



City of San Antonio

Agenda Memorandum

File Number:18-4701

Agenda Item Number: 19.

Agenda Date: 8/22/2018

In Control: Planning Commission

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT: Declaring as surplus and authorizing the sale of city-owned property in NCB 15911 in NCB 15911 on Weidner Road.

SUMMARY:

A resolution recommending the declaration as surplus of a 5.00 acre unimproved tract of city-owned property in NCB 15911 on Weidner Road in Council District 10 and authorizing its sale to Rockport Family Partnership, Ltd.

BACKGROUND INFORMATION:

Petitioner (Rockport Family Partnership, Ltd. and its affiliates) has multiple property interests near Crosswinds Way, Wurzbach Parkway and Weidner Road in the northeast section of the city. Petitioner developed a portion of the property as the Crosswinds Business Park. Petitioner recently rezoned 21.23 acres from Industrial (I-1) to Multi-Family District (MF-33) and Commercial (C-3). The rezoning was necessary for the petitioner to proceed with a new (approximate) 300-unit multi-family development and an (approximate) 800-student charter school. The petitioner plans to start construction on the charter school in the Fall, 2018; and the multi-family project early 2019. Petitioner owns an additional 12 acres that will be developed as flex office/warehouse.

The city owns a 5.00 acre unimproved tract in the area that was intended for use as a regional detention pond. Recent reviews of the property determined there would be minimal benefit on a regional basis, so the property was presented to the Department of Transportation & Capital Improvements (TCI), Real Estate Division to coordinate a review by city departments and utilities to determine if the property can be declared as surplus and disposed of in accordance with Municipal Code. The review was completed, and the request was conditionally approved. The city will retain easements for CPS Energy, San Antonio Water System and TCI's Traffic

Engineering division. The city utilized broker services under Local Government Code, Chapter 253. The 5.00 acre tract was advertised for at least 30 days on a multiple-listing service, and the petitioner submitted the highest cash offer.

The petitioner's properties are located within a mandatory detention area. The city's 5.00 acre tract is located in a low point of this area. The city's property floods during rain events and has a significant amount of drainage passing through it. Due to this fact, the property is unlikely to be developed as anything other than a basin. Petitioner's property interests drain to this area, so the 5.00 acre city location is best suited as a basin for the petitioner's tracts.

The city and petitioner executed the attached purchase agreement for the property. If City Council approves this request to declare as surplus and sell the city's 5.00 acre tract on Weidner Road, the sale will be completed.

The petitioner will utilize the 5.00 acre tract as a drainage basin, and invest up to \$400,000 in drainage improvements by the end of 2018, so the multi-family development and charter school can be completed. A conceptual design plan of the drainage improvements is attached showing the proposed buffer and drainage easement.

ISSUE:

This resolution recommends the city declare a 5.00 acre unimproved tract of city-owned property in NCB 15911 on Weidner Road as surplus and authorize its sale to Rockport Family Partnership, Ltd.

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ALTERNATIVES:

The Planning Commission could choose not to recommend this item, however the petitioner will not be able to maximize development in the area because of the drainage and flooding issues, and the city will still need to maintain this 5.00 acre unimproved property. Sale of the property will address drainage and flooding in the area and the property will be placed back on the tax rolls.

RECOMMENDATION:

Staff recommends approval of this request to declare as surplus and dispose of a 5.00 acre unimproved tract of

city-owned property in NCB 15911 located on Weidner road.