

# CITY OF SAN ANTONIO

## DEPARTMENT OF ASSET MANAGEMENT INTERDEPARTMENTAL CORRESPONDENCE MEMORANDUM

TO: Mayor and City Council

FROM: Rebecca Waldman, Director, Department of Asset Management

THROUGH: Terry M. Brechtel, City Manager

COPIES: Christopher J. Brady; Melissa Byrne Vossmer; Erik J. Walsh; Frances Gonzalez; Laura Isenstein; Malcolm Matthews; Mark H. Webb; Oscar Serrano; File

SUBJECT: S.P. No. 1058--Request for Approval of Property Exchange between the City of San Antonio and City Public Service Board through Intrajurisdictional Agreement

DATE: April 17, 2003

PETITIONERS: City of San Antonio through the  
Department of Asset Management  
114 W. Commerce Street  
San Antonio, Texas 78205, and  
City Public Service Board  
145 Navarro Street  
San Antonio, Texas 78296

### SUMMARY AND RECOMMENDATIONS:

This Ordinance will approve an Intrajurisdictional Agreement for the purpose of transfer of control of certain properties between the City of San Antonio and City Public Service Board in connection with the Hausman Road Property to be used for a public library and park.

Staff recommends approval of this Ordinance.

### BACKGROUND:

By Ordinance No. 97113, passed and approved on January 30, 2003, The City of San Antonio ("City") and City Public Service Board ("CPS") entered into a Joint Use Agreement in connection with the right of CPS to jointly use 13,000 square feet of City-controlled property located adjacent to a CPS easement in the vicinity of Iron Horse Canyon and established the value of the property at \$1,533.08. By this Joint Use Agreement, the City and CPS agreed to identify additional property to exchange control of for the benefit of each respective party.

The City of San Antonio currently owns and controls approximately 18 acres of undeveloped property located directly south and adjacent to Starcrest Drive and, in general, bounded by McAllister Park to the north and the San Antonio International Airport to the south. City Public Service has indicated a desire to obtain approximately 4.506 acres out of this triangular 18-acre site for its proposed construction of a substation and related appurtenances, to serve its gas and electric transmission needs. This 4.506 acre tract is shown on attached Exhibit "A" and is further identified as 11600 Starcrest Drive. This property is located within Council District 9. Staff has declared this tract of land as surplus to its needs.

City Public Service has control of a 17.239 acre "L-shaped" tract of land located south of Hausman Road and west of Woller Road in the location as shown on attached Exhibit "B" and further identified as 7938 W. Hausman Road. This parcel of land is located within Council District 8. This tract is also undeveloped and has been declared by CPS as surplus to its needs. The City of San Antonio proposes to acquire this property for the construction of a new branch library, requiring approximately 4 acres from this 17.239 acre site.

The remainder of the property (approximately 13 acres) is to be used for park purposes.

The City's 4.506 acre City property has a value of \$343,493.50 and the easement at Iron Horse Canyon from the City to CPS has a value of \$1,533.08, for a total of \$345,026.58. The 17.239 CPS controlled tract has been appraised at \$826,023.92. Through the use of an Intrajurisdictional Agreement, the City of San Antonio has committed to reimburse CPS the difference in value of \$480,997.34 through transfer of control of other property/properties, or cash, or a combination of both over a 10-year period.

#### POLICY ANALYSIS:

This action is consistent with the City's policy in the transfer of control of City-owned property no longer needed by the City.

#### FISCAL IMPACT:

The proposed property exchange will satisfy the property needs of both the City of San Antonio and City Public Service without the necessity to expend additional public funds through the purchase of private properties.

#### COORDINATION:

It has been determined that the City's 4.506 acre property is not necessary for City purposes. The Department of Asset Management coordinated this project through all interested City Departments and Utility Agencies. Conditions have been imposed by the Departments of Asset Management, Planning, Public Works, Development Services

and Aviation, as well as the San Antonio Water System and the Texas Department of Transportation. All conditions have been incorporated into the Intrajurisdictional Agreement between the City of San Antonio and City Public Service.

SUPPLEMENTARY COMMENTS:

The City of San Antonio's Planning Commission considered this request at its regular meeting of April 9, 2003 and recommended approval.



Rebecca Waldman, Director  
Department of Asset Management

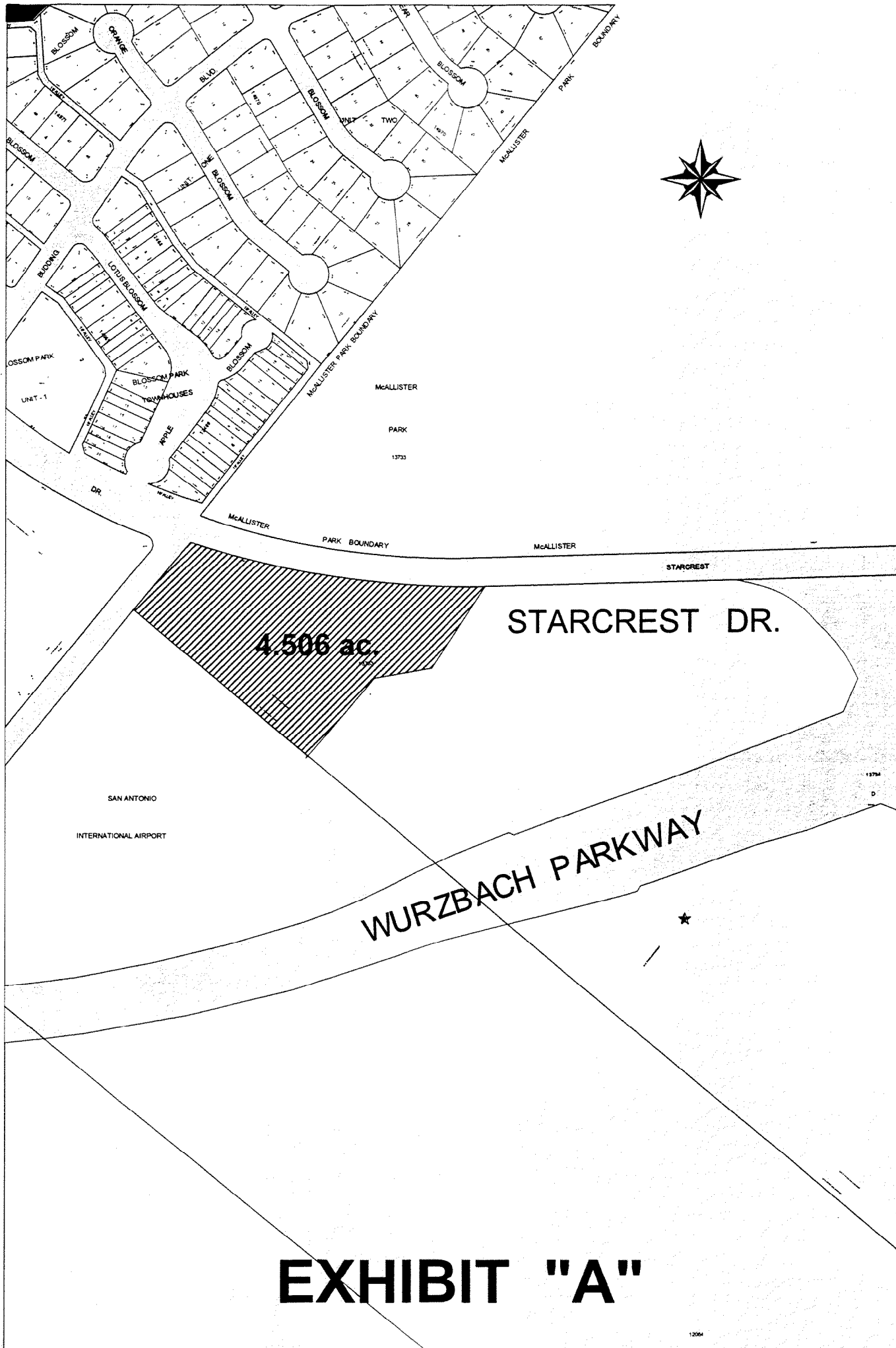
Approved:



Erik J. Walsh  
Assistant to the City Manager



Terry M. Brechtel  
City Manager



**EXHIBIT "A"**



HAUSMAN RD

HAUSMAN

WOLLER RD.

ROAD

GREENSTONE

17.239 ac.

**EXHIBIT "B"**

WOLLER

PLACE

WOLLER

BLK 15  
NO 7871

17574