



City of San Antonio

Agenda Memorandum

File Number:20-2204

Agenda Item Number: 7.

Agenda Date: 4/30/2020

In Control: City Council A Session

DEPARTMENT: Public Works

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

COUNCIL DISTRICT IMPACTED: Council District 2

SUBJECT:

Real Estate Disposition: Sale of a strip of frontage from a City-owned property located at 1318 SE Loop 410 (City's Southeast Service Center)

SUMMARY:

An ordinance approving the sale of a strip of frontage from a City-owned property located at 1318 SE Loop 410 (City's Southeast Service Center) within New City Block 12886 in City Council District 2 to the Texas Department of Transportation (TxDOT) for a fee of \$146,197.00.

BACKGROUND INFORMATION:

The Texas Department of Transportation (TxDOT) has made an offer to the City of San Antonio in the amount of \$146,197.00 to acquire a small strip (0.2726 acres) of City-owned property located at 1318 SE Loop 410 in New City Block 12886, the current site for the City's Southeast Service Center constructed in 2018. The City property was acquired in 2016 as vacant land, which was authorized by City Council through Ordinance 2015-09-10-0754. The small strip of property is located at the front of the property along the Loop 410 Access Road, which is within an area already platted for future access road widening and contains landscaping, concrete curbs and sidewalks.

TxDOT has a federally funded project I-410 / I-10 East Interchange which will expand Loop 410 from SH 87 to IH 35 to increase the number of vehicular travel lanes along the frontage road and the highway, and has started notifying property owners within the project parameters of its intent and right to acquire necessary property.

TxDOT's request was reviewed by City departments and utility agencies. TxDOT stated it would coordinate

with the City during the construction phase of the project to minimize impact to its operations. The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on December 11, 2019.

ISSUE:

This ordinance authorizes the sale of a strip of City-owned property located at 1318 SE Loop 410 (City's Southeast Service Center) within New City Block 12886 in City Council District 2 to the Texas Department of Transportation (TxDOT) for a fee of \$146,197.00.

TxDOT is requesting to acquire a small strip of frontage from a City-owned property located at 1318 SE Loop 410, currently the Southeast Service Center, in New City Block 12886. The City-owned property is presently 96.23 acres. The portion requested for acquisition consists of 0.2726 acres located at the front of the property along the Loop 410 Access Road. The subject area falls within the 0.275 acres platted by the City in 2018 for future roadway widening. The subject area contains landscaping, concrete curbing and sidewalks.

TxDOT has a federally funded project I-410 / I-10 East Interchange which will expand Loop 410 and has begun notifying property owners within the project parameters of its intent and right to acquire necessary property. TxDOT intends to utilize the subject area as highway right-of-way and the sale would allow TxDOT to complete their I-410 / I-10 East Interchange project.

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

ALTERNATIVES:

City Council could choose not to approve this request; however, if not approved, the Texas Department of Transportation would have the authority to begin condemnation proceedings.

FISCAL IMPACT:

The fee established for this request is \$146,197.00. In compliance with Chapter 37 of the City Code, Section 37-2, fair market value of the strip of City-owned property was based on an independent professional appraisal. These funds will be deposited into the project funding source (Certificates of Obligation) used to purchase the Southeast Service Center land (96.23 acres) in 2016.

RECOMMENDATION:

Staff recommends approval of this request to sell a strip of frontage from a City-owned property located at 1318 SE Loop 410 (City's Southeast Service Center) within New City Block 12886 in City Council District 2 to the Texas Department of Transportation (TxDOT).

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on December 11, 2019.