethics Code, Part D, Sections 1&2*

*Attach additional sheets if space provided is not sufficient.*

*State "Not Applicable" for questions that do not apply.*

*\* This form is required to be supplemented in the event there is any change in the information under (1), (2), or (3) below, before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed.*

**Disclosure of Parties, Owners, and Closely Related Persons**

For the purpose of assisting the City in the enforcement of provisions contained in the City Charter and the Code of Ethics, an individual or business entity seeking a discretionary contract from the City is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of any **individual** who would be a party to the discretionary contract:

Petra I Guerrero

(2) the identity of any **business entity**<sup>1</sup> that would be a party to the discretionary contract:

N/A

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract;

N/A

and the name of:

(B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract;

N/A

<sup>1</sup> A business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law.

- (3) the identity of any *lobbyist* or *public relations firm* employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

N/A


#### Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any *current* or *former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an individual include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an entity include, but are not limited to, contributions made through the officers, owners, attorneys, or registered lobbyists of the entity.

To Whom Made:	Amount:	Date of Contribution:
N/A	N/A	N/A

#### Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question<sup>2</sup> as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

<b>Signature:</b> 	<b>Title:</b> <u>Owner</u> <b>Company:</b>	<b>Date:</b> 12/23/22

<sup>2</sup> For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.