



City of San Antonio

Agenda Memorandum

File Number:20-2576

Agenda Item Number: 17.

Agenda Date: 9/23/2020

In Control: Planning Commission

DEPARTMENT: Public Works Department

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

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Declaration of Surplus Property, Southwest Business & Technology Park

SUMMARY:

Resolution recommending City Council to authorize an Ordinance declaring as surplus to the needs of the City of San Antonio and authorizing the disposition by sale or conveyance of 56.934 acres being located within the Southwest Business and Technology Park.

BACKGROUND INFORMATION:

Under Municipal Code, all city property must be declared as surplus prior to the disposition by sale or conveyance of the property. The request to declare property as surplus must be submitted to the Public Works, Real Estate Department, then the request and exhibits are sent to departments and municipal utilities that provide services to, or conduct infrastructure on the property. The departments and municipal utilities respond if there is a need for the property or if the property may be disposed of.

The 56.934 acres were acquired as part of the a compromise and settlement between the City of San Antonio and the Van De Walle Agricultural Properties, LTD., and Van De Walle Farms Inc., in 1995. Declaring the property as surplus would allow the city to sell or convey the property in the future.

ISSUE:

This resolution supports City Council's authority to issue an ordinance declaring as surplus to the needs of the City of San Antonio and authorizing disposition by sale or conveyance of City-owned property comprised of 56.934 acres located within the Southwest Business and Technology Park at Old US Highway 90 West and State Highway 151, described as Lots P-100, 6, 7, 8, 9, 10, 11, Block 9, NCB 11379 in Council District 6. Through this action, Council authorizes staff to determine the sale price and contract with a willing buyer. The property is currently zoned as industrial which is preferable, and to maintain that zoning classification going forward. If a developer were to submit a future rezoning request to something other than industrial use Joint Base San Antonio will be notified and given the opportunity to voice any concerns.

This property will be sold "as is" and "where is". The property is zoned General Industrial District I-1; MAOZ -1 Military Airport Overlay Zone 1, Military Airport Overlay Zone 2; Gateway Corridor GC-2.

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

ALTERNATIVES:

City could choose not to approve the disposition of this City-owned property and not place the property on the tax rolls; however, the City of San Antonio would continue to be responsible for the maintenance of the property. Approval of the disposition would allow the property to be placed on the tax rolls to generate revenue for the City and other taxing entities.

FISCAL IMPACT:

Declaring the 56.934 acres as surplus will not create a fiscal impact until the property is sold, at which time, the proceeds will be deposited into the General Fund. The potential sale of the property will return it to the tax rolls, which will generate revenue for the City of San Antonio as well as other taxing entities.

RECOMMENDATION:

Staff recommends approval of a resolution for City Council to authorize an ordinance to declare as surplus and authorize the disposition of 56.934 acres located within the Southwest Business and Technology Park at Old US Highway 90 West and State Highway 151, described as Lots P-100, 6, 7, 8, 9, 10, 11 Block 8 NCB11379 in Council District 6.