



City of San Antonio

Legislation Details (With Text)

File #: 21-2925

Type: Real Property Sale

In control: City Council A Session

On agenda: 5/13/2021

Title: Ordinance declaring 56.934 acres of City owned property identified as Lots 6 -11, Block 9, NCB 11379 of the Southwest Business and Technology Park located at the northwest corner of Highway 151 and Enrique Barrera Parkway (Old Highway 90) as surplus and authorizing its sale to Brazos De Santos Partners, Ltd. for a total disposition fee of \$3,053,000.00 to be deposited in the General Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Field Notes, 3. Planning Commission Resolution, 4. Sales Contract - Hwy 151 and Old Hwy 90 56.934 Acres 4-9-21, 5. Contracts Disclosure_Disposition Southwest Technology Park, 6. Draft Ordinance, 7. Staff Presentation, 8. Ordinance 2021-05-13-0337

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Public Works

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

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Disposition of 56.934 acres of surplus property known as Southwest Business & Technology Park Unit-3

SUMMARY:

Ordinance declaring 56.934 acres of City owned property identified as Lots 6 -11, Block 9, NCB 11379 of the Southwest Business and Technology Park located at the northwest corner of Highway 151 and Enrique Barrera (Old Highway 90) in Council District 6 as surplus and authorizing its sale to Brazos De Santos Partners, Ltd. for a total disposition fee of \$3,053,000.00 to be deposited in the General Fund.

BACKGROUND INFORMATION:

In 1999, the City approved a parcelization plan for 435 acres acquired as a result of a lawsuit settlement. The

plan provided recommendations related to potential development and hired a real estate broker to market and sell the land. The 435 acres located north of Highway 90 were marketed as the Southwest Business and Technology Park. To date, all major properties but the subject 56.934 acres have been sold.

The 56.934 acres has continued to be advertised for sale in the Multiple Listing Service (MLS) with Providence Real Estate. In January 2020, the appraised value of the property was \$3,053,000.00 as determined by an independent appraiser. The Planning Commission approved the item on September 23, 2020.

The City of San Antonio received an offer to purchase the 56.934 acres from the Brazos De Santos Partners, Ltd. in the amount of \$3,053,000.00, on behalf of the Miller family, owners of the Bill Miller Bar-B-Q. Bill Miller Bar-B-Q intends to move their headquarters and operations to the subject 56.934 acres.

Under Municipal Code, all city-owned property must be declared as surplus before the property's disposition (sale). The request to declare a property as surplus is submitted to the Public Works Real Estate Division. The request and exhibits are then sent to departments and municipal-owned utilities that provide services to or construct infrastructure on the properties. City departments and municipal-owned utilities respond if there is a need for the property or if the property may be disposed of. There was no opposition to the disposition of the 56.934 acres during the canvassing process by City departments or utilities.

ISSUE:

This ordinance declares 56.934 acres of City owned property identified as Lots 6 -11, Block 9, NCB 11379 of the Southwest Business and Technology Park located at the northwest corner of Highway 151 and Enrique Barrera (Old Highway 90) in Council District 6 as surplus and authorizing its sale to Brazos De Santos Partners, Ltd. for a total disposition fee of \$3,053,000.00 to be deposited in the General Fund.

The 56.934 acres has continued to be advertised for sale in the Multiple Listing Service (MLS) with Providence Real Estate. In January 2020, the value of the property was \$3,053,000.00 as determined by an independent appraiser. The City of San Antonio received an offer to purchase the 56.934 acres from the Brazos De Santos Partners, Ltd. in the amount of \$3,053,000.00, on behalf of the Miller family, owners of Bill Miller Bar-B-Q. Bill Miller Bar-B-Q intends to move their headquarters and operations to the subject 56.934 acres.

This action is consistent with City Code and Ordinances, which require City Council approval for the sale or disposition of City-owned or controlled real property.

ALTERNATIVES:

City Council could choose not to declare as surplus and approve the conveyance of the City-owned property; however the proceeds would not be collected and the City would continue to be responsible for property. Additionally, this would prevent the property from being placed on the tax rolls and would not generate revenues for the City nor any other taxing entity.

FISCAL IMPACT:

This ordinance declares the property, known as the Southwest Business and Technology Park, as surplus and conveys the property to Brazos De Santos Partners, Ltd. at a cost of \$3,053,000.00. The appraised value of the

property is \$3,053,000.00 as determined by an independent appraiser in accordance with Chapter 37 Section 2 (g)(1) of the San Antonio Municipal Code. Funds generated by this sale will be deposited into the General Fund.

The property will be placed on the tax rolls, which will generate revenue for the City of San Antonio as well as other taxing entities.

RECOMMENDATION:

Staff recommends approval of this request declaring 56.934 acres of City-owned property located in Council District 6 as surplus and authorizing its sale to Brazos De Santos Partners, Ltd. for a total disposition fee of \$3,053,000.00.