



# City of San Antonio

## Legislation Details (With Text)

**File #:** 13-968

**Type:** Real Property Acquisition

**In control:** City Council A Session

**On agenda:** 11/21/2013

**Title:** An Ordinance authorizing the acceptance of approximately 2.0 acres of land adjacent to the Phil Hardberger Park from the Phil Hardberger Park Conservancy and authorizing a reciprocal easement agreement with Henrietta Partners for access to the newly acquired land located in Council District 8. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map of Hardberger Park Property Donation, 2. Reciprocal Easement Agreement with Henrietta Investments Partners in connection with Phil Hardberger Park, 3. Draft Ordinance, 4. Ordinance 2013-11-21-0785

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Parks and Recreation

**DEPARTMENT HEAD:** Xavier Urrutia

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Acceptance of park land donation and reciprocal easement agreement for Phil Hardberger Park

**SUMMARY:**

This ordinance authorizes the acceptance of approximately 2.0 acres from Phil Hardberger Park Conservancy for additional park land and execution of reciprocal easement agreement with Henrietta Partners at Phil Hardberger Park located in Council District 8.

**BACKGROUND INFORMATION:**

The Phil Hardberger Park Conservancy received a donation from Henrietta Partners of approximately 2.0 acres off Blanco Road immediately adjacent to the Phil Hardberger Park dog park and wishes to donate the property to the City of San Antonio. The donated tract will serve as a transition area from the planned commercial

development to the south along Wurzbach Parkway and the park proper. The property will also provide an opportunity for additional parking and other related improvements as provided in the 2012 Bond Program. Environmental assessments and surveys have been performed on the property and no issues have been identified.

The adjacent developer, Henrietta Partners has offered to build access off of Blanco Road and Wurzbach Parkway which will allow ingress/egress to the City's new parking lot. These improvements will continue to support the Phil Hardberger Park Master Plan adopted by Council on May 8, 2008. The reciprocal easement agreement will allow access through Phil Hardberger Park for the commercial development and parking.

#### **ISSUE:**

This ordinance will authorize the acceptance of a donation of approximately 2.0 acres from Phil Hardberger Park Conservancy to be designated for park land. This acquisition is consistent with the recommendations outlined for the Far North Subarea of the Adopted Parks System Strategic Plan.

#### **ALTERNATIVES:**

Should Council decide not to accept the property, Phil Hardberger Conservancy would continue to own the property, and could develop it for commercial use if so desired.

#### **FISCAL IMPACT:**

The donation of the land is valued at \$1.3M by the Phil Hardberger Park Conservancy. Closing costs are estimated to be \$6,400.00 and will be paid from the Hardberger Park Project budget. Funding for operation and maintenance of park property development is submitted annually as part of the General Fund budget process.

Funding for the new parking lot will be provided from the 2012 Bond Program and will be approved by Council at a later date.

#### **RECOMMENDATION:**

Staff recommends approval of the acceptance of approximately 2.0 acres from Phil Hardberger Park Conservancy for additional park land and the execution of a reciprocal agreement with Henrietta Partners at Phil Hardberger Park.

The Parks and Recreation Board was briefed on the donation of the property on July 29, 2013. The Planning Commission passed a resolution on the acceptance of the donation on October 9, 2013.