

**CITY OF SAN ANTONIO**

**DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT**

**Interdepartmental Correspondence**

**TO:** Mayor and City Council

**FROM:** Andrew W. Cameron, Director, Housing and Community Development

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

**COPIES TO:** Jelynn LeBlanc Burley, Manual Macias, Elisa Soto, Pedro Alanis

**SUBJECT:** Request for Ordinance: Disposition of CDBG Property by the San Antonio Development Agency

**DATE:** December 4, 2003

**Summary and Recommendations**

This ordinance approves the price and condition of sale by the San Antonio Development Agency for land previously purchased with Community Development Block Grant (CDBG) funds to Michael Villarreal for property located in the Eastside Neighborhood Development Program a/k/a Fort Sam Houston Area Select Housing Target Area (SHTA) for a total disposition price of \$3,200.00.

Staff recommends approval.

**Background Information**

Michael Villarreal petitioned the San Antonio Development Agency (SADA) to purchase the property previously acquired with Community Development Block Grant (CDBG) funds. This purchase will allow for the expansion of the existing furniture manufacturing facilities, located at 714 Seguin, to the above adjacent parcel upon completion of the sale. The Agency has established a fair market value minimum disposition price for the property at \$3,000.00. Michael Villarreal has agreed to pay \$3,200.00 to acquire the subject parcel.

Upon the approval of this transaction, SADA will proceed to execute a Warranty Deed and Contract for sale for private redevelopment to Michael Villarreal and convey title to said disposition parcel under the condition that the grantee shall devote the property hereby conveyed only to the uses specified in the applicable provisions of the Urban Renewal Plan or approved modifications thereof for a period of twenty-five (25) years. The commercial specified

uses may include neighborhood convenience, local retail, and major businesses, with a minimum lot size of 10,000 sq.ft. Also, allowable industrial uses, such as light manufacturing and wholesale, may be included with a buffer from residential areas.

<u>Bidder</u>	<u>Parcel Number</u>	<u>Approx. Sq. Ft</u>	<u>Designated Use or Zoning</u>	<u>Minimum Sale Price</u>
Michael Villarreal	1196-1	5,050 SF.	L	\$3000.00

### **Policy Analysis**

An authorization will immediately and directly benefit improved redevelopment in the Eastside Neighborhood Development Program a/k/a Fort Sam Houston Area Select Housing Target Area (SHTA). The amount listed above is the fair market value minimum disposition price and is recommended for approval.

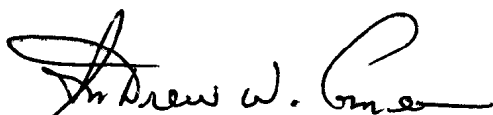
This item before the City Council specifically addresses the transaction of property from SADA to Michael Villarreal. As the urban renewal agency of the City of San Antonio, SADA is empowered to dispose of property and conduct sales of real estate for redevelopment within the Select Target Housing Area. Subsequent approval by the City Council is required prior to completing the disposition transaction.

### **Fiscal Impact**

This action will result in the disposition of one lot for a price of \$3,200.00, representing program income. No other city funds are affected by this action.

### **Coordination**

This item was coordinated through the San Antonio Development Agency Board of Commissioners and the Planning Commission. This item received a favorable review by the Planning Commission on September 24, 2003.



Andrew W. Cameron  
Director  
Housing & Community Development Department



Jelynn LeBlanc Burley  
Assistant City Manager

Approved:

  
Terry M. Brechtel  
City Manager