

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM  
NEIGHBORHOOD ACTION DEPARTMENT**

**CONSENT AGENDA**  
**ITEM NO. 46(B)**

**TO:** Mayor and City Council

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

**FROM:** David D. Garza, Director of Neighborhood Action

**COPIES TO:** Rolando J. Bono, Deputy City Manager; Jelynn LeBlanc Burley, Assistant City Manager; Denise Monday, City Attorney's Office; Andrew Cameron, Housing and Community Development; Rebecca Waldman, Asset Management Department; File

**SUBJECT:** SALE OF PARCELS IN CONNECTION WITH THE AFFORDABLE SHOWCASE OF HOMES PROGRAM

**DATE:** June 24, 2004

**SUMMARY AND RECOMMENDATION**

This ordinance authorizes the sale of fee simple title to fifty-two (52) parcels of city-owned real property, otherwise known as the Arroyo Vista subdivision, to the Greater San Antonio Education Foundation (GSAEF) in connection with the City's District 6 Affordable Showcase of Homes Program for the total sum of \$78,000. This ordinance would also authorize the execution of documents in connection with the transaction. Attachment II provides a listing of addresses and legal descriptions for said properties.

Staff recommends the approval of this ordinance.

**BACKGROUND**

The Affordable Showcase of Homes (ASOH) program was created to serve as a catalyst for private investment in the revitalization and expansion of housing in the inner city and surrounding neighborhoods. The previous four ASOH developments, which include Coliseum Oaks, Villas de Esperanza, Historic Gardens and Pasadena Heights, have been successful in providing high-quality affordable homeownership opportunities for many San Antonio families.

The property was City surplus property obtained through a drainage improvement project for Zarzamora Creek in the late 1980's. This 12.3 acre tract includes property on both sides of the creek. The proposed sale of property, however, only includes approximately 7.5 developable acres which have been platted with 52 buildable lots as shown in the attached subdivision plat. The subdivision also includes approximately 10,000 sq ft of playground area and 7,500 sq ft of open space.

The Arroyo Vista ASOH project will be completed in partnership with the Greater San Antonio Builders Association (GSABA) with a showcase event scheduled for December 2004. As approved in the program guidelines adopted by the City Council in November 2002, GSABA, through its non-profit organization (Greater San Antonio Education Foundation) will distribute lots to their member builders, who will in turn construct residential homes that meet HUD affordability guidelines on the city-developed lots.

**POLICY ANALYSIS**

The Asset Management Department canvassed the property and found it to be surplus to the City. The Neighborhood Action Department procured civil engineering services through the Public Works Department for master planning and subdivision platting activities. This ordinance will assist the ASOH program in its goal to provide affordable homeownership opportunities for low and moderate-income families.

**FISCAL IMPACT**

The City has agreed to sell each of the 52 lots for \$1,500 for a total amount of \$78,000. The sale of the lots will provide \$78,000 in program income which will be used for analysis and feasibility studies for determination and selection of potential ASOH projects. This may include environmental studies, geo-technical analysis, and appraisals.

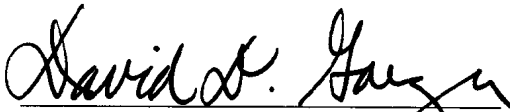
Upon receipt of the lots, GSABEF will then sell the lots to the builders for \$4,000. GSAEF will use the next proceeds of \$130,000 from the sale of the lots for implementation of the marketing plan which include promotional and outreach activities and associated costs in connection with the Arroyo Vista project.

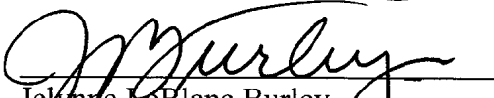
**COORDINATION**


This item was coordinated with the Asset Management Department, Housing and Community Development Department, Public Works and City Attorney's Office.

**ATTACHMENTS**

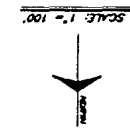
- I. Recorded plat for the Arroyo Vista Subdivision
- II. Listing of addresses and legal descriptions of the properties proposed for sale

  
David D. Garza, Director  
Neighborhood Action Department

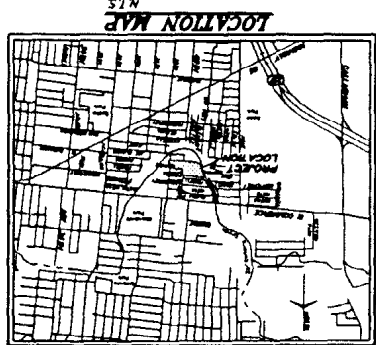
  
Jelynn LeBlanc Burley  
Assistant City Manager

  
Terry M. Brechtel  
City Manager

BEING 8.882 ACRES OF LAND, OUT OF TRACT "A", N.C.B.  
 2348, AND OUT OF WEST COMMERCE PLACE, FIRST  
 EXTENSION, LOTS 66-81, N.C.B. 10473, AND PARTIALLY OUT  
 OF LOTS 82-103, N.C.B. 10474, AND PART OF THE  
 UNIMPROVED PLANTS 51, AND PART OF THE ABANDONED  
 SECTION OF S.W. 28TH ST. RIGHT-OF-WAY,  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

[illegible][illegible]

DEPT. OF ENVIRONMENTAL PROTECTION  
 CITY OF NEW YORK  
 1000 S. PLAZA ST.  
 NEW YORK, NY 10038  
 PHONE: (212) 201-5443

[illegible]

## ATTACHMENT II

### Addressing for Arroyo Vista Subdivision (Plat No. 040263)

#### Belcross Street:

502	514	526	539
503	515	527	540 (Park Area)
506	518	530	541 (Park Area)
507	519	531	
510	522	534	
511	523	535	

#### Pharis Street:

402 (Park Area)	430	514	531
414	431	515	534
415	434	518	535
418	435	519	538
419	502 (Park Area)	522	542
422	506 (Park Area)	523	546
423	507	526	550
426	510	527	554
427	511	530	558

### Legal Descriptions for Arroyo Vista Subdivision (Plat No. 040263)

#### NCB 12327

##### Block 9

Lots 1-11 (Lot 1 is park area, Lots 2-11 are residential lots)

##### Block 10

Lots 1-17 (all lots are residential)

##### Block 11

Lots 1-22 (Lot 1, 15, 16, and 23 are park areas, Lots 2-14 and Lots 17-22 are residential lots)

##### Block 12

Lots 1-6 (all lots are residential)

**(Total of 52 Residential Lots)**