

2025-0009



OFFICE OF THE CITY COUNCIL

TO: Mayor and City Council
FROM: Councilman Jalen McKee-Rodriguez
COPIES TO: Erik Walsh, City Manager; Debbie Racca-Sittre, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Emily McGinn, Assistant to City Council
SUBJECT: Vacant Property Revitalization Program
DATE: February 6, 2025

COSA - CITY CLERK
2025 FEB 06 PM 04:02:43

Issue Proposed for Consideration:

After coordinating this Council Consideration Request (CCR) with the City Manager, we ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

Establishment of a Vacant Property Revitalization Program with a Focus on Industrial Spaces, such as an Adaptive Reuse Incentive Program

Brief Background:

San Antonio has experienced an increase in vacant and underutilized industrial properties, warehouses, and other commercial spaces, many of which have become long-term nuisances. These properties contribute to blight, attract illegal dumping and criminal activity, depress surrounding property values, and pose environmental hazards to adjacent residential neighborhoods.

While economic conditions and shifts in industry have left some of these properties obsolete, they also present opportunities for revitalization that can support economic development, housing, creative industries, and green infrastructure. However, adaptive reuse and redevelopment efforts are often hindered by financial barriers, zoning constraints, environmental remediation costs, and a lack of clear incentives for property owners and developers.

By establishing a Vacant Property Revitalization Program, the City can take a proactive approach to addressing these issues by offering financial and regulatory incentives to encourage the adaptive reuse of vacant industrial and commercial properties. This program will provide pathways for repurposing these spaces into workforce housing, small business incubators, community facilities, and green infrastructure projects.



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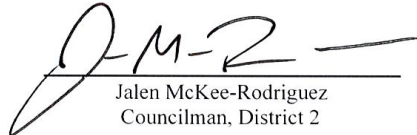
Request:

We formally request that City staff draft a comprehensive Vacant Property Revitalization Program, which will include:

1. Financial Incentives for Adaptive Reuse such as tax abatements or rebates for repurposing vacant industrial properties; Grants or low-interest loans for site remediation, infrastructure improvements, or sustainability upgrades; and Fee waivers for rezoning, permitting, and redevelopment applications.
2. Regulatory Streamlining such as expedited permitting for projects that convert vacant warehouses into housing, mixed-use developments, or community-serving spaces; and flexible zoning and land-use amendments that support adaptive reuse efforts.
3. Public-Private Partnerships such as incentives for private sector investment in transforming nuisance properties into productive community assets; and partnerships with nonprofit organizations and community development corporations to facilitate redevelopment.
4. Targeted Use Cases for Revitalization such as affordable and workforce housing conversions; small business, artisan, and manufacturing incubators; public and community spaces such as recreation centers, libraries, or cultural hubs; and green infrastructure and urban agriculture projects.
5. Blight Prevention & Code Enforcement Enhancements such as strengthened code enforcement measures for long-term vacant properties that have become nuisances; and creation of an acquisition program to repurpose chronically neglected industrial spaces.





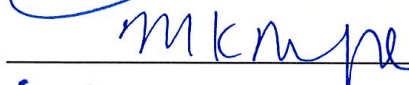

Through this initiative, the City of San Antonio can reduce blight, improve neighborhood quality of life, and create economic and community-driven opportunities from underutilized properties.

Council Consideration Request Submitted by:


Jalen McKee-Rodriguez
Councilman, District 2

Supporting Councilmembers' Signatures

District

1. 	
2. 	
3. 	
4. 