



# City of San Antonio

## Agenda Memorandum

**File Number:**19-2957

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**Agenda Item Number:** 13.

**Agenda Date:** 5/22/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Center City Development and Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:** Property Exchange for CPS Headquarters

### **SUMMARY:**

A Resolution approving the conveyance of approximately 0.1254 acres or 5,461 square foot tract of City owned land out of Lot 14, NCB 1760 in exchange for three CPS owned tracts of land out of Lot 14, NCB 1760 totaling 0.1254 acre (5,461 SF) along the Museum Reach as described by metes and bounds in Attachment A, to facilitate the historical use and maintenance allocation necessary for the new CPS Headquarters in Council District 1.

### **BACKGROUND INFORMATION:**

CPS Energy has commenced renovation of a 430,000 square foot two tower campus near McCullough, Brooklyn Avenue, Avenue B, and the San Antonio River which will provide office space, retail space, a 1200 space parking garage, and connection to the San Antonio River. The new energy efficient headquarters will relocate more than 3,100 employees from various facilities across the City.

CPS Energy and Center City Development and Operations support a proposed property exchange of strips of land so that the ownership matches the long standing historical use and allocation of maintenance of the proposed tracts.

Currently, 5,461 square feet of City property abuts McCullough Avenue but is not located in the roadway. This area will serve as an entryway into the new CPS Headquarters. It has been curbed and landscaped for decades as the entry way for the McCullough towers, which was constructed by Valero and occupied by AT&T. The area has been maintained by the owners of the property and not part of the streetscape.

**ISSUE:**

CPS proposes providing the City with a total 5,461 square feet of CPS owned property along three tracts that are improved and used as part of the Museum Reach river improvements, which are being maintained by the San Antonio River Authority and the City. This area includes improvements such as staircases, sidewalks, retaining walls, and green space.

The property exchange will rectify these discrepancies and align ownership with the actual operation, maintenance, and control of these tracts.

**ALTERNATIVES:**

Planning Commission could choose not to approve this resolution; however, this could impact the scheduling of improvements needed to complete the new CPS Headquarters.

**FISCAL IMPACT:**

Property is an exchange of land of the same size and value and will have no fiscal impact.

**RECOMMENDATION:**

Staff recommends approving a Resolution recommending approval of an exchange of a 0.1254 acre (5,461 SF) tract of City owned land out of Lot 14, NCB 1760 for three CPS owned tracts of land out of Lot 14, NCB 1760 totaling 0.1254 acre (5,461 SF) along the Museum Reach as described by metes and bounds in Attachment A, to facilitate the historical use and maintenance allocation necessary for the new CPS Headquarters in Council District 1.