



Fort Bliss Land Sale

City Council Item #34

February 15, 2022

Strategic Goal 1:
Create an
Environment Conducive
to Strong, Sustainable
Economic Development

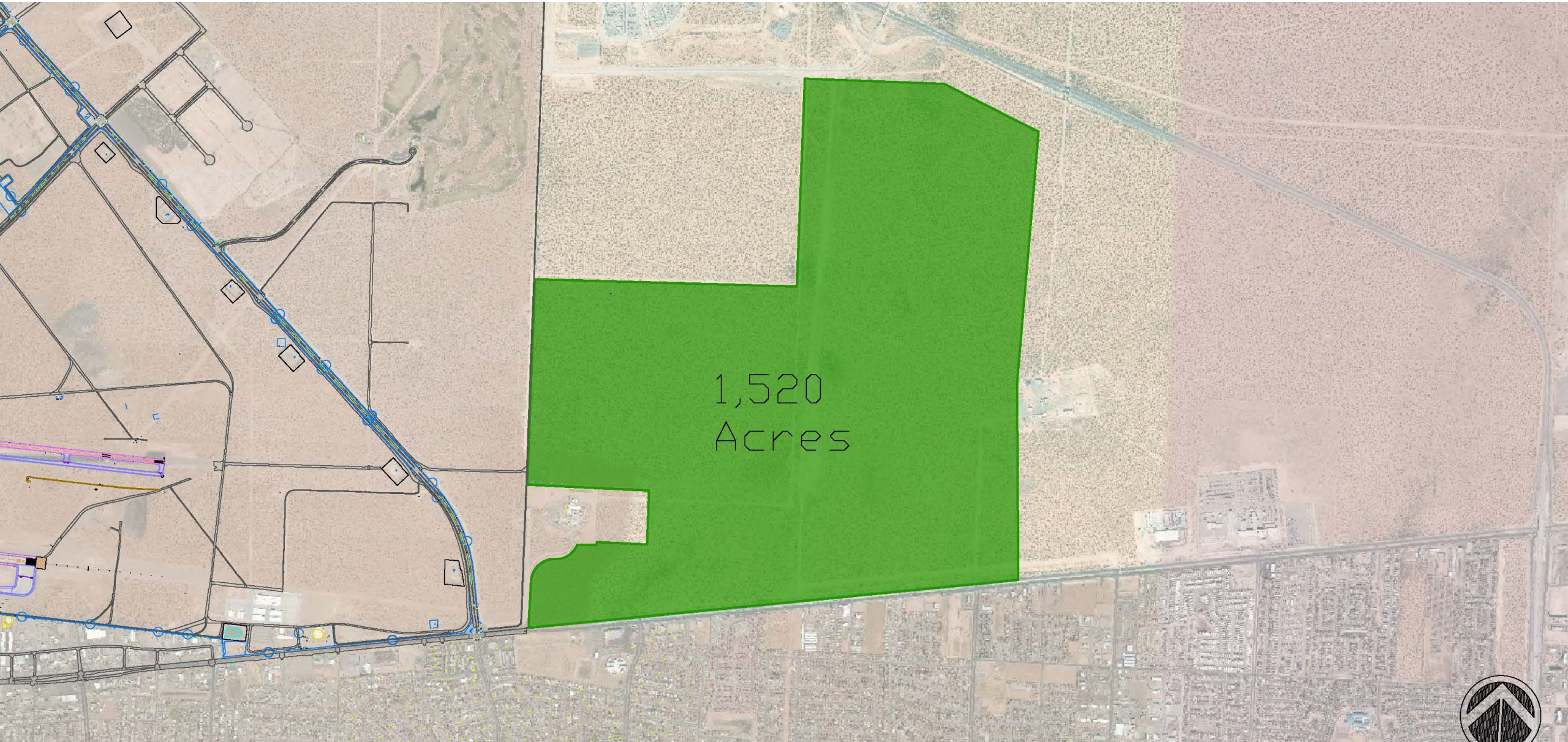


Fort Bliss Land Sale



- Approximately 1,520 acres
- Located south of William Beaumont Army Medical Center and North of Montana Avenue
- Proposals from qualified buyers are being accepted until February 28, 2022, either:
 - “as-is”
 - with reasonable due diligence and closing period to accommodate entitlement approvals
- Most qualified proposals will be directed to submit “Best and Final” proposals at a date TBD

Fort Bliss Sale Parcel



1,520
Acres

Annexation Recommendations



- The City limits are to the south and west, with additional Fort Bliss land to the north and east
 - Proximity to City limits and City services (fire, police, library) makes it viable for the development to be annexed into the City
 - Close to City center, contiguous with City limits
- Economic benefit to the City, boosting the economy and improving the tax base
 - The taxes from this development would go towards improving and enhancing these services (streets, libraries, parks, emergency services, etc.)
- Assurance of zoning and subdivision regulations
 - Improvements which would provide protections, infrastructure improvement assurance, and predictability to future owners and residents
- Due to the location, the development will be required to utilize City streets as only means of ingress and egress

Annexation Process



- Annexation process should be initiated by Fort Bliss (City would benefit if process took place prior to land sale or include a covenant with the land)
- Annexation of property
 - Annexation agreement, service plan, and annexation ordinance
- Associated Items
 - Future Land Use Map (FLUM) amendment
 - Current designation is G-8 Fort Bliss Mixed Use
 - May not necessitate modification if mixed-use
 - Rezoning
 - Recommendation to mixed-use zoning district(s)
 - Major Thoroughfare Plan (MTP) amendment
 - Update to MTP includes extensions of existing arterials or new extensions of right-of-way
- Many of these planning processes may be undertaken concurrently with annexation

Timeline



- February 28, 2022 – Preliminary proposal due to Fort Bliss
- Next step in the sale process, Fort Bliss to review proposals and request best and final offer at a date TBD
- Coordination meetings were previously held (2015)

Recommendation for Council Item:



- Motion to direct the City Manager to work with the federal delegation and federal agencies to develop a path to annexation of the land for sale at Fort Bliss



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People