



City of San Antonio

Legislation Details (With Text)

File #: 13-982

Type: Real Property Acquisition

In control: City Council A Session

On agenda: 11/21/2013

Title: An Ordinance authorizing the acquisition of approximately 23.2 acres of land adjacent to Friedrich Wilderness Park located in Council District 8 for \$750,000.00, and authorizing \$5,000.00 for associated closing costs, all payable from the Parks Development and Expansion Venue Projects fund approved by the voters in 2000 and 2005. [Gloria Hurtado, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map of land adjacent to Friedrich Wilderness Park, 2. Ordinance 2013-11-21-0786

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

DEPARTMENT HEAD: Xavier Urrutia

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Acquisition of Property for Protection of the Edwards Aquifer

SUMMARY:

This ordinance authorizes the acquisition of approximately 23.2 acres of land adjacent to Friedrich Wilderness Park in an amount not to exceed \$5,000.00 in closing costs and \$750,000.00 payable to Alamo Title for a total of \$755,000.00 from the Parks Development and Expansion Venue Projects fund approved by the voters in 2000 and 2005 located in Council District 8.

BACKGROUND INFORMATION:

The proposed acquisition is part of the Proposition 3 Parks Development and Expansion Venue Project approved by voters in May 2000.

This acquisition is consistent with policy adopted by the City Council for the acquisition of properties on the Edwards Aquifer Recharge and Contributing Zones as funded by sales tax initiatives and the adopted Parks and Recreation Strategic System Plan. The acquisition is also consistent with Natural Resource and Urban Design Goals of the San Antonio Master Plan Policies.

ISSUE:

This ordinance will authorize the acquisition through negotiated sale of approximately 23.2 acres of land in one parcel contiguous with Friedrich Wilderness Park and the Woodland Hills addition in Council District 8. This acquisition achieves protection of additional watershed draining to the nearby Recharge Zone as well as protecting known, occupied Golden-cheeked Warbler habitat.

ALTERNATIVES:

This acquisition is beneficial to the goals of the Edwards Aquifer Protection initiative, control and reduction of sky lighting in the vicinity of Camp Bullis, limited development of steep slopes and preservation of the federally listed endangered Golden-cheeked Warbler. It will also act as a buffer for the proposed five miles of new pedestrian trails within Friedrich Wilderness Park that are being developed by the Friends of Friedrich Wilderness Park through a Texas Parks and Wildlife Trails Grant. Should this acquisition not proceed, it would preclude the aforementioned benefits and place the property on the open market for development, resulting in negative effects in relation to the above described benefits.

FISCAL IMPACT:

Funds totaling \$135,000,000.00 for Parks Development and Expansion Venue Projects were approved by the voters in 2000 and 2005. Funds for property acquisitions adjacent to Friedrich Wilderness Park and vicinity have been approved through previous Council action. The estimated fair market value of the land for this acquisition is \$940,000.00, however, the owners have agreed to a sales price of \$750,000.00. The City will pay for closing costs which are anticipated to be less than \$5,000.00.

There will be minimal annual operating, security and maintenance expenses for this undeveloped property as an addition to the existing Friedrich Wilderness Park. No development of this parcel is anticipated. It is to be managed as endangered species habitat and buffer to the park.

RECOMMENDATION:

Staff recommends approval of this ordinance, which will authorize the acquisition of approximately 23.2 acres of land adjacent to the original portions of Friedrich Park, as well as the Woodland Hills addition in Council Districts 8 at a value agreed upon by owners.

This item was reviewed and approved by the Planning Commission in June 2013 and the Edwards Aquifer Protection Citizens Advisory Board in July 2013.