



City of San Antonio

Legislation Details (With Text)

File #: 17-2991

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 5/10/2017

Title: S.P. 2044 A Resolution supporting the declaration as surplus and sale of approximately 5.8 acres of unimproved property located at the corner of Richland Hills and Ingram Road (NCB 15329, BLK, Lot P -24D) for the development of a Public-Private Partnership (P3) Senior Independent Living Facility. Staff recommends approval. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Transportation & Capital Improvements)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map_Surplus Property-Richland Hills-Ingram, 2. Site Map_Conceptual Plan, 3. RESOLUTION_Surplus SP2044

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT: Disposition: Sale of city-owned property located at the corner of Richland Hills and Ingram Road

SUMMARY:

Consideration of a resolution supporting the declaration as surplus and sale of approximately 5.8 acres of unimproved property located at the corner of Richland Hills and Ingram Road (NCB 15329, BLK, Lot P-24D) for the development of a Public-Private Partnership (P3) Senior Independent Living Facility.

BACKGROUND INFORMATION:

Under Municipal Code, all city property must be declared as surplus prior to the disposition of the property. The request must be submitted to the Department of Transportation & Capital Improvements, Real Estate Division, and processed under Local Government Codes and Municipal Code.

In May of 2012, voters approved the 2012-2017 General Obligation Bond Program which included a project

titled the Northwest Area Recreation Center in Council District 6. Funds were also designated for a Library site in Council District 6. To implement the program, the City entered into a funding agreement with the YMCA to use the Bond funds to fund a portion of the renovation of a YMCA owned building located at the corner of Potranco Road and Highway 151. In this agreement, the YMCA designed and constructed a 5,000 square foot San Antonio Branch Library and 40,000 square foot YMCA recreational center that includes an indoor pool, gymnasium, exercise rooms and locker rooms. The new Mays Family YMCA and Potranco Branch Library opened in November 2016.

The City purchased a nearby 12.31 acre site from SAWS in 2015 for future phases of the Northwest Area Recreation Center project. The City is finalizing a P3 Development Agreement to construct a Senior Independent Living Facility and multipurpose athletic fields which could not be constructed without a P3 partnership. Approximately 5.8 acres will be sold for the development of a Senior Independent Living Facility to contain 176 units. Proceeds from the sale of the property will be used to construct the athletic fields on the remaining property.

ISSUE:

This resolution supports the declaration as surplus and sale of approximately 5.8 acres of property located at the corner of Richland Hills and Ingram Road for the development of a Public-Private Partnership (P3) Senior Independent Living Facility.

The sale of the property will facilitate the completion of the Northwest Area Recreation Center as authorized under the 2012-2017 General Obligation Bond Program.

ALTERNATIVES:

Planning Commission could choose not to support this request, however, if the request is not approved, the City will need to explore other options to complete the Bond Project and meet the terms of the P3 Development Agreement.

RECOMMENDATION:

Staff recommends approval of this request to declare as surplus and sell a 5.8 acre unimproved tract of land so the City can complete the Northwest Area Recreation Center 2012 Bond Project.