

AN ORDINANCE **85678**

CLOSING, VACATING, AND ABANDONING AN IMPROVED PORTION OF SNELL DRIVE, ALONG WITH IMPROVED LABRADA, SERRADELL AND BOSQUET DRIVES, WITHIN NEW CITY BLOCK 17978 SAN ANTONIO, BEXAR COUNTY, TEXAS, AS REQUESTED BY TEXAS AUTO AUCTION SERVICES, INC., FOR A TOTAL CONSIDERATION OF \$51,000.00.

* * * * *

WHEREAS, Texas Auto Auction Services, Inc., d/b/a San Antonio Auto Auction, as Petitioner and the owner of the properties abutting the improved streets hereinafter described, has requested that the City of San Antonio close, vacate and abandon an improved portion of Snell Drive, along with improved Labrada, Serradell and Bosquet Drives, within New City Block 17978, San Antonio, Bexar County, Texas; and

WHEREAS, the streets to be closed are more specifically described by metes and bounds legal description and plat attached hereto and incorporated herein as Attachment I; and

WHEREAS, Petitioner owns all of the properties adjacent to these proposed street closures and plans to incorporate the property into its present auto auction facilities; and

WHEREAS, the property has been appraised at \$102,000.00 and the petitioner has submitted a detailed list of improvements valued at \$4,628,000.00, to be made to the property; and

WHEREAS, the improved street portions to be closed will be added to the City's Tax Rolls and as a result of said improvements, will generate yearly taxable income of approximately \$27,000.00; and

WHEREAS, in light of the projected income to the City in terms of taxable value, the Department of Asset Management is agreeable to accepting \$51,000.00 in cash value, as opposed to the \$102,000.00 appraised value, contingent upon Petitioner's satisfactory performance of all of the projected improvements on the property within a one-year period; and

WHEREAS, Petitioner's request has been circulated through all interested City Departments and utility agencies involved including the City of San Antonio Planning Department, City of San Antonio Public Works Department, City of San Antonio Fire Department, and San Antonio Water System, all of whom have imposed specific conditions and/or restrictions to which Petitioners have formally assured compliance; and

WHEREAS, Petitioners are aware of platting requirements if construction is planned on the subject property; and

WHEREAS, the Planning Commission of the City of San Antonio, at its regular meeting on February 26, 1997, and the City Council of the City of San Antonio, following a public hearing on February 27, 1997, approved the request to close, vacate and abandon the said improved portion of Snell Drive, along with improved Labrada, Serradell and Bosquet Drives; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. For the total consideration of \$51,000.00, as submitted by Texas Auto Auction Services, Inc., d/b/a San Antonio Auto Auction, the existing improved portion of Snell Drive, along with improved Labrada, Serradell and Bosquet Drives, as shown by metes and bounds legal description and plat attached hereto and incorporated herein as Attachment I, are hereby closed, vacated and abandoned as public rights-of-way of the City of San Antonio.

SECTION 2. The City Manager, is hereby authorized to execute any legal document, which may be necessary to facilitate the conveyance of this property interest, as determined by the City Attorney's Office and upon receipt of above-mentioned consideration.

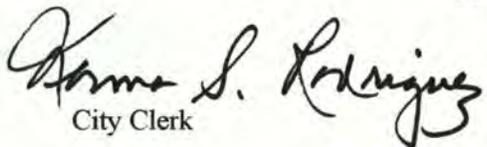
SECTION 3. San Antonio Auto Auction has agreed to comply with specific conditions imposed by the City of San Antonio Asset Management Department, City of San Antonio Planning Department, City of San Antonio Public Works Department, City of San Antonio Fire Department, and San Antonio Water System. A copy of said condition agreement letter is attached hereto and incorporated herein as Attachment II.

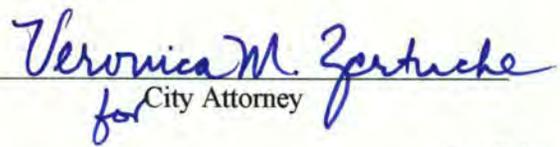
SECTION 4. No building permits are to be issued for the subject property until the requirements for replatting with adjacent properties have been met.

SECTION 5. This ordinance shall take effect on the 10th day from the date of passage hereof.

PASSED AND APPROVED this 27th day of February, 1997.


M A Y O R

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney

97-08

MEETING OF THE CITY COUNCIL

3:00 PM

PUBLIC HEARING & ORDINANCE

AGENDA ITEM NUMBER: 4
 DATE: FEB 27 1997
 MOTION: Bill Burke Lat
 ORDINANCE NUMBER: 85678
 RESOLUTION NUMBER: _____
 ZONING CASE NUMBER: _____
 TRAVEL AUTHORIZATION: _____

/	ALAMODOME
	ARTS & CULTURAL AFFAIRS
/	ASSET MANAGEMENT
	AVIATION
/	BUDGET & MANAGEMENT ANALYSIS
/	BUILDING INSPECTIONS
	HOUSE NUMBERING
	CITY ATTORNEY
	MUNICIPAL COURT
	REAL ESTATE (FASSNIDGE)
	REAL ESTATE (WOOD)
	CITY MANAGER
	SPECIAL PROJECTS - FRANCES GONZALES
/	CITY PUBLIC SERVICE - GENERAL MANAGER
/	CITY PUBLIC SERVICE - MAPS AND RECORDS
	CODE COMPLIANCE
	COMMERCIAL RECORDER
	COMMUNITY INITIATIVES
	COMMUNITY RELATIONS
	PUBLIC INFORMATION
	CONVENTION AND VISITORS BUREAU
	CONVENTION CENTER EXPANSION OFFICE
	CONVENTION FACILITIES
	ECONOMIC DEVELOPMENT
	FINANCE - DIRECTOR
/	FINANCE - ASSESSOR
/	FINANCE - CONTROLLER
	FINANCE - GRANTS
	FINANCE - RISK MANAGEMENT
	FINANCE - TREASURY
	FIRE DEPARTMENT
	HOUSING AND COMMUNITY DEVELOPMENT
	HUMAN RESOURCES (PERSONNEL)
	INFORMATION SERVICES
	INTERGOVERNMENTAL RELATIONS
	INTERNAL REVIEW
	INTERNATIONAL AFFAIRS
	LIBRARY
	METROPOLITAN HEALTH DISTRICT
	MUNICIPAL CODE CORPORATION
	MUNICIPAL COURT
	PARKS AND RECREATION
	MARKET SQUARE
/	PLANNING DEPARTMENT
	DISABILITY ACCESS OFFICE
	LAND DEVELOPMENT SERVICES
	POLICE DEPARTMENT
	GROUND TRANSPORTATION
	PUBLIC WORKS DIRECTOR
	CAPITAL PROJECTS
/	CENTRAL MAPPING <i>w/ Attachments</i>
	ENGINEERING
	PARKING DIVISION
/	REAL ESTATE DIVISION
	SOLID WASTE
	TRAFFIC ENGINEERING
	PURCHASING AND GENERAL SERVICES
	SAN ANTONIO WATER SYSTEMS (SAWS)
	VIA
	YOUTH INITIATIVES
/	<i>Lupe</i>

NAME	ROLL	AYE	NAY
ROGER FLORES, II District 1		<i>Absent</i>	
DOLORES M. LOTT District 2		<i>/</i>	
LYNDA BILLA BURKE District 3		<i>/</i>	
HENRY AVILA District 4		<i>/</i>	
RICK VASQUEZ District 5		<i>/</i>	
ROBERT A. HERRERA District 6		<i>/</i>	
BOB ROSS District 7		<i>/</i>	
ROBERT MARBUT District 8		<i>Absent</i>	
HOWARD W. PEAK District 9		<i>Absent</i>	
JEFF S. WEBSTER District 10		<i>/</i>	
WILLIAM E. THORNTON Mayor		<i>/</i>	

ATTACHMENT I

TO

ORDINANCE NO. 85678

Passed and Approved on February 27, 1997

(Legal Description and Plat)

**METES AND BOUNDS DESCRIPTION for
LABRADA DR.; SERRADELL DR., BOSQUET DR., AND A PORTION OF SNELL DR,
SAN ANTONIO, BEXAR COUNTY, CONTAINING 7.788 ACRES (339,249.38 sf)
OF LAND**

- BEGINNING:** At the point of intersection of the east right-of-way line of Ackerman Road with the north right-of-way line of Labrada Dr. as shown on the subdivision plat for Ackerman Road Industrial Park recorded in Volume 9521, Pages 7-10 of the Deed Records of Bexar County, Texas; said point being the point of curvature of a curve to the left;
- THENCE:** Departing the said east right-of-way line of Ackerman Road with said north right-of-way line of Labrada Dr., 23.56 feet along the arc of said curve having a radius of 15.00 feet, a delta of 89°59'36" and chord of 21.21 feet which bears S 45°14'48" E to the point of tangency;
- THENCE:** with the said north right-of-way line of Labrada Dr. the following calls:
- N 89°45'24" E, 90.15 feet to the point of curvature of a tangent arc to the right;
- 72.51 feet along the arc of said curve having a radius of 200.00 feet, a delta of 20°45'18" and chord of 72.11 feet which bears S 79°51'27" E to the point of reverse curvature with a tangent curve to the left;
- 72.51 feet along the arc of said curve having a radius of 200.00 feet, a delta of 20°46'18" and chord of 72.11 feet which bears S 79°51'27" E to the point of reverse curvature with a tangent curve to a bears S 79°51'27" E to the point tangency;
- N 89°45'24" E, 235.00 feet to a point for the intersection of the said north right-of-way line of Labrada Dr. with the west right-of-way line of Serradell Dr.; said point is the point of curvature of a tangent arc to the Left;
- THENCE:** Departing the said north right-of-way line of Labrada Dr. with said west right-of-way line of Serradell Dr., 23.56 feet along the arc of said curve having a radius of 15.00 feet, a delta of 90°00'00" and a chord of 21.21 feet which bears N 44°45'24" E to the point of tangency;
- THENCE:** Continuing with the said right-of-way line of Serradell Dr. the following calls:

N 00°14'36" W, 143.76 feet to the point of curvature of a tangent arc to the Left;

41.89 feet along the arc of said curve having a radius of 40.00 feet, a delta of 60°00'00" and a chord of 40.00 feet which bears N 30°14'36" W to the point of reverse curvature with a tangent curve to the right; 523.60 feet along the arc of said curve having a radius of 100.00 feet, and a delta of 300°00'00" to the point of reverse curvature with a tangent arc to the left;

41.89 feet along the arc of said curve having a radius of 40.00, a delta of 60°00'00" and a chord of 40.00 feet which bears S 29°45'24" W to the point tangency;

S 00°14'36" E, 143.76 feet to the point of curvature of a tangent arc to the left;

23.56 feet along the arc of said curve having a radius of 150.00 feet, a delta of 90°00'00" and a chord of 21.21 feet which bears S 45°14'36" E to the point of tangency; said point is the intersection point of the said right-of-way line of Serradell Dr. with the north right-of-way line of Labrada Dr.;

THENCE:

With the said north right-of-way line of Labrada Dr. the following calls:

N 89°45'24" E, 1392.81 feet to the point of curvature of a tangent arc to the left;

27.88 feet along the arc of said curve having a radius of 25.00 feet, a delta of 63°53'46" and a chord of 26.46 feet which bears N 57°48'31" E to the point of reverse curvature with a tangent curve to the right;

380.12 feet along the arc of said curve having a radius of 100.00 feet, and a delta of 217°47'32" to the point of reverse curvature with a tangent arc to the left; said point is the intersection point of the said north right-of-way line of Labrada Dr. with the east right-of-way line Bosquet Dr.;

- THENCE: S 00°14'36" E, 235.50 feet with the east right-of-way line of Bosquet Dr. to the intersection point of the said east right-of-way of Bosquet Dr. with the south right-of-way line of Snell Dr.; said point is the point of curvature of a tangent arc to the left;
- THENCE: With the south right-of-way line of Snell Dr. the following calls:
- 27.88 feet along the arc of said curve having a radius of 25.00 feet, a delta of 63°53'46" and a chord of 26.46 feet which bears S 32°11'29" E to the point of reverse curvature with a tangent curve to the right;
- 380.12 feet along the arc of said curve having a radius of 100.00 feet, and delta of 217°47'32" to the point of reverse curvature with a tangent arc to the left;
- 27.88 feet along the arc of said curve having a radius of 25.00 feet, a delta of 63°53'46" and a chord of 26.46 feet which bears N 58°17'43" W to the point of tangency;
- S 89°45'24" W, 1716.71 feet to the point of curvature of a tangent arc to the left;
- THENCE: 115.93 feet along the arc of said curve having a radius of 100 feet, a delta of 66°25'25" and chord of 109.55 feet which bears N 56°32'41" E to the point of intersection of the north right-of-way line of Snell Dr.;
- THENCE: With the said north right-of-way line of Snell Dr. N 89°45'24" E, 1682.30 feet to the point of curvature of a tangent arc to the left;
- THENCE: 39.27 feet along the arc of said curve having a radius of 25.00 feet, a delta of 90°00'00" and a chord of 35.36 feet which bears N 44°45'24" E to the intersection point of the said north right-of-way line of Snell Dr. with the west right-of-way line of Bosquet Dr.;
- THENCE: N 00°14'36" W, 350.00 feet with the west right-of-way line of Bosquet Dr. to the intersection point of the said west right-of-way of Bosquet Dr. with the South right-of-way of Labrada Dr.; said point is the point of curvature of a tangent arc to the left;
- THENCE: With the said south right-of-way line of Labrada Dr. the following calls:

39.27 feet along the arc of said curve having a radius of 25.00 feet, a delta of $90^{\circ}00'00''$ and a chord of 35.36 feet which bears $N 45^{\circ}14'36''$ W to the point of tangency;

S $89^{\circ}45'24''$ W, 2007.05 feet to the point of curvature of tangent arc to the left;

23.56 feet along the arc of said curve having a radius of 15.00 feet, a delta of $90^{\circ}00'24''$ and a chord of 21.21 feet which bears $N 44^{\circ}45'12''$ W to the point of intersection of said south right-of-way line of a Labrada Dr. with the said east right-of-way line of Ackerman Road;

THENCE:

N $00^{\circ}15'07''$ W, 116.00 feet with the said east right-of-way line of Ackerman Road to the POINT OF BEGINNING and containing 7.788 Acres (339,249.38 sf) of land.

ATTACHMENT II

TO

ORDINANCE NO. 85678

Passed and Approved on February 27, 1997

(Condition Letter)



CITY OF SAN ANTONIO

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

January 15, 1997

Mr. William R. Strickland
Director
Design and Construction
Manheim Auctions
1500 Ackerman Road
San Antonio, TX 78219

Re: S.P. No. 96-27
Your File: S. A. Auto Auction File 96522/2.20/3

Dear Mr. Strickland:

With reference to the captioned, please be advised that the City of San Antonio has conditionally concurred with your client's request, provided Manheim Auctions agrees to those stipulations as imposed by the following:

1. **Planning Department:**

"Provided street closure (Snell & Labrada) does not create a land lock situation, Petitioner incurs all costs associated with dedication and construction of the proposed cul-de-sac and the site is platted in accordance with the UDC, approval is recommended."

2. **San Antonio Water System:**

A. "There is an 8-inch sanitary sewer main located in each above referenced right-of-way, which must be retained for operational and maintenance purposes.

B. These right-of-way streets must be converted into sanitary sewer easements.

C. There are existing 12-inch water mains in Snell Drive, Bosquet Drive and Labrada Drive. There is an existing 8-inch water main in Serradell Drive, an existing service line and vault on Snell Drive, and eight existing fire hydrants within the area proposed to be closed, vacated, abandoned, and quitclaimed. The 8-inch and 12-inch water mains in Snell Drive, Bosquet Drive, Labrada Drive and Serradell Drive may be abandoned throughout the limits of the proposed street closures by capping the mains at the intersection of Ackerman Road and Labrada Drive and at the end of the proposed cul-de-sac at Snell Drive. The fire hydrants shall be either removed or painted any color other than silver. It is our understanding that properties fronting the closure areas have been acquired by the applicant, therefore the service line and vault shall be relocated to tap the main in the proposed cul-de-sac in Snell Drive. The water main, fire hydrant abandonment and service line relocation shall be at the Petitioner's sole expense and accomplished by the Petitioner's contractor under a SAWS approved sixty day permit."

3. **Public Works Department:**

Street Maintenance Division:

"Platting, in accordance with Unified Development Code, and in consideration of required drainage accommodations must be performed as a condition."

Drainage Division:

"Retain as Drainage Easement."

4. **Fire Department:**

"Approve closure, but maintain existing hydrants or add hydrants as code allows."

5. **Legal Department:**

"Pursuant to your canvassing request, please be advised that this office does not have any objections, other than the provision that any conditions required by any other departments under this canvassing procedure be complied with."

Copies of actual responses are attached for your review.

Mr. William R. Strickland
January 15, 1997
Page Three

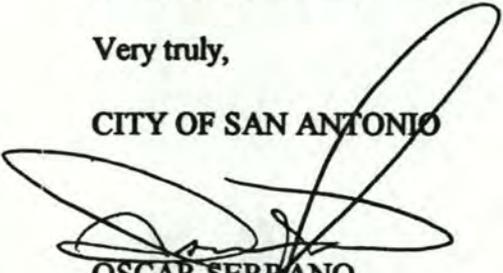
While the properties involved have been appraised at \$102,000, the Department of Asset Management is in a position to recommend to City Council that we convey these rights of way for the amount of \$51,000 and allow your client a credit for the remaining \$51,000, contingent upon your agreement and acceptance to your client's performance (within a one-year period from Ordinance date) of all of the hard and soft costs to improve the site for the new development as outlined by your letters of January 7 and January 8, 1997, copies attached. **If, after the one-year period has expired and this condition has not been satisfied, Manheim Auctions, its successors or assigns, hereby agree to pay to the City of San Antonio the full value of the properties involved.**

We will proceed to further process your client's request upon our receipt of your client's agreement and acceptance of the conditions as hereinabove established.

If these conditions meet with your client's approval, please indicate proper acceptance in the spaces provided below and return to the undersigned.

Very truly,

CITY OF SAN ANTONIO



OSCAR SERBANO
Senior Real Estate Specialist
Department of Asset Management

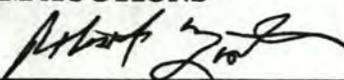
Attachments

ACCEPTED:

TEXAS Auto Auction Service, Inc.

~~MANHEIM AUCTIONS~~

BY:



Robert E. GALT

ITS:

Vice President of Treatment

(Title)

DATE:

1-20-97

ACKERMAN

RD.

ACKERMAN

LIMITS

LINE

SAN ANTONIO CITY

LIMITS

LINE

PROPOSED CLOSURES

PROPOSED CLOSURES

LABRADA

DR.

LABRADA

DR.

ROQUET DR.

SNELL

DR.

SNELL

DR.

PROPOSED CUL-DE-SAC

SAN ANTONIO
AUTO AUCTION

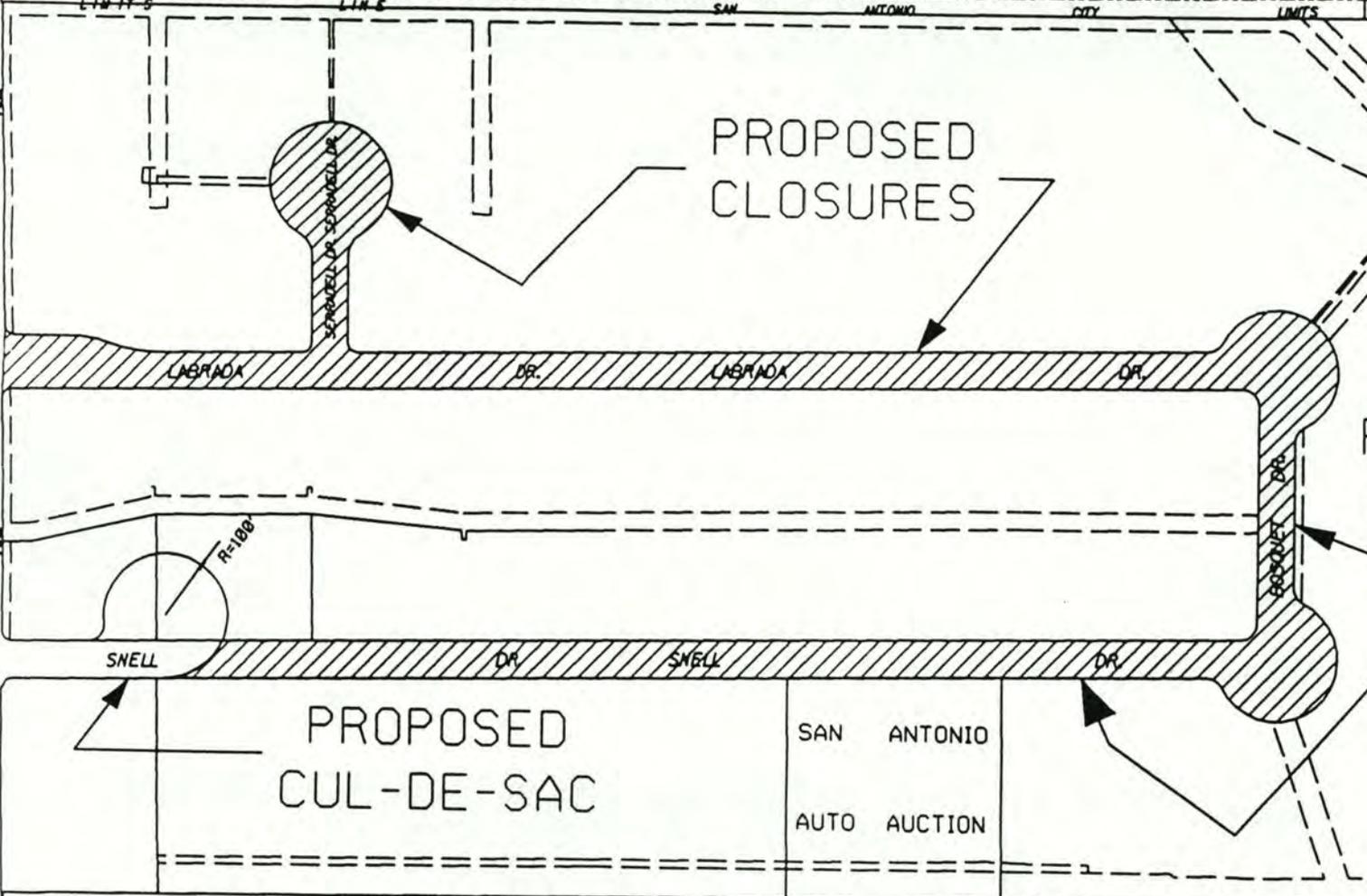
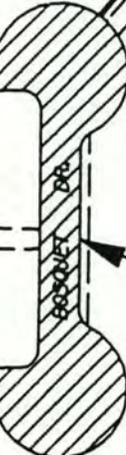
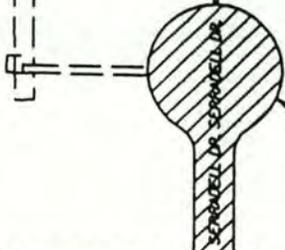
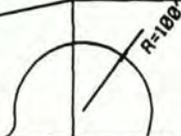
PROPOSED
DELTA STEEL
SUBD.

EXHIBIT
B

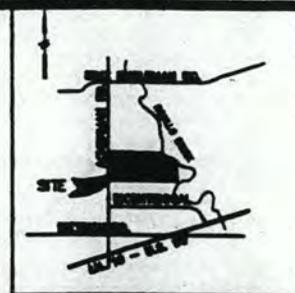
NORTH
SCALE: 1" = 150'

POSILLO

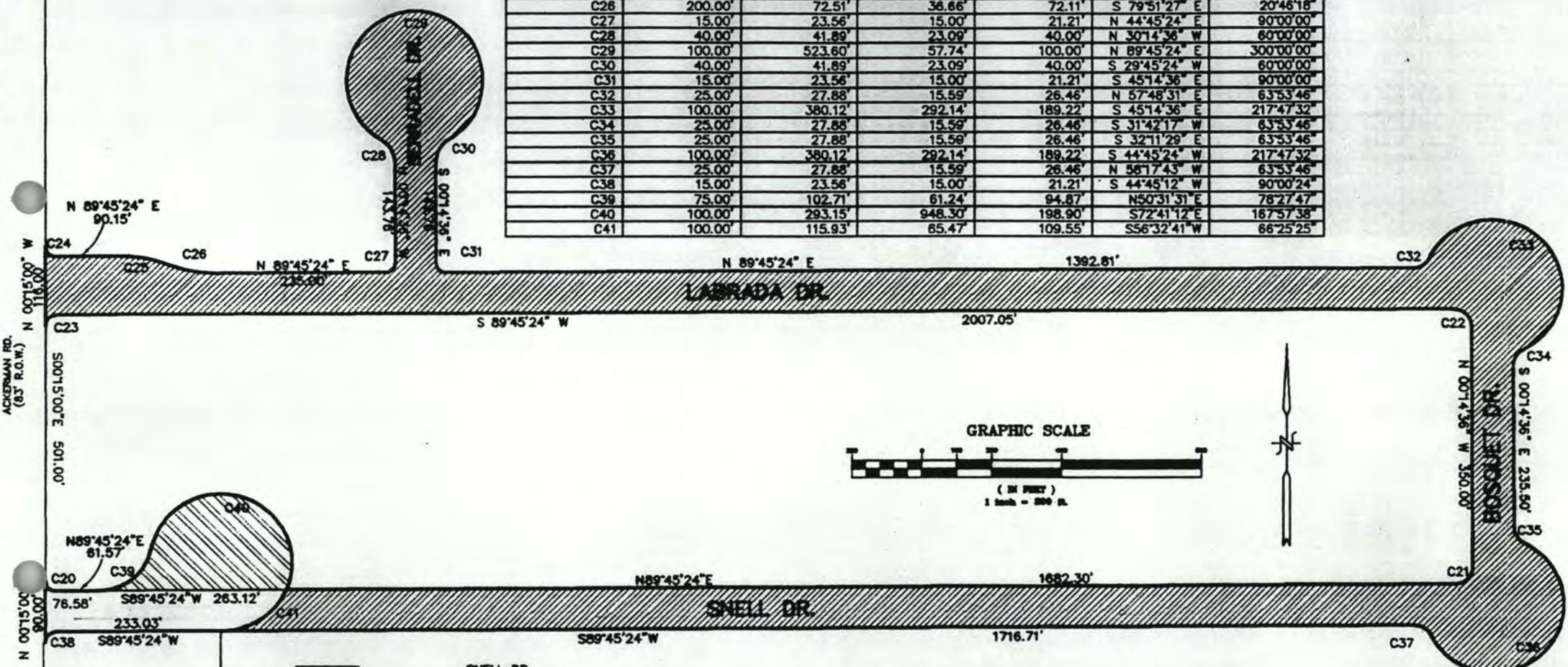
CREEK



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C20	15.00'	23.56'	15.00'	21.21'	S 45°14'48" E	89°59'36"
C21	25.00'	39.27'	25.00'	35.36'	N 44°45'24" E	90°00'00"
C22	25.00'	39.27'	25.00'	35.36'	N 45°14'36" W	90°00'00"
C23	15.00'	23.56'	15.00'	21.21'	S 44°45'12" W	90°00'24"
C24	15.00'	23.56'	15.00'	21.21'	S 45°14'48" E	89°59'36"
C25	200.00'	72.51'	36.66'	72.11'	S 79°51'27" E	20°46'18"
C26	200.00'	72.51'	36.66'	72.11'	S 79°51'27" E	20°46'18"
C27	15.00'	23.56'	15.00'	21.21'	N 44°45'24" E	90°00'00"
C28	40.00'	41.89'	23.09'	40.00'	N 30°14'36" W	60°00'00"
C29	100.00'	523.60'	57.74'	100.00'	N 89°45'24" E	300°00'00"
C30	40.00'	41.89'	23.09'	40.00'	S 29°45'24" W	60°00'00"
C31	15.00'	23.56'	15.00'	21.21'	S 45°14'36" E	90°00'00"
C32	25.00'	27.88'	15.59'	26.46'	N 57°48'31" E	63°53'46"
C33	100.00'	380.12'	292.14'	189.22'	S 45°14'36" E	217°47'32"
C34	25.00'	27.88'	15.59'	26.46'	S 31°42'17" W	63°53'46"
C35	25.00'	27.88'	15.59'	26.46'	S 32°11'29" E	63°53'46"
C36	100.00'	380.12'	292.14'	189.22'	S 44°45'24" W	217°47'32"
C37	25.00'	27.88'	15.59'	26.46'	N 58°17'43" W	63°53'46"
C38	15.00'	23.56'	15.00'	21.21'	S 44°45'12" W	90°00'24"
C39	75.00'	102.71'	61.24'	94.87'	N50°31'31" E	78°27'47"
C40	100.00'	293.15'	948.30'	198.90'	S72°41'12" E	187°57'38"
C41	100.00'	115.93'	65.47'	109.55'	S56°32'41" W	86°25'25"



LOCATION MAP
MIS



ACKERMAN RD.
(83' R.O.W.)

N 00°15'00" W
90.00'

(VOL. 3500, PG. 865)
ROBERT C. HUMMEL

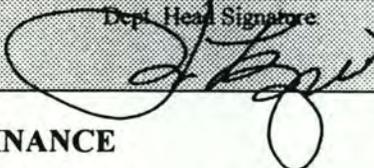
-  SNELL DR.
43,542.12 sq.ft.
1.000 acres
-  ACREAGE TO BE DEDICATED TO SNELL DR.
24,599.44 sq.ft.
0.565 acres
-  STREET CLOSURE
339,249.38 sq.ft.
7.788 acres

SAN ANTONIO AUTO AUCTION STREET CLOSURE

3:00 p.m.

CITY OF SAN ANTONIO		Date Considered
<u>Approval</u>	Budget	Consent [] Individual []
<u>Finance</u>	[]	Item No.
[]	Coordinator	Ord. No.
<u>Legal</u>	[]	
[]		
Request for Ordinance/Resolution		

Date:	Department	Contact Person/Phone No.:
February 13, 1997	Asset Management/Special Projects	Roland A. Lozano, Director - x7885

Date Council Consideration Requested:	Deadline for Action:	Dept. Head Signature
February 27, 1997		

SUMMARY OF ORDINANCE

This ordinance will close, vacate and abandon a portion of improved Snell Drive, along with improved Labrada, Serradell and Bosquet Drives, to Texas Auto Auction Services, Inc., the adjacent property owner.

The Department of Asset Management recommends City Council's approval of this request.

Other Depts. Boards, Committees Involved (please specify):	The City of San Antonio's Planning Commission will consider this request on February 26, 1997. LEGAL DEPARTMENT/WARNER FASSNIDGE, Asst. City Atty.
--	---

Contract signed by other party	Yes [] No []
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FISCAL DATA (If Applicable)	Budgetary Implications
------------------------------------	-------------------------------

Fund No. _____ Amt. Expended: _____
 Activity No. _____ SID No.: _____
 Index Code: _____ Project No.: _____
 Object Code: _____

Funds/Staffing Budgeted Yes [] No []
 Positions Currently Authorized Yes [] No []
 Impact on future O&M: _____
 If positions added, specify class and no.:

Comments:

 Council District No. 2

CITY OF SAN ANTONIO

**DEPARTMENT OF ASSET MANAGEMENT
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

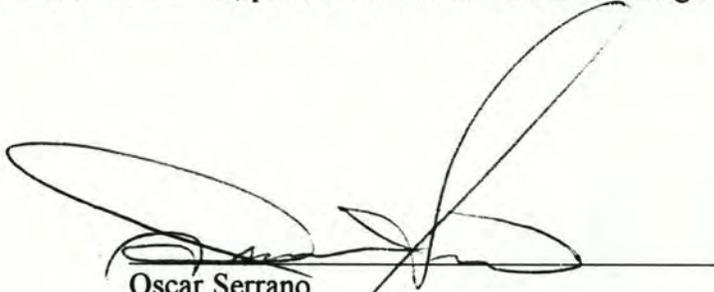
TO: Travis M. Bishop, Assistant to the City Manager
FROM: Oscar Serrano, Sr. Real Estate Specialist, Department of Asset Management
COPIES: Roland A. Lozano, Director, Dept. Of Asset Management; File
SUBJECT: Please See Attached
DATE: February 13, 1997

In keeping with my memorandum of February 4, 1997 (copy attached), please find one (1) Request for Ordinance/Resolution with proper attachments thereto for the project indicated on said memorandum to be heard before City Council on February 27, 1997.

Inasmuch as this project requires a Public Hearing, it is to be considered individually.

Staff is recommending approval of this project.

In the event you have any questions and/or comments, please feel free to call the undersigned at 207-4035.



Oscar Serrano
Senior Real Estate Specialist
Department of Asset Management

Attachment

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
97 FEB -4 PH 2:07

CITY OF SAN ANTONIO

INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Denice Jimenez, Administrative Aide, City Clerk's Office
FROM: Oscar Serrano, Sr. Real Estate Specialist, Dept. of Asset Mgmt.
COPIES: Roland A. Lozano, Director, Dept. of Asset Management
SUBJECT: Public Hearing-See Caption Below
DATE: February 4, 1997

This is to confirm that the below listed project has been formally scheduled to be presented before City Council on Thursday, February 27, 1997 at 3:00 p.m.

S.P. No. 96-27--Request to close, vacate and abandon a portion of improved Snell Drive, along with Labrada, Serradell and Bosquet Drives

**Petitioner: Texas Auto Auction Services, Inc.
d/b/a San Antonio Auto Auction
c/o Mr. William R. Strickland, Director
Design and Construction
1400 Lake Hearn Drive, N.E.
Atlanta, Georgia 30319**

Staff recommends approval.

In the event you have any questions and/or comments, please feel free to call the undersigned at 207-4035.

Thank you.



**Oscar Serrano, Sr. Real Estate Specialist
Department of Asset Management**

CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: City Council
FROM: Roland A. Lozano, Director, Department of Asset Management
COPIES: Oscar Serrano, Senior Real Estate Specialist; File
SUBJECT: SP. No. 96-27 - Request to close, vacate and abandon a portion of improved Snell Drive, along with improved Labrada, Serradell and Bosquet Drives
DATE: February 13, 1997

PETITIONER: Texas Auto Auction Services, Inc.
d/b/a San Antonio Auto Auction
c/o Mr. William R. Strickland, Director
Design and Construction
1500 Ackerman Road
San Antonio, TX 78219

SUMMARY AND RECOMMENDATIONS:

This ordinance will close, vacate and abandon a portion of improved Snell Drive, along with improved Labrada, Serradell and Bosquet Drives to Texas Auto Auction Services, Inc., the adjacent property owner.

The Department of Asset Management recommends City Council's approval of this request.

BACKGROUND INFORMATION:

Applicant is requesting that the City of San Antonio close, vacate and abandon a portion of improved Snell Drive, along with Labrada, Serradell and Bosquet Drives (in their entirety) in the location as shown on attached Exhibits "A" & "B". In order to avoid a dead-end situation, Applicant has agreed to dedicate to the City any of its adjoining properties to accommodate a proposed 100-foot radius cul-de-sac which is to be constructed at Applicant's expense.

Petitioner owns all of the properties adjacent to these proposed street closures and plans to incorporate these present rights of way into part of its existing Auto Auction facilities. The property in question was initially developed by a private investor as an industrial park in 1986. The venture failed and these streets have now become a popular area for dumping, loitering and vandalism. The properties adjacent to these streets proposed for closure are presently underdeveloped.

In compliance with City procedures, applicant's request has been circulated through all interested City Departments and utility agencies. The Planning Department, San Antonio Water System, Public Works Department and the Fire Department have imposed specific conditions to which Applicant has formally assured compliance.

The property involved has been appraised at \$102,000. In order to assist in the revitalization of this light industrial southeastern sector of the City, staff has worked with the applicant to address the issue regarding the appraised value of the property proposed for closure. The Applicant has submitted a detailed list of tangible improvements to be made to the property, valued at \$4,628,000. In terms of taxable value, this amount represents a yearly taxable income to the City of approximately \$27,000. In light of the projected income to the City over future years, while promoting economic growth in this area of the City, the Department of Asset Management is agreeable to accepting \$51,000 in cash value (as opposed to the \$102,000 appraised value) for the properties involved, contingent upon Applicant's agreement and acceptance to perform all of the projected improvements on the property within a one-year period. If, after the one-year period has expired and this condition has not been satisfied, the San Antonio Auto Auction will be required to pay the City of San Antonio the full value of the properties in question. Applicant has agreed to comply to this condition by legal letter agreement and anticipates that this site will be fully developed within the next eight months.

POLICY ANALYSIS:

The action requested is in accordance with the Department's present policies and procedures.

FINANCIAL IMPACT:

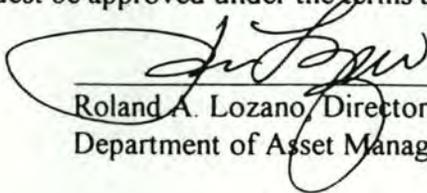
The City of San Antonio will collect \$51,000 for the lease, the property will be added to the City Tax Rolls and economic development will be enhanced.

SUPPLEMENTAL COMMENTS:

- a. The City of San Antonio's Planning Commission will consider this request at its regular meeting of February 26, 1997 and its findings will be presented to the City Council at its February 27, 1997 Council meeting.
- b. Executed Ethics Ordinance Disclosure Statement from Petitioner is attached.

CONCLUSIONS AND RECOMMENDATIONS:

Based upon the fact that all entities canvassed concurred with this proposal, the Department of Asset Management recommends that this request be approved under the terms and conditions as outlined above.



Roland A. Lozano, Director
Department of Asset Management

Attachments

Recommendation Approved:

Alexander E. Briseño, City Manager
City Manager

CITY OF SAN ANTONIO
ETHICS ORDINANCE
REQUIRED DISCLOSURES

On October 19, 1994, the City Council of the City of San Antonio revised the Ethics Ordinance. Among other things, it requires that before certain contracts can be considered by the City Council, certain information must be obtained about the proposed contractor. This form is for the purpose of obtaining that information.

1. **Name of Proposed Contractor & Address:** Texas Auto Auction Services, Inc. d/b/a
San Antonio Auto Auction, 1500 Ackerman Road, San Antonio Texas 78219

2. **If a for-profit entity, list all individuals who own at least a 10% interest in the proposed contractor.**

Cox Enterprises, Inc.

3. **List all political contributions of more than \$100.00 made during the previous twenty four months to any City Council member or members or to any political action committee by the entity or any of the individuals listed above.**

None

4. **Lobbying Statement:** To lobby is to represent third parties for pay in attempting to influence members of the City Council with regard to policy decisions or proposals awaiting decision, by verbal, written, or other arguments or means of persuasion.

Does entity engage in lobbying or plan to engage in lobbying during the term of this agreement?

Yes

No

If the entity should be awarded the contract, and the answer to the above should change during the term of the contract, a revised Lobbying Statement must be filed with the City Clerk.

Texas Auto Auction Services, Inc.

[Signature]

Signature/Title of Authorized Representative

1-20-97

Date

CITY OF SAN ANTONIO
DEPARTMENT OF ASSET MANAGEMENT
INTERDEPARTMENTAL CORRESPONDENCE SHEET

PUBLIC HEARING
TIME CERTAIN
ITEM NO 4
3:00 p.m.

TO: City Council
FROM: Roland A. Lozano, Director, Department of Asset Management
COPIES: Oscar Serrano, Senior Real Estate Specialist; File
SUBJECT: SP. No. 96-27 - Request to close, vacate and abandon a portion of improved Snell Drive, along with improved Labrada, Serradell and Bosquet Drives
DATE: February 13, 1997

PETITIONER: Texas Auto Auction Services, Inc.
d/b/a San Antonio Auto Auction
c/o Mr. William R. Strickland, Director
Design and Construction
1500 Ackerman Road
San Antonio, TX 78219

SUMMARY AND RECOMMENDATIONS:

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The Department of Asset Management recommends City Council's approval of this request.

BACKGROUND INFORMATION:

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POLICY ANALYSIS:

The action requested is in accordance with the Department's present policies and procedures.

FINANCIAL IMPACT:

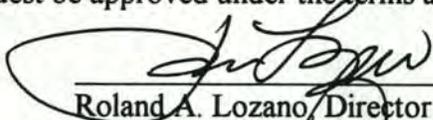
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- a. The City of San Antonio's Planning Commission will consider this request at its regular meeting of February 26, 1997 and its findings will be presented to the City Council at its February 27, 1997 Council meeting.
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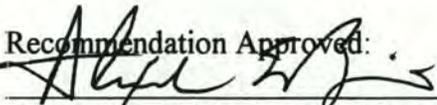
CONCLUSIONS AND RECOMMENDATIONS:

Based upon the fact that all entities canvassed concurred with this proposal, the Department of Asset Management recommends that this request be approved under the terms and conditions as outlined above.



Roland A. Lozano, Director
Department of Asset Management

Attachments

Recommendation Approved:


Alexander E. Briseño, City Manager

CITY OF SAN ANTONIO
ETHICS ORDINANCE
REQUIRED DISCLOSURES

On October 19, 1994, the City Council of the City of San Antonio revised the Ethics Ordinance. Among other things, it requires that before certain contracts can be considered by the City Council, certain information must be obtained about the proposed contractor. This form is for the purpose of obtaining that information.

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Cox Enterprises, Inc.

3. List all political contributions of more than \$100.00 made during the previous twenty-four months to any City Council member or members or to any political action committee by the entity or any of the individuals listed above.

None

4. **Lobbying Statement:** To lobby is to represent third parties for pay in attempting to influence members of the City Council with regard to policy decisions or proposals awaiting decision, by verbal, written, or other arguments or means of persuasion.

Does entity engage in lobbying or plan to engage in lobbying during the term of this agreement?

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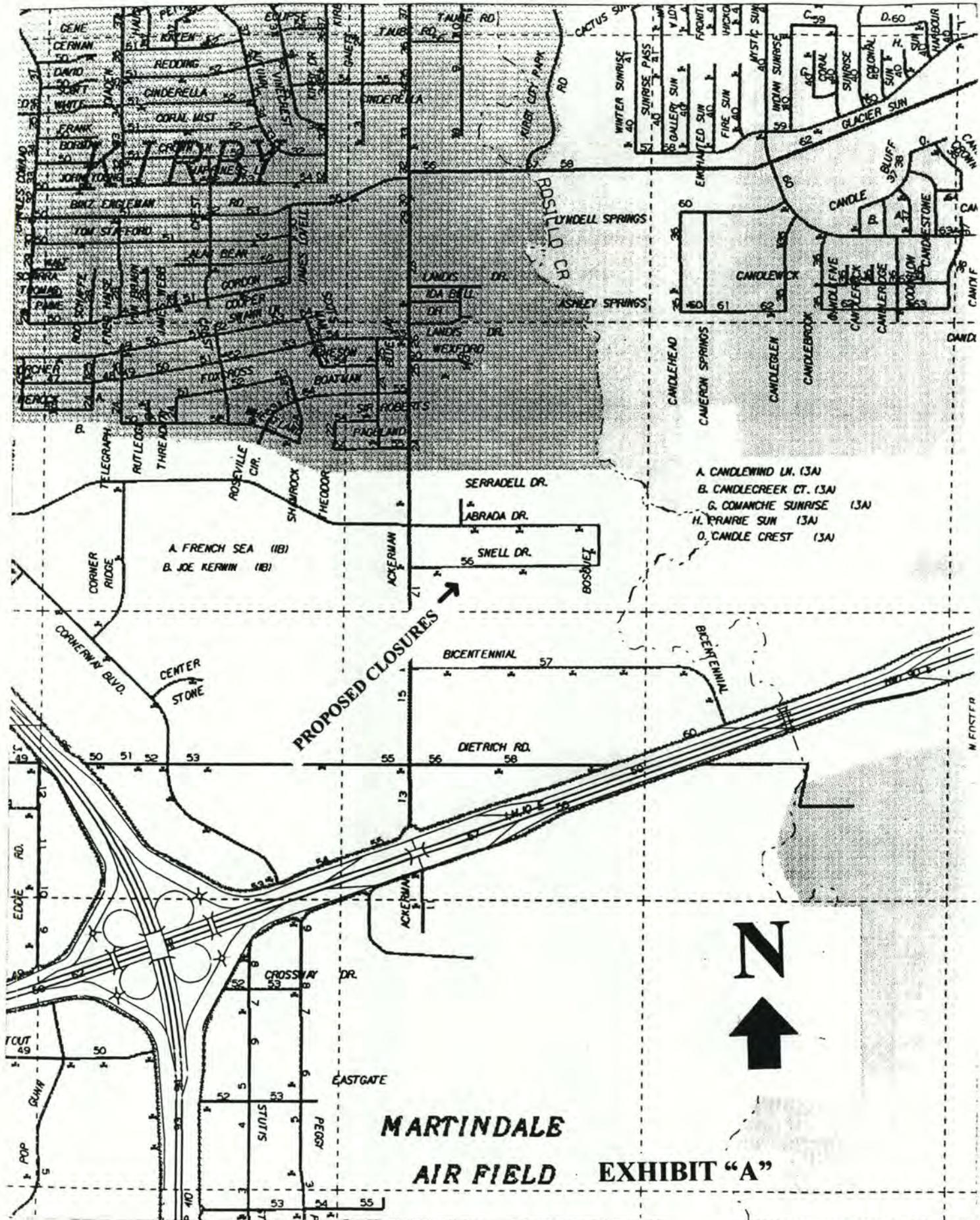
Texas Auto Auction Services, Inc

Robert Lopez VP of Texas

Signature/Title of Authorized Representative

1-20-97

Date



ACKERMAN

LIMITS

LINE

SAN

ANTONIO

CITY

LIMITS

LINE

PROPOSED CLOSURES

PROPOSED CLOSURES

PROPOSED CUL-DE-SAC

SAN ANTONIO
AUTO AUCTION

EXHIBIT
B

PROPOSED
DELTA STEEL
SUBD.

NORTH
SCALE: 1" = 150'

CREEK

OTTIS

RD.

LABRADA

DR.

LABRADA

DR.

ROSOVET
DR.

SNELL

DR.

SNELL

DR.

R-100

17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

ACKERMAN

CITY OF SAN ANTONIO		Date Considered
<u>Approval</u>		Consent [] Individual []
<u>Finance</u>	Budget	Item No.
[]	[]	Ord. No.
Request for Ordinance/Resolution		
<u>Legal</u>	Coordinator	
[]	[]	

Date	Department	Contact Person/Phone No.:
February 13, 1997	Asset Management/Special Projects	Roland A. Lozano, Director - x7885

Date Council Consideration Requested:	Deadline for Action:	Dept. Head Signature:
February 27, 1997		

SUMMARY OF ORDINANCE

This ordinance will close, vacate and abandon a portion of improved Snell Drive, along with improved Labrada, Serradell and Bosquet Drives, to Texas Auto Auction Services, Inc., the adjacent property owner.

The Department of Asset Management recommends City Council's approval of this request.

Other Depts. Boards, Committees Involved (please specify):	The City of San Antonio's Planning Commission will consider this request on February 26, 1997. LEGAL DEPARTMENT/WARNER FASSNIDGE, Asst. City Atty.
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Contract signed by other party	Yes [] No []
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FISCAL DATA (if Applicable)	Budgetary Implications
------------------------------------	-------------------------------

Fund No. _____ Amt. Expended: _____

Funds/Staffing Budgeted Yes [] No []

Activity No. _____ SID No.: _____

Positions Currently Authorized Yes [] No []

Index Code: _____ Project No.: _____

Impact on future O&M: _____

Object Code: _____

If positions added, specify class and no.:

Comments:

Council District No. 2

SHEET 3
AGENDA ITEM NO. 4
TIME CERTAIN 3:00 P.M.

DATE 2/27/97

REGISTER HERE FOR DISCUSSION ON TIME CERTAIN
(TIME LIMIT: 5 MINUTES PER PERSON / 15 MINUTES PER ORGANIZATION)

(PLEASE PRINT)

NAME	ADDRESS OR ORGANIZATION	AGENDA ITEM(S)	AUDIOVISUAL ASSISTANCE REQUESTED
1.			
2.			
3.			
4.			
5.			
6.			
7.			
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Ø cdx

02-27-97P03:00 RCVD