



City of San Antonio
Cliff Morton Development and Business Services Center
1901 South Alamo Street
San Antonio, Texas 78204

**PLANNING COMMISSION AGENDA
PUBLIC NOTICE
SUPPLEMENT
☞ August 14, 2013 ☞
2:00 P.M.**

Roberto R. Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.

DISABILITY ACCESS STATEMENT - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e intérpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

For additional information on this agenda item, please call (210) 207-1111.

Land Transaction

1. A request by Capital Improvement Management Services for a resolution recommending the approval to acquire fee simple title to one parcel of privately-owned real property, containing approximately 114,515 square feet (2.6289 acres) located in NCB 10755, at the intersection of South W.W. White Road and Rice Road for the Fire Station #18 Replacement Project, and the acquisition of fee simple title to three parcels of privately-owned real property, containing approximately 37,500 square feet (.8609 acres) located in NCB 10580, at the intersection of Gembler Road and Creekview Drive for the Fire Station #30 Replacement Project, both projects funded by the 2012-2017 Bond Program. **Staff recommends approval.** (Hector Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services).

Note: This item was placed on the agenda after the agenda was printed.



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/ACQUISITION

STAFF REPORT

AGENDA ITEM NO.

1

Public Hearing:

Planning Commission
August 28, 2013

Parcel Number:

19038
19043
19043A
19044

Applicant:

Capital Improvements Management
Services
c/o Mike Etienne, Asst. Director
Capital Improvements Management
Services
(210) 207-7114

Staff Coordinator:

Hector Reynoso, Sr. Real Estate
Specialist
(210) 207-8688
hector.reynoso@sanantonio.gov

Property Address/Location:

A) 3 Parcels in NCB 10580
B) 1 Parcel in NCB 10755

Tract Size:

A) Approximately 0.8609 acres
B) Approximately 2.6289 acres

Council District:

2

REQUEST

- (A) A request for a resolution recommending the approval to acquire fee simple title to three parcels of privately-owned real property containing approximately 37,500 square feet (0.8609 acres) located in NCB 10580, at the intersection of Gembler Road and Creekview Drive for the Fire-Station #30 Replacement Project
- (B) A request for a resolution recommending the approval to acquire fee simple title to one parcel of privately-owned real property containing approximately 114,515 square feet (2.6289 acres) located in NCB 10755, at the intersection of South W.W. White Road and Rice Road for the Fire-Station #18 Replacement Project

RECOMMENDED ACTION

Approval for all items.

ALTERNATIVE ACTIONS

- (A) Planning Commission could choose not to authorize the acquisition of fee simple title to the three parcels needed for this project; however, this action would result in project delay and could result in increased acquisition costs.
- (B) Planning Commission could choose not to authorize the acquisition of fee simple title to the one parcel needed for this project; however, this action would result in project delay and could result in increased acquisition costs.

I. BACKGROUND INFORMATION

Sites for new or replacement Fire Stations are selected in order to achieve the most effective response to citizens. There are several considerations to take into account such as:

- Enhancing response time through accessibility to thoroughfares
- Upgrading protection by locating near areas with high occupancy or inherent hazards
- Maintaining high visibility to citizens
- Providing easy access for citizens
- Projecting future needs and seeking adequately sized property to allow for building expansion or personnel increases
- Researching to avoid land with environmental or stability concerns

A) Fire Station #18 currently is located at 1463 S. W.W. White Road. Eight potential sites were considered before selecting the approximately 114,515 square feet (2.629 acres) privately-owned lot located in NCB 10755, at the intersection of South W.W. White Road and Rice Road (at the opposite end of the block from the current location). This provides immediate access to a four-lane street (South W.W. White Rd.), maintains a presence in a vibrant neighborhood, is easily viewed and accessed by citizens, allows for growth and, on preliminary research, shows no sign of environmental hazard.

Statistics for Fire Station #18:

Fire Engine averages 237 calls per month (6th busiest out of 51)

Ambulance averages 329 calls per month (20th busiest out of 41)

B) Fire Station #30 is currently located at 919 Gemblor Road. Eleven potential sites were considered before selecting the approximately 37,500 square feet (.8609 acres) privately-owned property located in NCB 10580, at the intersection of Gemblor Road and Creekview Drive, adjacent to the existing Fire Station #30. Fire Station #30 is in a largely commercial area that includes the AT&T Center, and also covers several residential neighborhoods. Fire Station #30 is also the home of one of SAFD's Brush trucks; a vehicle used to extinguish off-road or "wild land" fires which may occur anywhere. After considering all options, and given its proximity to IH-10, Loop 410, and IH-35, it was determined that keeping the current location and absorbing neighboring properties to expand the existing Fire Station #30 is the best solution. This provides immediate access to a four-lane street (Gemblor Rd.), nearby access to three highways, maintains quick response to our City's premier sports and entertainment complex along with private residences and businesses, will be highly visible and easily accessible, allows for growth, and on preliminary research shows no sign of environmental hazard.

Statistics for Fire Station #30:

Fire Engine averages 163 calls per month (30th busiest out of 51)

Brush Truck averages 11 calls per month (3rd busiest out of 10)

II. RECOMMENDATION

Staff recommends approval for all items.

III. ATTACHMENTS

1. Resolution
2. Exhibit A – Map View of 3 Parcels in NCB 10580 for Fire Station #30
3. Exhibit B – Aerial View of 3 Parcels in NCB 10580 for Fire Station #30
4. Exhibit A- Map View of 1 Parcel in NCB 10755 for Fire Station #18
5. Exhibit B – Aerial View of 1 Parcel in NCB 10755 for Fire Station #18

RESOLUTION # _____

A RESOLUTION SUPPORTING THE ACQUISITION OF FEE SIMPLE TITLE TO ONE PARCEL OF PRIVATELY-OWNED REAL PROPERTY CONTAINING APPROXIMATELY 114,515 SQUARE FEET (2.6289 ACRES) LOCATED IN NCB 10755 FOR THE FIRE STATION #18 REPLACEMENT PROJECT AND THE ACQUISITION OF FEE SIMPLE TITLE TO THREE PARCELS OF PRIVATELY-OWNED REAL PROPERTY CONTAINING APPROXIMATELY 37,500 SQUARE FEET (0.8609 ACRES) LOCATED IN NCB 10580 FOR THE FIRE STATION #30 REPLACEMENT PROJECT, BOTH PROJECTS ARE FUNDED BY THE 2012-2017 BOND PROGRAM.

PROPERTY ADDRESS	PROPERTY DESCRIPTION
1400 S. W.W. WHITE ROAD	A 2.6289 ACRE, OR 114,515 SQUARE FEET TRACT OF LAND BEING OUT OF THE REMAINING PORTION OF A 6.59 ACRE TRACT OF LAND DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 11441, PAGES 1176-1180 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS COMPRISED OF ALL OF LOTS 40, 41, AND 42 OF THE ALICE MATTHEWS SUBDIVISION, RECORDED IN VOLUME 5140, PAGE 208 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 3 AS SHOWN IN SAID ALICE MATTHEWS SUBDIVISION, ALL LOCATED WITHIN THE N.C.B. 10755 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
911 GEMBLER ROAD	A 0.3128 ACRE, OR 13,625 SQUARE FEET TRACT OF LAND BEING COMPRISED OF ALL OF LOT 55 OF THE CREEKVIEW SUBDIVISION, RECORDED IN VOLUME 5140, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN N.C.B. 10580 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
903 GEMBLER ROAD	A 0.4980 ACRE, OR 21,693 SQUARE FEET TRACT OF LAND BEING OUT OF A CALLED 0.543 ACRE TRACT (SECOND TRACT), DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 4069, PAGES 974-977 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IN N.C.B. 10580 OF THE CITY OF SAN ANTONIO. SAID 0.4980 ACRE TRACT ALSO BEING OUT OF LOT 17 OF THE SALADO IRRIGATED GARDENS SUBDIVISION, RECORDED IN VOLUME 642, PAGE 177 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
903 GEMBLER ROAD	AN 0.0249 ACRE, OR 1,083 SQUARE FEET TRACT OF LAND BEING ALL OF A WATER TAKNK RESERVATION AREA, ORIGINALLY RESERVED FROM CONVEYANCE BY INSTRUMENT RECORDED IN VOLUME 868, PAGE 392-394 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND FURTHER EVIDENCED BY DESCRIPTION RECORDED IN VOLUME 4069, PAGES 974-977 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL WITHIN N.C.B. 10580 OF THE CITY OF SAN ANTONIO. SAID 0.0249 ACRE TRACT ALSO BEING OUT OF LOT 17 OF THE SALADO IRRIGATED GARDENS SUBDIVISION, RECORDED IN VOLUME 642, PAGE 177 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property and recommend its hearing and approval by City Council;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Planning Commission recommends City Council approve the acquisition of the abovementioned properties.

PASSED AND APPROVED this 28th day of August, 2013.

Roberto R. Rodriguez, Chair
San Antonio Planning Commission

ATTEST:

Executive Secretary
San Antonio Planning Commission

Exhibit A – Map View

3 Parcels located in NCB 10580

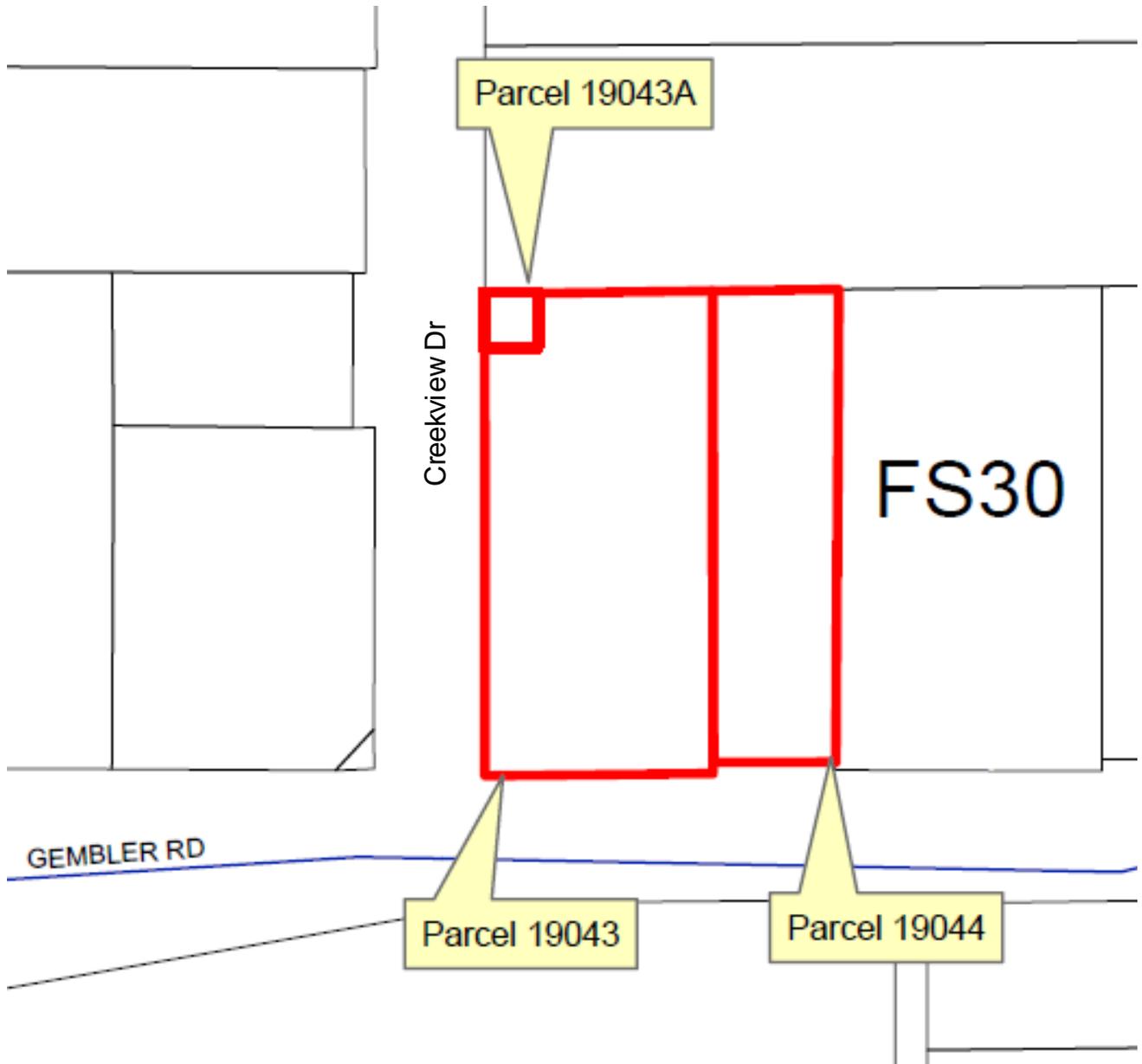


Exhibit B – Aerial View

3 Parcels located in NCB 10580



Exhibit A – Map View

1 Parcel located in NCB 10755

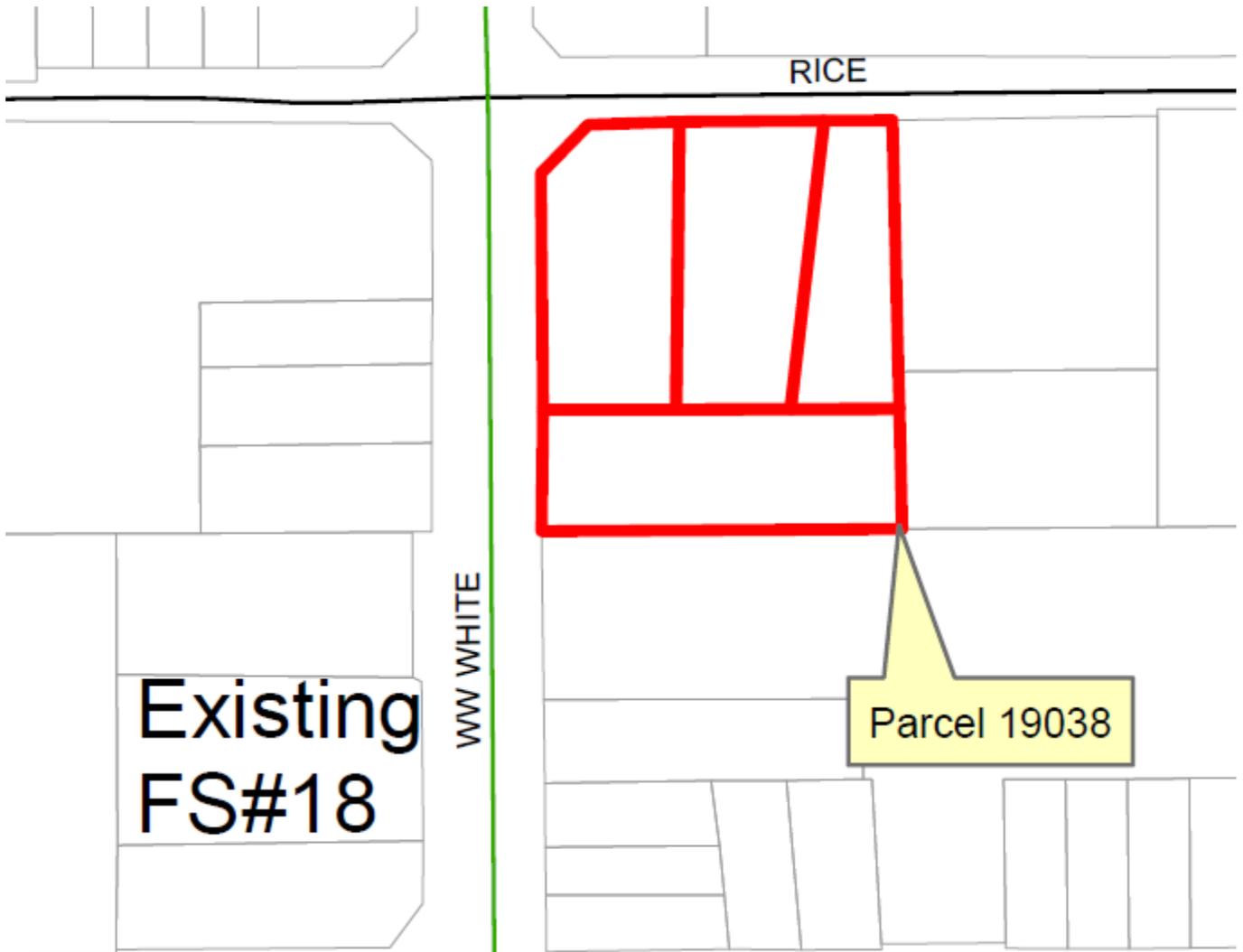


Exhibit B – Aerial View

1 Parcel located in NCB 10755

