



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1315

**Type:** Real Property Acquisition

**In control:** City Council A Session

**On agenda:** 4/2/2020

**Title:** Ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purposes for 6.606 acres (287,788 square feet) of privately-owned real property located between Old Corpus Christi Highway and South Presa within CB 5158 NCB 10920 in Council District 3 for the Brooks City Base Stinson Corridor (Research Plaza to South Presa Street) project, a 2017 Bond project; declaring it to be a public project and a public necessity for the acquisition and authorizing an amount not to exceed \$900,000 payable to the selected title companies for land, title and closing costs. Funding is available from the 2017 General Obligation Bond Program and is included in the FY 2020 – FY 2025 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. PFN Brooks City Base, 3. Draft Ordinance.pdf, 4. Ordinance 2020-04-02-0220

Date	Ver.	Action By	Action	Result
4/2/2020	1	City Council A Session	approved	Pass

**DEPARTMENT:** Public Works

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICTS IMPACTED:** Council District 3

**SUBJECT:**

Real Estate Acquisition: Brooks City Base Stinson Corridor (Research Plaza to South Presa Street) (2017 Bond Project)

**SUMMARY:**

An ordinance authorizing the acquisition through negotiation or condemnation of interests in land sufficient for project purposes for 6.606 acres (287,788 square feet) of privately-owned real property located between Old Corpus Christi Highway and South Presa within CB 5158 NCB 10920 in Council District 3 for the Brooks City Base Stinson Corridor (Research Plaza to South Presa Street), a 2017 Bond project; declaring it to be a public project and a public necessity for the acquisition and authorizing an amount not to exceed \$900,000 payable to the selected title companies for land, title and closing costs. Funding is available from the 2017 General

Obligation Bond Program and is included in the FY 2020 - FY 2025 Capital Improvement Program.

Pursuant to enacted Texas Senate Bill (SB18”), this item requires City Council to initiate a motion authorizing the use of power of eminent domain, should it be needed.

### **BACKGROUND INFORMATION:**

On May 6, 2017, voters approved the 2017 - 2022 Bond Program authorizing \$10,000,000 for the Brooks City Base Stinson Corridor Project. This project will construct a new roadway from Research Plaza to South Presa.

Research Plaza currently ends at Old Corpus Christi Highway with no direct access to South Presa. This acquisition is necessary for completion of the project which will provide for direct access to South Presa and Stinson Municipal Airport, the San Antonio Missions National Historical Park and the World Heritage Site.

### **ISSUE:**

This ordinance authorizes the acquisition through negotiation or condemnation of interests in land sufficient for project purposes for 6.606 acres (287,788 square feet) of privately-owned real property located between Old Corpus Christi Highway and South Presa within CB 5158 NCB 10920 in Council District 3 for the Brooks City Base Stinson Corridor (Research Plaza to South Presa Street), a 2017 Bond project; declaring it to be a public project and a public necessity for the acquisition and authorizing an amount not to exceed \$900,000 payable to the selected title companies for land, title and closing costs.

The Brooks City Base Stinson Corridor (Research Plaza to South Presa Street) project will construct a new roadway from Research Plaza to South Presa. This acquisition is necessary for completion of the project which will provide for direct access to South Presa and Stinson Municipal Airport, the San Antonio Missions National Historical Park and the World Heritage Site.

The City intends to use every effort available to obtain the required permanent land rights needed for said roadway through good faith negotiations, but may require eminent domain if the negotiations are not successful. Approval of this ordinance declares this project as a public project and allows staff as needed to exercise its power of eminent domain (condemning property) as declared under Article I, Section 17 of the Texas Constitutional and Texas Local Government Code.

### **ALTERNATIVES:**

City Council could choose not to authorize the acquisition of the privately-owned real property for this project; however, this alignment is the most viable option to complete the project.

### **FISCAL IMPACT:**

This ordinance authorizes a one-time capital improvement expenditure in an amount not to exceed \$900,000 payable to the selected title companies for land, title and closing costs. The value of this acquisition is based on a professional appraisal performed by Noble & Associates. Funding is available from the 2017 General Obligation Bond Program and is included in the FY 2020 - FY 2025 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of the ordinance authorizing the acquisition through negotiation or condemnation of approximately 6.606 acres (287,788 square feet) privately-owned real property located between Old Corpus Christi Highway and South Presa within CB 5158 NCB 10920 in Council District 3 for the Brooks City Base Stinson Corridor (Research Plaza to South Presa Street), a 2017 Bond project; declaring it to be a public project and a public necessity for the acquisition.