September 1, 2018

The Office of the Governor

The Office of the Lieutenant Governor

The Office of the Speaker of the House of Representatives

Members, Texas Senate and House of Representatives:


This report provides market analyses and other pertinent information to assist legislators in making land-use decisions.

Information and recommendations herein are based on property utilization at the time of the inspection.

If you have any questions or would like additional information, please contact Shaun Seale at (512) 463-5174 or shaun.seale@glo.texas.gov.

Sincerely,

GEORGE P. BUSH
Commissioner, General Land Office
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AN OVERVIEW

CONTENTS

This report contains evaluations of state real property for the following agency:

- Texas Finance Commission
- Health and Human Services Commission
- Texas State Library & Archives Commission
- Texas Workforce Commission

Agency Summaries

Each report begins with an agency summary containing the following:

**Background/Authorities:**
The agency’s enabling legislation, operational mission, and real property management procedure.

**Real Property Assets:**
The agency’s real property holdings including function, location, size, physical and legal characteristics.

GLO Analysis and Recommendations

Following the summary is an analysis of salient real property factors and the General Land Office’s (GLO) recommendations regarding future disposition of the property. Recommendations for sale or lease of the properties are based on the following:

- an examination of appraisal data
- legal and physical limitations
- need for the property by other state agencies
- market conditions; and/or
- other factors influencing the value of the property to the state

Texas Facilities Commission Recommendations

Before publication, real property evaluation reports are submitted to the Texas Facilities Commission (TFC) to determine whether any reviewed properties are needed by other state agencies. Any TFC staff comments are included in the agency’s summary section of the report and are attached to the specific site analysis.
EVALUATION REPORTS
TEXAS FINANCE COMMISSION AGENCY SUMMARY
Agency Summary

Background/Authorities

The Finance Commission of Texas is the oversight board for the Texas Department of Banking, Department of Savings and Mortgage Lending, and the Office of Consumer Credit Commissioner. The governor-appointed Commission was first established in 1943 under HB 79, which was passed by the 48th Legislature and signed by Governor Coke R. Stevenson.

Today, the Commission has general rulemaking authority over most industries regulated by the Department of Banking and the Financial Regulatory Agencies.

Texas Finance Code §16.007 authorizes the Financial Regulatory Agencies to acquire, lease, or sell real property necessary or convenient to the functions of the agencies. The Banking Department currently leases space in Arlington, Houston, Lubbock, and San Antonio; leased property is not part of this evaluation.

Real Property Assets

The Finance Regulatory Agencies’ sole property, the Finance Commission Building, is in Austin.

Asset Description

The Finance Regulatory Agencies own one site that serves as the administrative head-quarters for the three agencies. The property is located on 2.15 acres at 2601 North Lamar in Austin. The agencies are currently searching for a new property to relocate their headquarters.

GLO Recommendations

The GLO recommends the Texas Finance Commission property be maintained for continued use until a new property is located for the headquarters.

Agency Comments

The Texas Finance Commission is in agreement with continuing to maintain their current property until a new property is located for their headquarters.

Texas Facilities Commission Comments

No comments were received from the Texas Facilities Commission, regarding Finance Commission Property.
<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1597</td>
<td>Finance Commission Building</td>
<td>Commission Headquarters</td>
<td>Commission Headquarters</td>
<td>2.15</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td></td>
<td></td>
<td>2.15</td>
</tr>
</tbody>
</table>
FINANCE COMMISSION
PROPERTIES TO BE RETAINED
Finance Commission Building

Location:
2601 North Lamar Boulevard, Austin, Travis County, Texas

Legal Description:
Volume 5080, Page 1099, Travis County Deed Records

Encumbrances
Physical: Topography
Legal: Deed Restrictions: None
Easements: Utility

Acres: 2.15
Bldgs.: 1
Bldg Sq Ft: 38,165 sq. ft.

Sen. Dist.: 14
Rep. Dist.: 49
FAR: 0.41
% in Floodplain: 5%
Slope: Steep

Zoning: Office

Frontage: North Lamar Boulevard, Longview Street
Utilities: Electricity, Gas, Telephone, Wastewater, Water Line

Surrounding Uses: Residential, Commercial

Current Use: Commission Headquarters

Highest and Best Use: Commission Headquarters
Agency Projected Use: Commission Headquarters

State Real Property Evaluation Report - 2018
The Texas State Finance Commission utilizes this site as an office for the Banking Department of Texas, Office of Consumer Credit Commission, and Texas Savings and Loan Department. It is at the southeast corner of North Lamar Boulevard and Longview Street in old West Central Austin. The site is improved with one three-story building, exterior security lighting, asphalt parking, and covered parking. The surrounding land uses include residential and commercial developments.

The Commission is currently searching for a new property to relocate their headquarters.

GLO Recommendation:
Retain for continued agency operations.
HEALTH & HUMAN SERVICES COMMISSION
AGENCY SUMMARY
Health and Human Services Commission

Background and Authorities

House Bill 2292, 78th Legislature, Regular Session, 2003, consolidated 12 individual agencies into 4 agencies and the Health and Human Services Commission (HHSC), managed by an executive commissioner.

In 2015, Senate Bill 200, 84th Legislature, Regular Session, further restructured the health and human services system. The Department of Assistive and Rehabilitative Services was absorbed into HHSC on 9/1/16, and the Department of Aging and Disability Services by 9/1/17. Some Department of State Health Services (DSHS) programs (e.g., mental health and substance abuse programs) moved to HHSC to allow DSHS to focus on the core business of public health, overseen by the department's commissioner.

Later, House Bill 5, 85th Legislature, Regular Session, 2017, established the Department of Family and Protective Services as an independent agency, with some administrative support services provided by HHSC under contract.

Real Property Assets

State Operated Facilities at HHSC operates the state supported living centers (SSLC) and state hospitals. DSHS retains ownership of the Texas Center for Infectious Disease (TCID) in San Antonio. The Criss Cole property in Austin, formerly overseen by DARS, houses services to persons with blindness or other visual disability, and is now under HHSC ownership. It is located near other headquarter buildings of the HHSC system.

State Hospitals

There are 11 state hospitals, many of which are located in smaller towns, though state hospitals are also located in Austin, El Paso, Wichita Falls, San Antonio and Waco. In Harlingen, HHSC operates a unique facility with a co-located hospital and living center. Undeveloped land in the portfolio includes rural/agricultural, floodplain, and acreage potentially appropriate for future development. Improvements on most campuses are aged, with the exception of TCID, and designs vary to fit the uses (e.g., hospital/lab, visiting family living units, office space, maintenance buildings or other related support structures for programs).
State Supported Living Centers

The 13 living centers (accounting for the one in Harlingen), are generally located in larger cities. However, they are infrequently located in areas of high demand, from a real estate perspective. Like the state hospitals, undeveloped land includes rural/agricultural, floodplain and acreage potentially appropriate for future development. The Corpus Christi SSLC owns two group homes utilized as residential sleeping units for persons served by the campus.

GLO Recommendations

Currently the GLO recommends selling one HHSC property. The property is in Carlsbad. It is detached from the San Angelo SSLC, consists of .32 acres, and is configured as two lots. These two lots were previously utilized for a water storage tank and pump house, and are identified as surplus.

AGENCY COMMENTS

The HHSC agrees with the disposal of the .32 acres of the San Angelo SSLC in Carlsbad.

Texas Facilities Commission Comments

No comments were received from the Texas Facilities Commission, regarding HHSC property.
### HHSC Properties to be Recommended

<table>
<thead>
<tr>
<th>GLO ID #</th>
<th>Site Name</th>
<th>Current Use</th>
<th>Highest and Best Use</th>
<th>Total Acres</th>
<th>Acres Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>767</td>
<td>San Angelo State Supported Living Center</td>
<td>SSLC</td>
<td>SSLC</td>
<td>1,030.98</td>
<td>0.32</td>
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<tr>
<td></td>
<td><strong>Total:</strong></td>
<td></td>
<td></td>
<td><strong>1,030.98</strong></td>
<td><strong>0.32</strong></td>
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</table>

### HHSC Properties to be Retained

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<th>GLO ID#</th>
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<th>Total Acres</th>
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<tbody>
<tr>
<td>752</td>
<td>Abilene State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>235.73</td>
</tr>
<tr>
<td>2580</td>
<td>Austin Central Office</td>
<td>State Central Office Building</td>
<td>8.78</td>
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<tr>
<td>749</td>
<td>Austin State Hospital</td>
<td>State Hospital</td>
<td>128.05</td>
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<td>748</td>
<td>Austin State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>93.37</td>
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<td>733</td>
<td>Big Spring State Hospital</td>
<td>State Hospital</td>
<td>124.20</td>
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<td>730</td>
<td>Brenham State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>198.27</td>
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<td>2108</td>
<td>Corpus Christi Calallen Group Home</td>
<td>Group Home</td>
<td>0.53</td>
</tr>
<tr>
<td>2141</td>
<td>Corpus Christi Castle Ridge Group Home</td>
<td>Group Home</td>
<td>0.91</td>
</tr>
<tr>
<td>768</td>
<td>Corpus Christi State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>103.97</td>
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<td>784</td>
<td>Denton State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>187.72</td>
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<td>783</td>
<td>El Paso State Supported Living Center</td>
<td>State Supported Living Center</td>
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<tr>
<td>1585</td>
<td>Health Department Headquarters and Moreton Office Building</td>
<td>State Offices and Laboratory</td>
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<td>761</td>
<td>Kerrville State Hospital</td>
<td>State Hospital</td>
<td>118.81</td>
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<tr>
<td>2137</td>
<td>Limestone County Habilitation Center</td>
<td>State Habilitation Center</td>
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</table>
## HHSC Properties to be Retained

<table>
<thead>
<tr>
<th>GLO ID#</th>
<th>Site Name</th>
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<th>Total Acres</th>
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<tbody>
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<td>2585</td>
<td>Lubbock Psychiatric Hospital</td>
<td>Psychiatric Hospital</td>
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<td>731</td>
<td>Lubbock State Supported Living Center</td>
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<td>769</td>
<td>Lufkin State Supported Living Center</td>
<td>State Supported Living Center</td>
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<td>766</td>
<td>Mexia State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>841.61</td>
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<tr>
<td>791</td>
<td>North Texas State Hospital - Vernon Campus</td>
<td>State Hospital</td>
<td>65.32</td>
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<tr>
<td>737</td>
<td>North Texas State Hospital - Wichita Falls Campus</td>
<td>State Hospital</td>
<td>272.40</td>
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<td>771</td>
<td>Richmond State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>216.79</td>
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<tr>
<td>2589</td>
<td>Rio Grande State Center</td>
<td>State Center</td>
<td>78.18</td>
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<tr>
<td>746</td>
<td>Rusk State Hospital</td>
<td>State Hospital/Recreational Center</td>
<td>622.90</td>
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<td>767</td>
<td>San Angelo State Supported Living Center</td>
<td>State Supported Living Center</td>
<td>1,030.98</td>
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<tr>
<td>744</td>
<td>San Antonio State Hospital &amp; San Antonio SSLC</td>
<td>State Hospital/Supported Living Center</td>
<td>349.10</td>
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<tr>
<td>740</td>
<td>Terrell State Hospital</td>
<td>State Hospital/Cemetery</td>
<td>150.04</td>
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<td>2127</td>
<td>Vernon Paradise Group Home</td>
<td>Group Home</td>
<td>0.61</td>
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<tr>
<td>2147</td>
<td>Vernon Vocational &amp; Educational Center</td>
<td>Vacant</td>
<td>0.30</td>
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<tr>
<td>790</td>
<td>Victory Field Correctional Academy</td>
<td>Vacant</td>
<td>195.00</td>
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<tr>
<td>2555</td>
<td>Waco Center For Youth</td>
<td>Youth Center</td>
<td>48.79</td>
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<td><strong>5,508.76</strong></td>
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HEALTH & HUMAN SERVICES COMMISSION
PROPERTIES FOR SALE OR LEASE
San Angelo State Supported Living Center

Location:
US HWY 87 North, Carlsbad, Tom Green County, Texas

Legal Description:
Vol 68, Pg 300, Vol 93, Pg 386, Vol 93, Pg 473, Vol 82, Pg 540, Vol 84, Pg 20, Vol 162, Pg 162, Tom Green County Deed Records

Encumbrances
Physical: Floodplain
Legal: Deed Restrictions: None
Easements: Utility

Acres:......1,030.98  Bldgs.: ......80  Bldg Sq Ft...440,745  sq. ft.
Sen. Dist.: .....28  Rep. Dist.: .....72  FAR:......0.01
% in Floodplain:...... 40%  Slope:.......Moderate
Zoning: ......................................Unzoned
Frontage: ......................................US HWY 87
Utilities: .....................................................Electricity, Gas, Telephone, Water, Water Well
Surrounding Uses: .....................................................Rangeland, Residential, Recreational
Current Use: .....................................................State Supported Living Center
Highest and Best Use: .....................................................State Supported Living Center/Residential
Agency Projected Use: .....................................................State Supported Living Center/Residential
Texas General Land Office

Texas Health and Human Services Commission

Analysis

The Texas Health and Human Services Commission utilizes this site as a state supported living center for the care and treatment of the mentally and physically handicapped. Located along both sides of U.S. Highway 87 in Carlsbad, the site is improved with 80 buildings, a cemetery, and asphalt parking. The surrounding land uses include rangeland, residential, and recreational developments. Currently, there is a surface lease of approximately 935 acres (Parcel A) with the occupied living center on 95.99 acres (Parcel A). There are two town lots of 0.32 acres (Parcel B) that previously housed a water storage tank and a pump house which are no longer required for facility operations.

It is recommended for Parcel A to continue in the present use and Parcel B for residential development. HHSC and the GLO concur with the proposed sale of Parcel B. This property was recommended for disposition on the 2013, 2014, and 2016 Governor's Report and was not disapproved.

GLO Recommendation:

Retain Parcel A for continued agency operations.
GLO recommends the sale/lease of Parcel B.