



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 4

Agenda Date: April 16, 2025

In Control: Governance Committee Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Council Consideration Request from Councilmember Jalen McKee-Rodriguez (District 2) on Vacant Property Revitalization Program.

SUMMARY:

On February 6, 2025, Councilmember McKee-Rodriguez submitted a Council Consideration Request (CCR) to establish a Vacant Property Revitalization Program focusing on Industrial Spaces, such as an Adaptive Reuse Incentive Program. The request formally seeks to include the following:

1. Financial Incentives for Adaptive Reuse include 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 include 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 include 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 and Code Enforcement enhancements to include strengthened code enforcement measures for long-term vacant properties that have become nuisances and creating an acquisition program to repurpose chronically neglected industrial spaces.

BACKGROUND INFORMATION:

The submitted CRR described an increase in vacant and underutilized industrial properties, warehouses, and other commercial spaces in San Antonio, 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.

The CRR also mentions that 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, financial barriers, zoning constraints, environmental remediation costs, and a lack of clear incentives for property owners and developers often hinder adaptive reuse and redevelopment efforts.

By establishing a vacant property revitalization program, the CCR aims for the city to address these issues proactively 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.

ISSUE:

N/A

FISCAL IMPACT:

N/A

ALTERNATIVES:

N/A

RECOMMENDATION:

Staff recommends consideration in the next budget goal setting process.