



MEMORANDUM

TO: Mayor and Council

FROM: Lauraine Rizer, Officer
Office of Real Estate Services

DATE: August 7, 2015

SUBJECT: Sale of City of Austin -Owned Assets

The Office of Real Estate Services (ORES), in conjunction with other City Departments, has compiled the attached list of City-owned surplus real property. Before beginning the process of disposing of any surplus property, ORES is hereby providing City Council with information on the standard COA sales procedure. Several proposed sales have been deemed time-sensitive by Departments due to urgent funding needs.

Background

The current ORES process for the sale of City-owned surplus real property is aligned with Texas Local Government Code Chapter 272 (see attachment). Current City procedure requires the approval by City Council of any sales of a fee simple parcel after ORES has successfully identified a willing and able purchaser. Under standard procedure, ORES does not notify City Council at the beginning of the sales process prior to the development of a Request For Proposals (RFP) or Invitation For Sealed Bids (IFB), nor is City Council involved in the development of bid criteria for proposers.

Property Sales Process

Once a Department has identified a parcel as surplus, ORES initiates the sales process by notifying the Neighborhood Housing and Community Development Department (NHCD) and offering to convey the property for Safe, Mixed-income, Accessible, Reasonably priced, Transit-oriented (S.M.A.R.T.) Housing development at the current appraised value. If NHCD does not choose to purchase the property, then all other City Departments are offered the opportunity to comment on the possible sale, whether due to a departmental interest in purchasing the property, or a need to reserve easements on the property.

If no City Department desires to purchase the property, then a solicitation (RFP or IFB) for that property is launched and opened to the public for at least six weeks, during which the property is advertised at least twice in local publications (per Texas Local Government Code).

The State of Texas and the appropriate County and School District are notified during this solicitation period. Additionally, signage is placed on the property and all owners and renters within 1000 feet of the property are notified in writing of the potential sale. Once a viable buyer has been identified, ORES brings a Recommendation for Council Action to City Council.

Direction Moving Forward

ORES proposes the categorization of potential sales into the following tiers:

- Parcels that must be sold in order to repay bonds and/or reduce debt;
- Parcels that would be sold to provide funding support for designated City programs and goals
- Parcels that would be sold with proceeds retained by the original purchasing department

A list of parcels currently determined as surplus by City Departments is enclosed with this memo. By early 4th quarter 2015, ORES will have released IFBs for each of the parcels at 4711 Winnebago Lane and 408 North IH-35 Frontage Road. It is expected that a viable bidder for each of these respective parcels will be brought forward to Mayor and Council by the end of 2015. ORES will begin sequencing sales of the remaining parcels throughout 2016-2017.

There are three parcels currently under review by NHCD for appropriateness for S.M.A.R.T. Housing development: 3000 Funston Street, 1611 W. 10th Street and 2100 Thornton Street. As a next step, ORES is ordering appraisals on these parcels.

Please contact me at (512) 974-7078 if you have any questions.

Xc: Marc Ott, City Manager
 Sue Edwards, Assistant City Manager

Attachments (2):

- Texas Local Government Code Chapter 272
- City of Austin Surplus Real Property (List & Map)

LOCAL GOVERNMENT CODE

TITLE 8. ACQUISITION, SALE, OR LEASE OF PROPERTY

SUBTITLE C. ACQUISITION, SALE, OR LEASE PROVISIONS APPLYING TO MORE THAN
ONE TYPE OF LOCAL GOVERNMENT

CHAPTER 272. SALE OR LEASE OF PROPERTY BY MUNICIPALITIES, COUNTIES, AND
CERTAIN OTHER LOCAL GOVERNMENTS

Sec. 272.001. NOTICE OF SALE OR EXCHANGE OF LAND BY POLITICAL SUBDIVISION; EXCEPTIONS. (a) Except for the types of land and interests covered by Subsection (b), (g), (h), (i), (j), or (l), and except as provided by Section 253.008, before land owned by a political subdivision of the state may be sold or exchanged for other land, notice to the general public of the offer of the land for sale or exchange must be published in a newspaper of general circulation in either the county in which the land is located or, if there is no such newspaper, in an adjoining county. The notice must include a description of the land, including its location, and the procedure by which sealed bids to purchase the land or offers to exchange the land may be submitted. The notice must be published on two separate dates and the sale or exchange may not be made until after the 14th day after the date of the second publication.

(b) The notice and bidding requirements of Subsection (a) do not apply to the types of land and real property interests described by this subsection and owned by a political subdivision. The land and those interests described by this subsection may not be conveyed, sold, or exchanged for less than the fair market value of the land or interest unless the conveyance, sale, or exchange is with one or more abutting property owners who own the underlying fee simple. The fair market value is determined by an appraisal obtained by the political subdivision that owns the land or interest or, in the case of land or an interest owned by a home-rule municipality, the fair market value may be determined by the price obtained by the municipality at a public auction for which notice to the general public is published in the manner described by Subsection (a). The notice of the auction must include, instead of the content required by Subsection (a), a description of the land, including its location, the date, time, and location of the auction, and the procedures to be followed at the auction. The

appraisal or public auction price is conclusive of the fair market value of the land or interest, regardless of any contrary provision of a home-rule charter. This subsection applies to:

(1) narrow strips of land, or land that because of its shape, lack of access to public roads, or small area cannot be used independently under its current zoning or under applicable subdivision or other development control ordinances;

(2) streets or alleys, owned in fee or used by easement;

(3) land or a real property interest originally acquired for streets, rights-of-way, or easements that the political subdivision chooses to exchange for other land to be used for streets, rights-of-way, easements, or other public purposes, including transactions partly for cash;

(4) land that the political subdivision wants to have developed by contract with an independent foundation;

(5) a real property interest conveyed to a governmental entity that has the power of eminent domain;

(6) a municipality's land that is located in a reinvestment zone designated as provided by law and that the municipality desires to have developed under a project plan adopted by the municipality for the zone; or

(7) a property interest owned by a defense base development authority established under Chapter 378, Local Government Code, as added by Chapter 1221, Acts of the 76th Legislature, Regular Session, 1999.

(c) The land or interests described by Subsections (b)(1) and (2) may be sold to:

(1) abutting property owners in the same subdivision if the land has been subdivided; or

(2) abutting property owners in proportion to their abutting ownership, and the division between owners must be made in an equitable manner.

(d) This section does not require the governing body of a political subdivision to accept any bid or offer or to complete a sale or exchange.

(e) This section does not apply to land in the permanent school fund that is authorized by legislation to be exchanged for other land of at least equal value.

(f) The fair market value of land, an easement, or other real property interest in exchange for land, an easement, or other real property interest as authorized by Subsection (b)(3) is conclusively

determined by an appraisal obtained by the political subdivision. The cost of any streets, utilities, or other improvements constructed on the affected land or to be constructed by an entity other than the political subdivision on the affected land may be considered in determining that fair market value.

(g) A political subdivision may acquire or assemble land or real property interest, except by condemnation, and sell, exchange, or otherwise convey the land or interests to an entity for the development of low-income or moderate-income housing. The political subdivision shall determine the terms and conditions of the transactions so as to effectuate and maintain the public purpose. If conveyance of land under this subsection serves a public purpose, the land may be conveyed for less than its fair market value. In this subsection, "entity" means an individual, corporation, partnership, or other legal entity.

(h) A municipality having a population of 825,000 or less and owning land within 5,000 feet of where the shoreline of a lake would be if the lake were filled to its storage capacity may, without notice or the solicitation of bids, sell the land to the person leasing the land for the fair market value of the land as determined by a certified appraiser. While land described by this subsection is under lease, the municipality owning the land may not sell the land to any person other than the person leasing the land. To protect the public health, safety, or welfare and to ensure an adequate municipal water supply, property sold by the municipality under this subsection is not eligible for and the owner is not entitled to the exemption provided by Section [11.142\(a\)](#), Water Code. The instrument conveying property under this subsection must include a provision stating that the exemption does not apply to the conveyance. In this subsection, "lake" means an inland body of standing water, including a reservoir formed by impounding the water of a river or creek but not including an impoundment of salt water or brackish water, that has a storage capacity of more than 10,000 acre-feet.

(i) A political subdivision that acquires land or a real property interest with funds received for economic development purposes from the community development block grant nonentitlement program authorized by Title I of the Housing and Community Development Act of 1974 (42 U.S.C. Section 5301 et seq.) may lease or convey the land or interest, without the solicitation of bids, to a private, for-profit entity or a nonprofit entity that is a party to a contract with the political subdivision if the land or interest will be used by the private, for-profit entity or

the nonprofit entity in carrying out the purpose of the entity's grant or contract. The land or interest may be leased or conveyed without the solicitation of bids if the political subdivision adopts a resolution stating the conditions and circumstances for the lease or conveyance and the public purpose that will be achieved by the lease or conveyance.

(j) A political subdivision may donate, exchange, convey, sell, or lease land, improvements, or any other interest in real property to an institution of higher education, as that term is defined by Section 61.003, Education Code, to promote a public purpose related to higher education. The political subdivision shall determine the terms and conditions of the transaction so as to effectuate and maintain the public purpose. A political subdivision may donate, exchange, convey, sell, or lease the real property interest for less than its fair market value and without complying with the notice and bidding requirements of Subsection (a).

(k) This section does not apply to sales or exchanges of land owned by a municipality operating a municipally owned electric or gas utility if the land is held or managed by the municipally owned utility, or by a division of the municipally owned electric or gas utility that constitutes the unbundled electric or gas operations of the utility, provided that the governing body of the municipally owned utility shall adopt a resolution stating the conditions and circumstances for the sale or exchange and the public purpose that will be achieved by the sale or exchange. For purposes of this subsection, "municipally owned utility" includes a river authority engaged in the generation, transmission, or distribution of electric energy to the public, and "unbundled" operations are those operations of the utility that have, in the discretion of the utility's governing body, been functionally separated.

(l) The notice and bidding requirements provided by Subsection (a) do not apply to a donation or sale made under this subsection. A political subdivision may donate or sell for less than fair market value a designated parcel of land or an interest in real property to another political subdivision if:

(1) the land or interest will be used by the political subdivision to which it is donated or sold in carrying out a purpose that benefits the public interest of the donating or selling political subdivision;

(2) the donation or sale of the land or interest is made under terms that effect and maintain the public purpose for which the donation or sale is made; and

(3) the title and right to possession of the land or interest revert to the donating or selling political subdivision if the acquiring political subdivision ceases to use the land or interest in carrying out the public purpose.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 63(a), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 1243, Sec. 1, eff. Aug. 28, 1989; Acts 1991, 72nd Leg., ch. 282, Sec. 1, eff. June 6, 1991; Acts 1993, 73rd Leg., ch. 110, Sec. 1, eff. Aug. 30, 1993; Acts 1993, 73rd Leg., ch. 206, Sec. 2, eff. Aug. 30, 1993; Acts 1993, 73rd Leg., ch. 429, Sec. 1, eff. Aug. 30, 1993; Acts 1993, 73rd Leg., ch. 509, Sec. 1, eff. Aug. 30, 1993; Acts 1993, 73rd Leg., ch. 948, Sec. 1, eff. Aug. 30, 1993; Acts 1995, 74th Leg., ch. 76, Sec. 17.01(40), eff. Sept. 1, 1995; Acts 1995, 74th Leg., ch. 311, Sec. 1, eff. Sept. 1, 1995; Acts 1999, 76th Leg., ch. 296, Sec. 1, eff. May 29, 1999; Acts 1999, 76th Leg., ch. 405, Sec. 43, eff. Sept. 1, 1999; Acts 1999, 76th Leg., ch. 451, Sec. 1, eff. June 18, 1999; Acts 1999, 76th Leg., ch. 968, Sec. 1, eff. June 18, 1999; Acts 2001, 77th Leg., ch. 1121, Sec. 1, eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 1030, Sec. 1, eff. June 15, 2001; Acts 2001, 77th Leg., ch. 1420, Sec. 12.109(a), eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 1420, Sec. 12.109(b), eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 179, Sec. 1, eff. May 29, 2003.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 329 (H.B. [2690](#)), Sec. 1, eff. June 17, 2011.

Acts 2011, 82nd Leg., R.S., Ch. 726 (H.B. [844](#)), Sec. 1, eff. June 17, 2011.

Sec. 272.002. CONVEYANCES BY CERTAIN POLITICAL SUBDIVISIONS TO THE UNITED STATES FOR PURPOSES RELATED TO WATERWAYS. (a) This section applies to property, including land or an interest in land, that:

(1) is owned by:

(A) a county having a boundary coinciding with a part of the international boundary between the United States and Mexico;

(B) a county contiguous to a county described by Paragraph (A); or

(C) a municipal corporation, political subdivision, or district organized under the state constitution and statutes and located in a county described by Paragraph (A) or (B), including a municipality,

independent school district, common school district, water improvement district, water control and improvement district, navigation district, road district, levee district, or drainage district; and

(2) is desired by the United States to enable a department or establishment of the United States to carry out a federal law in aid of navigation, flood control, or improvement of water courses and to accomplish the purposes specified by Section 2204.101, Government Code, and is necessary for the construction, operation, and maintenance of works required for those purposes.

(b) On the request of the United States through its proper officers, an entity described by Subsection (a)(1) may convey with or without monetary consideration the title or an easement to the property to the United States or to another entity described by Subsection (a)(1) that has agreed by resolution of its governing body to acquire the property for conveyance to the United States.

(c) All rights conferred by law to the Port of Harlingen Authority to develop a navigation project and all improvements incidental, necessary, or convenient for that project are reserved for the authority. This section does not take away any right of the authority to dredge, widen, straighten, or otherwise improve the Arroyo-Colorado and all other lakes, bays, streams, or bodies of water within, or adjacent or appurtenant to, the boundaries of the authority as a navigation project or to construct turning basins, yacht basins, or port facilities.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1995, 74th Leg., ch. 76, Sec. 5.95(24), eff. Sept. 1, 1995.

Sec. 272.003. RENTAL OF OFFICE SPACE BY COUNTY OR MUNICIPALITY FOR UNEMPLOYMENT RELIEF ADMINISTRATION. (a) The commissioners court of a county or the governing body of a municipality may lease, rent, or provide office space to aid and cooperate with state and federal agencies engaged in the administration of relief to the unemployed or needy people of the state. The commissioners court or governing body may pay the regular monthly utility bills for the office space, including bills for electricity, gas, and water.

(b) If a majority of the commissioners court considers the office space essential to the proper administration of the state or federal agency, the court may pay for the space and the regular monthly utility bills out of the general fund of the county by warrants as in the

payment of other obligations of the county.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.

Sec. 272.004. TRANSFERS OF PROPERTY BY CERTAIN POLITICAL SUBDIVISIONS. (a) In this section, "political subdivision" has the same meaning as the term "issuer" under Section [1371.001](#), Government Code.

(b) A political subdivision may sell, lease as a lessee or lessor, or otherwise transfer property in the same manner as the subregional board of a regional transportation authority under Sections [452.108](#)(d) and (e), Transportation Code.

(c) A sale, lease, or other transfer of property under this section must be approved by a majority of the voters voting at an election held within the boundaries of the political subdivision if the agreement:

- (1) involves the levy by the political subdivision of a tax in an amount sufficient to make payments due under the agreement; and
- (2) is executed on or after September 1, 1999.

Added by Acts 1999, 76th Leg., ch. 1284, Sec. 1, eff. Aug. 30, 1999.
Amended by Acts 2001, 77th Leg., ch. 1420, Sec. 8.300, eff. Sept. 1, 2001.

Sec. 272.005. LEASE OF PROPERTY TO GOVERNMENTAL ENTITY. (a) To promote a public purpose of the political subdivision, a political subdivision may:

- (1) lease property owned by the political subdivision to another political subdivision or an agency of the state or federal government; or
- (2) make an agreement to provide office space in property owned by the political subdivision to the other political subdivision or agency.

(b) In acting under Subsection (a), the political subdivision:

- (1) shall determine the terms of the lease or agreement so as to promote and maintain the public purpose;
- (2) may provide for the lease of the property or provision of the office space at less than fair market value; and
- (3) is not required to comply with any competitive purchasing procedure or any notice and publication requirement imposed by this

chapter or other law.

Added by Acts 2007, 80th Leg., R.S., Ch. 245 (H.B. [2618](#)), Sec. 1, eff.
May 25, 2007.

CITY OF AUSTIN SURPLUS REAL PROPERTY

Office of Real Estate Services

August 3, 2015

I. Sales for Bond Repayment or Debt Reduction

District 2

(A) 7720 ½ Kellam Road

Lot size: Approximately 5 acres
Steward Department: Austin Water Utility (AWU)
Property use: Vacant lot – never developed
Zoning: SF-2 (Single-Family Standard Lot)
Date City Acquired: November 1987

District 6

(B) 12101 Anderson Mill Road

Lot size: 69.139 acres
Steward Department: Austin Water Utility (AWU)
Property use: Alternate site for Water Treatment Plant #4 – currently vacant
Zoning: DR (Development Reserve)
Date City Acquired: June 2008

(C) 12911 Stanzel Drive

Lot size: 10,725 square feet (SF)
Steward Department: Austin Water Utility (AWU)
Property use: Decommissioned lift station
Zoning: SF-2 (Single-Family Standard Lot)
Date City Acquired: September 2011

District 8

(D) 7001 Thomas Springs Road

Lot size: 0.5100 acres
Steward Department: Austin Water Utility (AWU)
Property use: Vacant lot – never developed (decommissioned reservoir)
Zoning: RR-NP (Rural Residential, Oak Hill Combined Neighborhood Plan)
Date City Acquired: December 2003

(E) 9531 Circle Drive

Lot size: 7.758 acres
Steward Department: Austin Water Utility (AWU)
Property use: Vacant lot – never developed (originally purchased for reservoir)
Zoning: Not Zoned (2-mile ETJ)
Date City Acquired: September 1988

District 9

(F) 408 North IH-35 Frontage Road

Lot size: 1.266 acres
Steward Department: Watershed Protection Department (WPD)
Property use: Staging area for Waller Creek Tunnel project – no longer needed after December 2015
Zoning: CBD (Central Business District)
Date City Acquired: 2010

Notes: The City- and County-approved tax increment financing (TIF) plan requires that funding from the sale of the property be used to offset the cost of the project.

II. Sales to Fund Designated Programs & Goals

District 2

(G) 4711 Winnebago Lane

Lot size: 9.405 acres
Steward Department: Austin Resource Recovery (ARR)
Property use: Raw land never developed
Zoning: LI-CO-NP (Limited Industrial, Conditional Overlay, Southeast Combined Neighborhood Plan)
Date City Acquired: March 2001

Notes: This property needs to be sold quickly, and has a target IFB launch date of late August/early September for the sales solicitation. ARR needs funding to continue design and construction of the Austin [re]Manufacturing Hub, as part of the City's zero-waste goals.

(H) FM 812 at South FM 973

Lot size: Approximately 25 acres
Steward Department: Austin Resource Recovery (ARR)
Property use: Section of landfill
Zoning: LI (Limited Industrial)
Date City Acquired: 1988-1991 (parcels acquired over four years)

Notes: As a condition of the sale, a Restrictive Covenant will prohibit use of the property as a municipal solid waste landfill. Funds from the sale are earmarked for construction of the Austin [re]Manufacturing Hub, as part of the City's zero-waste goals.

(I) Eco-Park at FM 973 and Moores Bridge Road

Lot size: 9.453 acres
Steward Department: Austin Resource Recovery (ARR)
Property use: Section of landfill
Zoning: LI (Limited Industrial)
Date City Acquired: 1991

Notes: Funds from the sale are earmarked for construction of the Austin [re]Manufacturing Hub, as part of the City's zero-waste goals.

III. Proceeds Retained by Original Purchasing Department

District 1

(J) 2403 East MLK Jr. Boulevard

Lot size: 5,937 square feet (SF)
Steward Department: Public Works Department (PWD)
Property use: Vacant lot – never developed
Zoning: SF-3-NP (Family Residence, Chestnut Neighborhood Plan)
Date City Acquired: July 1968

Notes: In 2012 NHCD determined that this parcel was not appropriate for S.M.A.R.T. Housing. The City launched an Invitation For Sealed Bids (IFB) which closed July 23, 2012 having received no responsive bids.

(K) 5101 Johnny Morris Road

Lot size: 15.3 acres
Steward Department: Watershed Protection Department (WPD)
Property use: Vacant land – was a trailer park acquired as part of a flood buyout
Zoning: SF-3 (Family Residence)
Date City Acquired: June 2005

Notes: 100% of this property is in the floodplain. PARD is interested in the parcel but has deemed it lower priority due to lack of funding.

District 2

(L) 5400 East William Cannon Drive

Lot size: Approximately 20 developable acres out of 296.33 acres
Steward Department: Austin Water Utility (AWU) and Parks and Recreation Department (PARD)
Property use: Acreage in question is from decommissioned wastewater treatment plant – large parcel also includes golf course, parkland, and ponds
Zoning: DR (Development Reserve)
Date City Acquired: May & June 1962

District 3

(M) 2305 Santa Rita Street

Lot size: 2,996 square feet (SF)
Steward Department: Watershed Protection Department (WPD)
Property use: Residential lot (vacant, purchased for storm drainage)
Zoning: SF-3-NP (Family Residence, Holly Neighborhood Plan)
Date City Acquired: August 2009

Notes: Property must be sold with 100% easement overlay - can only be used for purposes allowing WPD to maintain line under property.

(N) 1108 Tillery Street

Lot size: 7,190 square feet (SF)
Steward Department: Austin Water Utility (AWU)
Property use: Decommissioned lift station
Zoning: P-NP (Public, Govalle-Johnston Terrace Neighborhood Plan)
Date City Acquired: January 1948

District 4 – No properties designated surplus at this time

District 5

(O) 2100 Thornton Street (aka 1411 West Oltorf Street)

Lot size: 9,583 square feet (SF)
Steward Department: Public Works Department (PWD)
Property use: Vacant lot – never developed (was acquired for right-of-way)
Zoning: CS (Commercial Services)
Date City Acquired: 1957

Notes: NHCD has interest in this parcel being developed for S.M.A.R.T. Housing.

District 8

(P) Convict Hill Road at South MoPac Expressway

Lot size: 17.27 acres
Steward Department: Austin Energy (AE)
Property use: Vacant land – never developed
Zoning: MF-3 (Multi-Family, Medium-Density)
Date City Acquired: May 1993

Notes: The majority of this property lies within a Critical Water Quality Zone (CWQZ), and impervious cover is limited to 15%. On initial analysis by the Development Services Center (DAC), only approximately 2.5 acres is developable, and that area cannot be accessed without crossing the CWQZ.

(Q) 3010-B Honey Tree Lane

Lot size: 13,611 square feet (SF)
Steward Department: Austin Water Utility (AWU)
Property use: Vacant lot – no curb cut
Zoning: P (Public)
Date City Acquired: October 1984

Notes: City launched Invitation For Sealed Bids (IFB) which closed July 31, 2012 having received no responsive bids.

District 9

(R) 1611 West 10th Street

Lot size: 3,365 square feet (SF)
Steward Department: Watershed Protection Department (WPD)
Property use: Small residential lot (vacant)
Zoning: SF-3-NP (Family Residence, Old West Austin Neighborhood Plan)
Date City Acquired: Date unknown – pre 1-23- 1969

Notes: NHCD has requested this parcel be developed for S.M.A.R.T. Housing

(S) Scenic Drive at Wade Avenue

Lot size: 15,635 square feet (SF)
Steward Department: Austin Water Utility (AWU)
Property use: Vacant lot (note development issues due to terrain)
Zoning: P-NP (Public, Central West Austin Combined Neighborhood Plan)
Date City Acquired: July 1954

Notes: AWU will need to retain existing wastewater easements on the property.

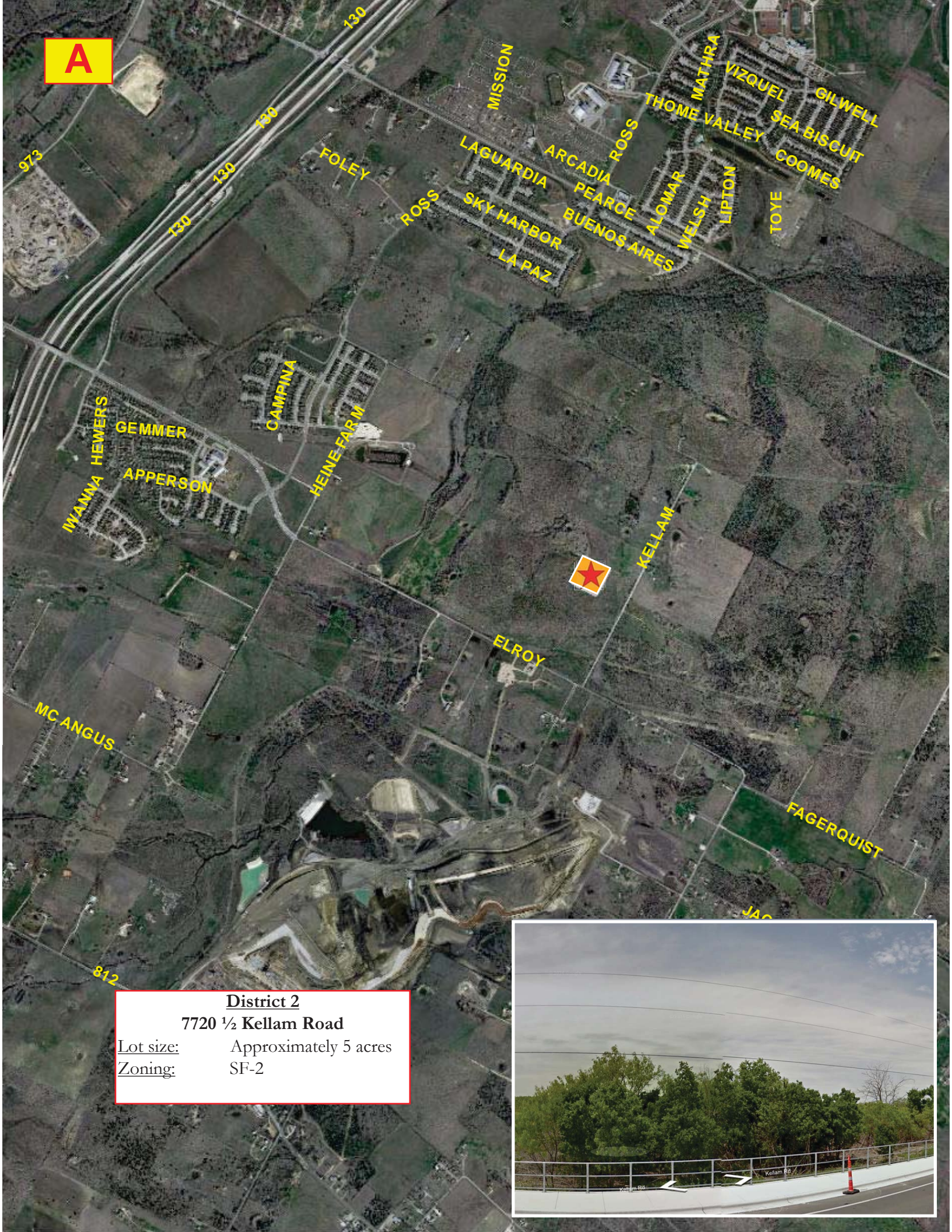
District 10

(T) 3000 Funston Street

Lot size: 4,289 square feet (SF)
Steward Department: Public Works Department (PWD)
Property use: Vacant lot
Zoning: SF-3-NP (Family Residence, Central West Austin Combined Neighborhood Plan)
Date City Acquired: July 1970

Notes: NHCD is reviewing this parcel for S.M.A.R.T. housing development.

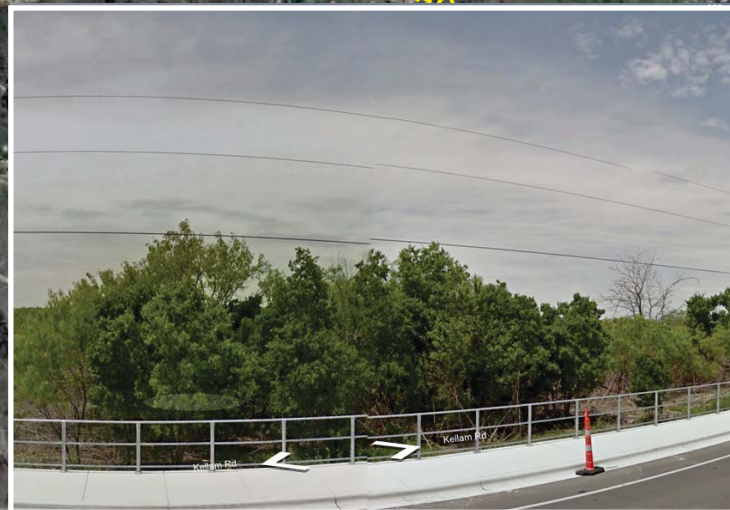
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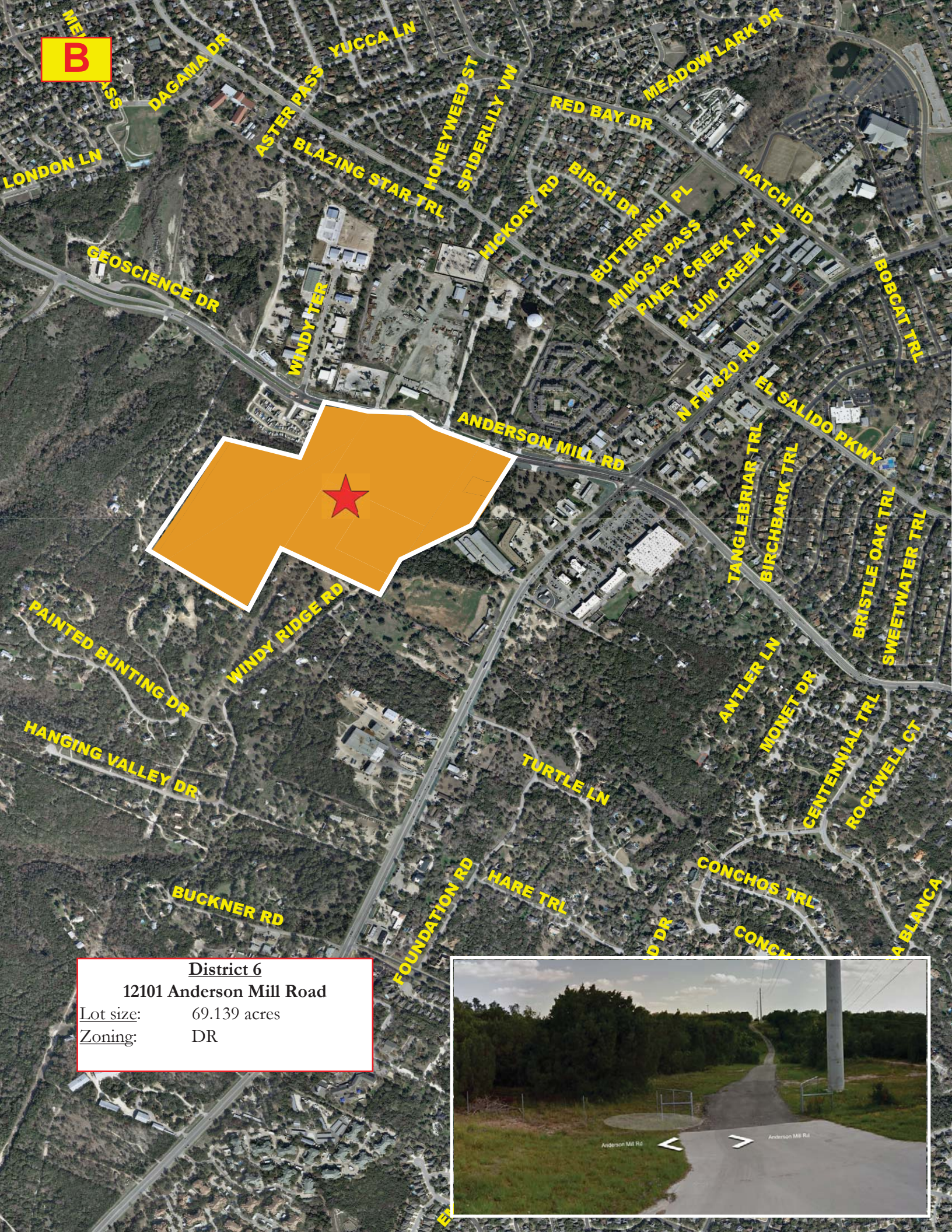
District 2

7720 1/2 Kellam Road

Lot size: Approximately 5 acres
Zoning: SF-2



B



District 6

12101 Anderson Mill Road

Lot size: 69.139 acres

Zoning: DR



C



District 6
12911 Stanzel Drive
Lot size: 10,725 square feet (SF)
Zoning: SF-2



D

THOMAS SPRINGS RD

CHAMOIS WAY

FALLOW RUN



MURMURING

STREAMSIDE DR

District 8

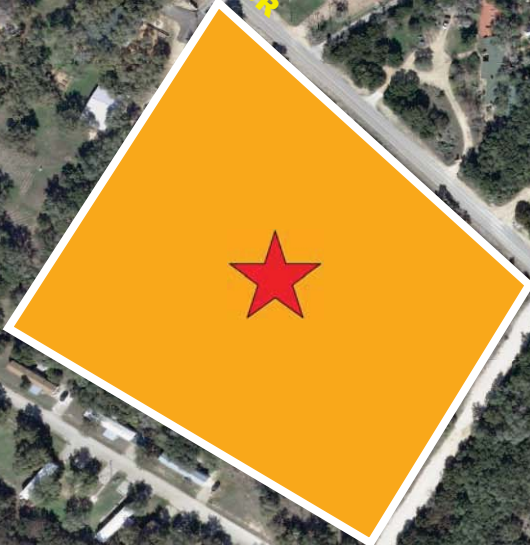
7001 Thomas Springs Road

Lot size: 0.5100 acres

Zoning: RR-NP



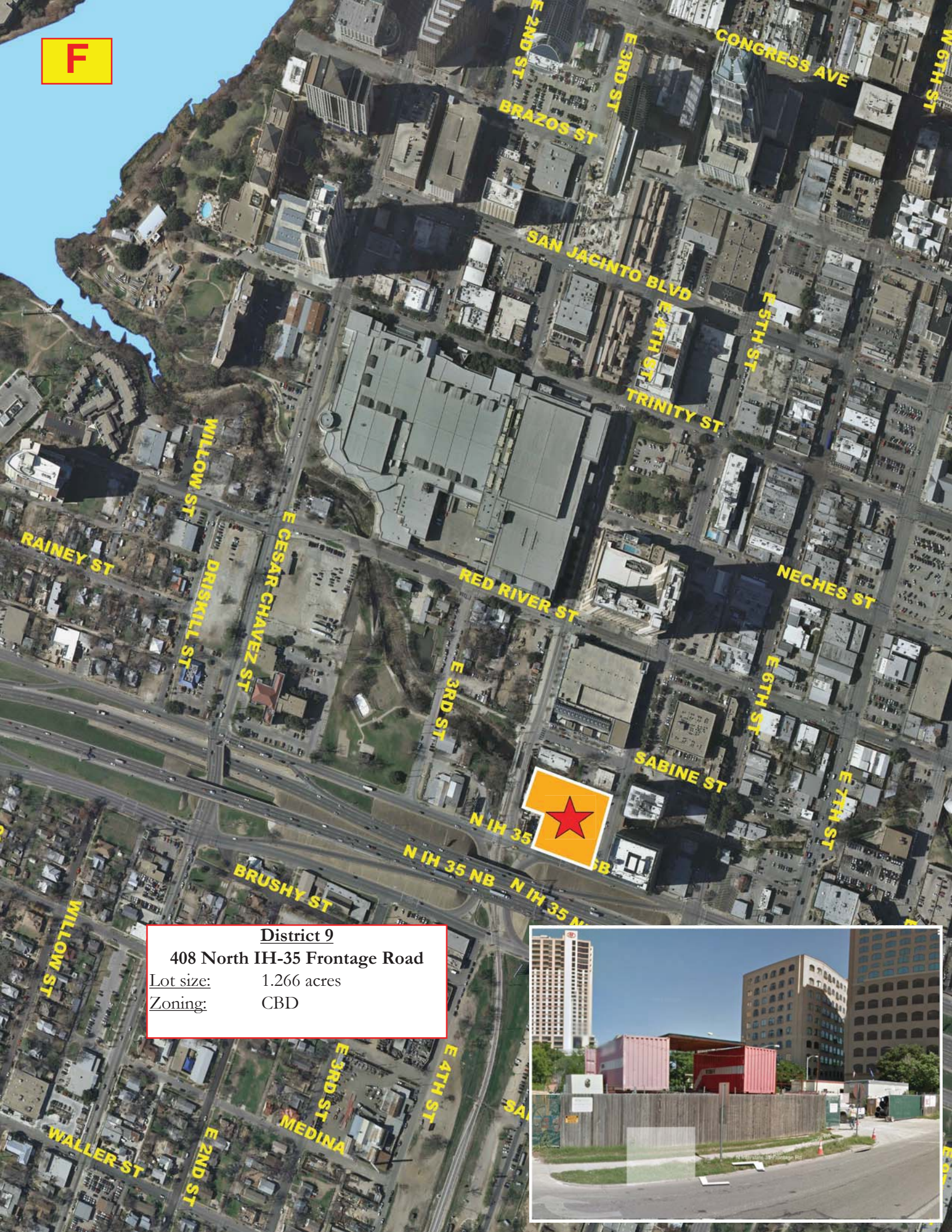
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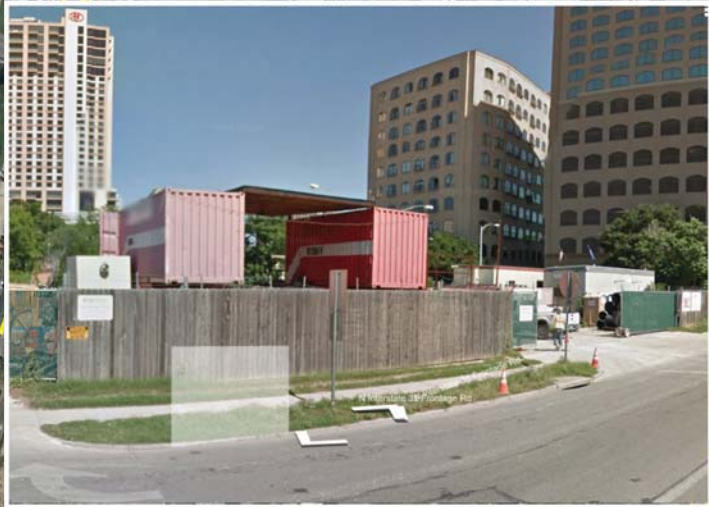
District 8
9531 Circle Drive
Lot size: 7.758 acres
Zoning: Not Zoned



F



District 9
408 North IH-35 Frontage Road
Lot size: 1.266 acres
Zoning: CBD



G



District 2

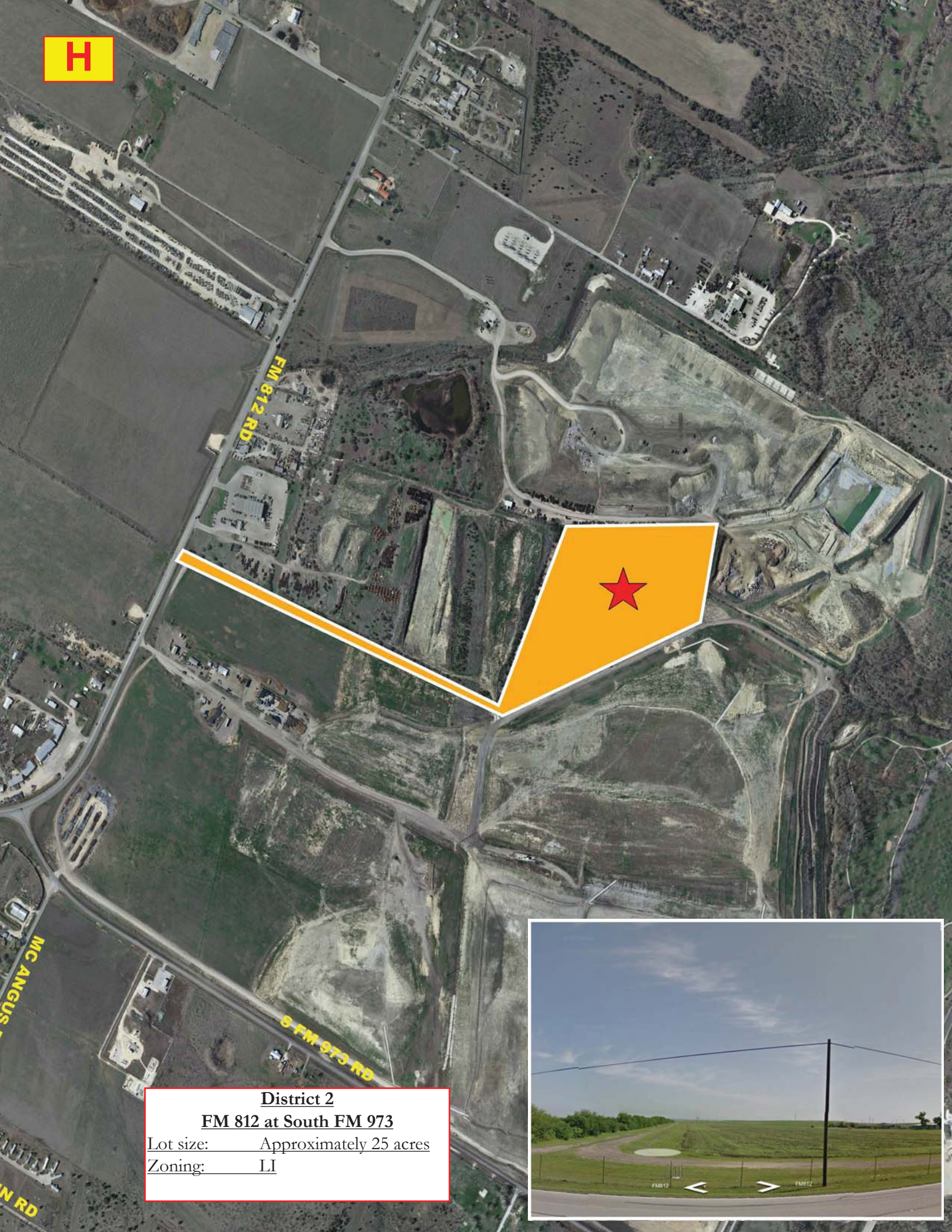
4711 Winnebago Lane

Lot size: 9.405 acres

Zoning: LI-CO-NP



H



District 2

FM 812 at South FM 973

Lot size: Approximately 25 acres

Zoning: LI





District 2
FM 973 and Moores Bridge Road
(Eco-Park)
Lot size: 9.453 acres
Zoning: LI



J

GIVENS AVE

E MARTIN LUTHER KING JR BLVD



MAPLE AVE

CEDAR AVE

CHESTNUT AVE

E 18TH ST

E 17TH ST

SING

District 1

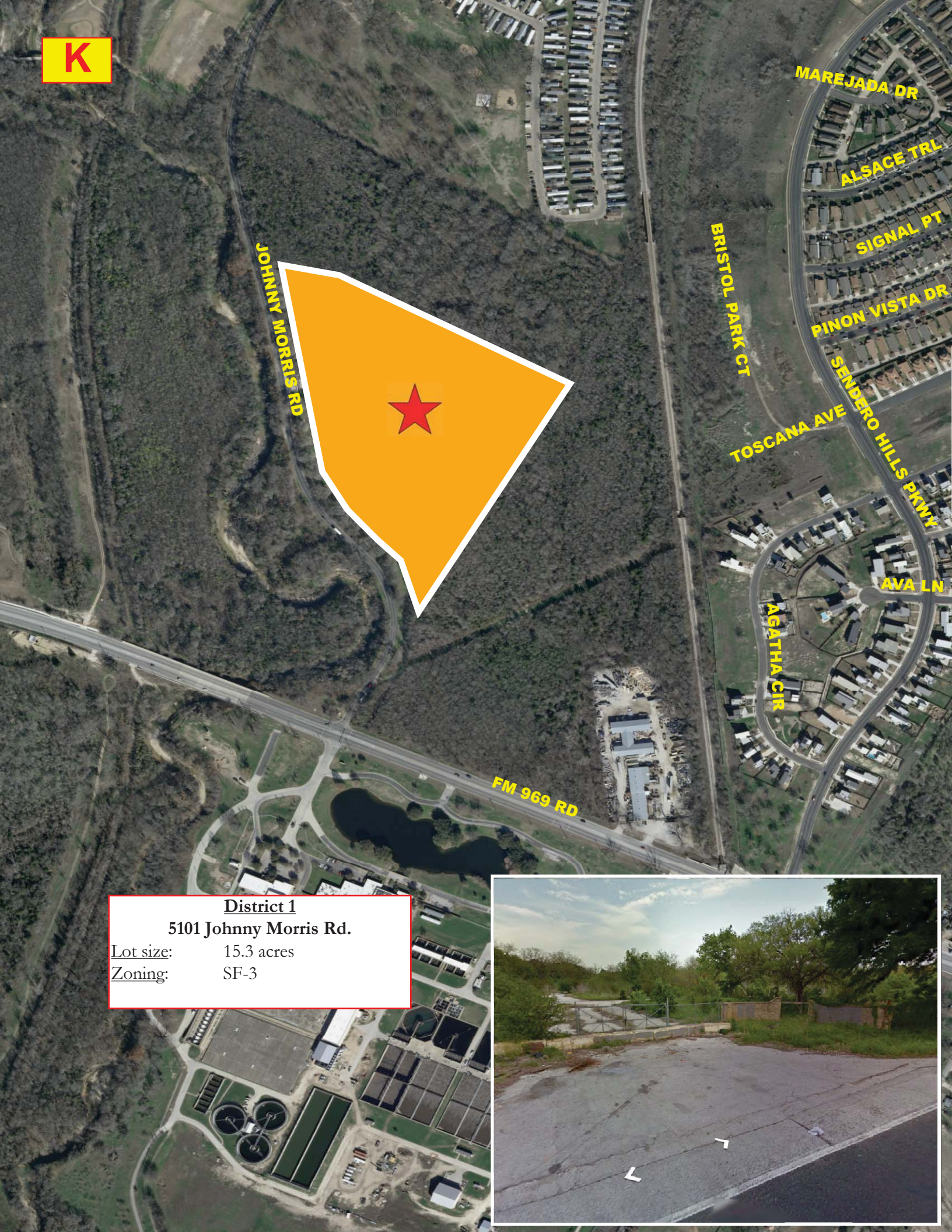
2403 East MLK Jr. Boulevard

Lot size: 5,937 square feet (SF)

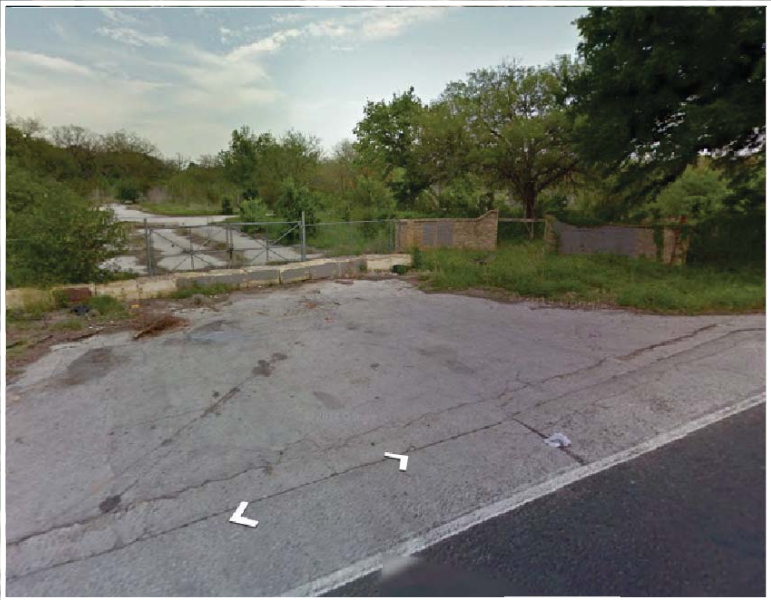
Zoning: SF-3-NP



K



District 1
5101 Johnny Morris Rd.
Lot size: 15.3 acres
Zoning: SF-3





District 2
5400 East William Cannon Drive
Lot size: Approximately 20 developable acres out of 296.33 acres
Zoning: DR



M

MATAMOROS ST

SANTA MARIA ST

SANTA ROSA ST

JULIAN TERAN ST

SANTA RITA ST

CORTA ST

E 2ND ST

MILDRED ST

E CESAR CHAVEZ ST

District 3

2305 Santa Rita Street

Lot size: 2,996 square feet (SF)

Zoning: SF-3-NP



N

GOVALLE AVE

NEAL ST

BRASS ST

STOKES DR

TILLERY ST



District 3

1108 Tillery Street

Lot size: 7,190 square feet (SF)

Zoning: P-NP





KINNEY AVE

S LAMAR BLVD

W OLTORF ST

THORNTON RD



District 5

**2100 Thornton Street
(aka 1411 West Oltorf Street)**

Lot size: 9,583 square feet (SF)

Zoning: CS





P

District 8
Convict Hill Road at South MoPac
Lot size: 17.27 acres
Zoning: MF-3





Q

District 8
3010-B Honey Tree Lane
Lot size: 13,611 square feet (SF)
Zoning: P



R

W 11TH ST
CHARLOTTE ST

W 11TH HALF ST

W 12TH ST

W 11TH ST

W 10TH ST



EASON ST

CONFEDERATE ST

W 9TH HALF ST

W 10TH ST

ELM ST

ROBERTSON ST

WEST LYNN ST

W 9TH ST

W 9TH ST

W 8TH ST

District 9

1611 West 10th Street

Lot size: 3,365 square feet (SF)

Zoning: SF-3-NP



S

WARREN ST

SCENIC DR

WILLOWOOD CIR

PECOS ST

WADE AVE

NORTHWOOD CIR

District 9

Scenic Drive at Wade Avenue

Lot size: 15,635 square feet (SF)

Zoning: P-NP



T



District 10
3000 Funston Street
Lot size: 4,289 square feet (SF)
Zoning: SF-3-NP

