

**CITY OF SAN ANTONIO
CITY MANAGER'S OFFICE
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

FROM: Christopher J. Brady

SUBJECT: Ordinance Approving the Acquisition of Nine Properties Along Salado and Leon Creeks for the Proposition Three Creekways Linear Parks Project

DATE: February 24, 2005

SUMMARY AND RECOMMENDATION

This proposed action is for the fee simple purchase of nine (9) properties located along the Salado and Leon Creeks. The properties are within Council Districts 2 and 6 are to be acquired from private sellers for a total of \$86,945.00. The previously assessed tax value was \$122,100.00. Due diligence fees total \$2,754.00. Fees for surveys (\$19,000.00) and appraisals (\$26,000.00) are being paid out of previously approved ordinances. A total of \$ 89,699.00 is requested. Staff recommends approval of the purchase of these properties.

BACKGROUND INFORMATION

The properties are all within flood zones severely flooded in 1998. The City has acquired numerous other properties in these flood zones under the FEMA Flood Buyout of 1998 and will be acquiring other properties as part of the Proposition Three Creekways Linear Parks Land Acquisition and Park Expansion Project approved by voters in May 2000.

Planning Commission reviewed this request on February 23, 2005. Upon City Council approval for purchase of the properties, execution of the purchase is expected to take place the second week of March 2005.

POLICY ANALYSIS

This proposed action is consistent with policy adopted by the City Council for the acquisition of properties along both the Salado and Leon Creeks as presented in Proposition Three of the Better Future Sales Tax Initiative passed and approved by the voters on May 6, 2000.

FISCAL IMPACT

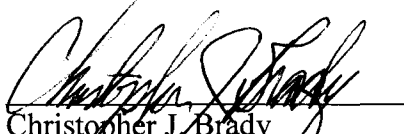
Summary	Acreage	Total Cost
Total Acreage (previous acquisitions)	179.1367	\$ 1,198,189.30
Salado Creek		
Leon Creek (Park Improvement and acreage)	35.3780	\$ 792,894.00
Due Diligence		\$ 18,912.49
 Total	 214.5147	 \$ 2,009,995.79
 Total Costs for Acquisition		
Salado	6.0499	\$ 70,645.00
Leon	3.3797	\$ 16,300.00
Due Diligence		\$ 2,754.00
Total / Requested	9.4296	\$ 89,699.00
 Total Creekways Acreage/Costs to date	 223.9443	 \$ 2,099,694.79

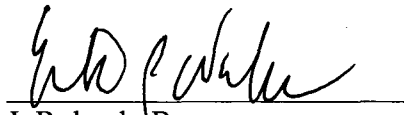
COORDINATION

This request for ordinance has been coordinated with the Parks and Recreation Department and the Finance Department for availability of funds.

SUPPLEMENTARY COMMENTS

Staff recommends approval of this request.


Christopher J. Brady
Assistant City Manager


J. Rolando Bono
Interim City Manager

Attachment: I. Property List II. Maps

Attachment I. Property List

Salado Creek		
1102 "G" Street	NCB 10723 Blk 42 Lot 1	0.1779
606 Dorie	NCB 10729 Blk 3 Lot 2	0.1492
1339 H Street	NCB 10723 Blk 42 Lot 25	0.1664
3855 Bunche	NCB 10723 Blk 42 Lot 26	0.1664
0 Binz Engleman	NCB 10568 Blk Lot Tr 4C	5.39
	Salado Creek Total	6.0499
Leon Creek		
6403 Keitha	NCB 16513 Blk 3 Lot 31	0.1722
0 Old Hwy 90	NCB Blk 64, Lot Tr-I, .87 ac & P-65 1.922 ac.	2.792
6555 Keitha	NCB 16513 Blk 3 Lot 2	0.1722
6530 Keitha	NCB 1615 Blk 5 Lot 6	0.2433
	Leon Creek Total	3.3797
	Grand Total	9.4296

Salado--IH 10 to Roland Avenue

Martin L
King Middle

3
Jesse Ta
BAD \$4,
1.1120 a

Salado Creek Acquisitions
Feb 2005

Legend

- COSA Owned Properties
- Prop 3 Purchases
- Prop 3 Properties Under Acquisition
- Owner in Title Research
- Other COSA Properties Under Negotiation
- County Property

0 0.0125 0.025 0.05 0.075 0.1 0.125 Miles



4
Ernest Frank Sanchez
BAD \$13,600
3.7550 acres

Salado--Ft Sam Houston to IH 10

Ft Sam Houston

Salado Creek Acquisition
Feb 2005

Salado Creek
Greenway South

2
Rhode & Co. Inc. II
BAD \$37,700
17.5070 acres

IH 35

Legend

- Proposition 3 Purchases
- Prop 3 Properties Under Acquisition
- COSA Owned Properties
- Owner in Title Research
- County Property



0 0.02 0.04 0.08 0.12 0.16 0.2 Miles

Plotz County Park

Leon --Highway 151 to Camargo Park (Highway 90)

Leon Creek Acquisitions Feb 2005

Rodriguez C Park

23
Joshua Baptist Church
BAD exempt
7.8860 acres

26
Persyn, Ariel
RAD \$30,000
5.46 acres

27
Rios, R
BAD \$7
2.790 a

21
Jai Sunny Development Ltd.
BAD \$291,000
4.25 acres

22
Jai Sunny Development Ltd.
BAD \$48,500
0.330 acres

25
Aguilar, Jaime
BAD \$21,400
2.77 acres

24
Patel, Hasmukh
BAD \$90,000
2.72 acres

Legend

- COSA Owned Properties
- Prop 3 Purchases
- Prop 3 Properties Under Acquisition
- Owner in Title Research
- County Property

□ L5_Feb05Prop3Purchase



0 0.015 0.03 0.06 0.09 0.12 0.15 Miles