

Texas General Land Office

George P. Bush, Commissioner



REAL PROPERTY EVALUATION REPORTS

Finance Commission of Texas

Health & Human Services Commission

Texas State Library & Archives Commission

Texas Workforce Commission

September 2018





TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

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:

Pursuant to Texas Natural Resources Code, Sections 31.157, et seq., enclosed is the 2018 State Real Property Evaluation Report of the Asset Management Program Area, Texas General Land Office, regarding real property assets of the Texas Finance Commission, Health and Human Services Commission, Texas State Library and Archives Commission and the Texas Workforce Commission.

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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OVERVIEW



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.



Finance Commission Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres
1597	Finance Commission Building	Commission Headquarters	Commission Headquarters	2.15
Total:				2.15

**FINANCE COMMISSION
PROPERTIES TO BE
RETAINED**

Finance Commission of Texas

Texas General Land Office

Analysis

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.

Site Map



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).



Health and Human Services Commission

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

GLO ID #	Site Name	Current Use	Highest and Best Use	Total Acres	Acres Recommended
767	San Angelo State Supported Living Center	SSLC	SSLC	1,030.98	0.32
Total:				1,030.98	0.32

HHSC Properties to be Retained

GLO ID#	Site Name	Current Use	Total Acres
752	Abilene State Supported Living Center	State Supported Living Center	235.73
2580	Austin Central Office	State Central Office Building	8.78
749	Austin State Hospital	State Hospital	128.05
748	Austin State Supported Living Center	State Supported Living Center	93.37
733	Big Spring State Hospital	State Hospital	124.20
730	Brenham State Supported Living Center	State Supported Living Center	198.27
2108	Corpus Christi Calallen Group Home	Group Home	0.53
2141	Corpus Christi Castle Ridge Group Home	Group Home	0.91
768	Corpus Christi State Supported Living Center	State Supported Living Center	103.97
784	Denton State Supported Living Center	State Supported Living Center	187.72
783	El Paso State Supported Living Center	State Supported Living Center	20.00
1585	Health Department Headquarters and Moreton Office Building	State Offices and Laboratory	22.68
761	Kerrville State Hospital	State Hospital	118.81
2137	Limestone County Habilitation Center	State Habitation Center	0.37



HHSC Properties to be Retained

GLO ID#	Site Name	Current Use	Total Acres
2585	Lubbock Psychiatric Hospital	Psychiatric Hospital	8.00
731	Lubbock State Supported Living Center	State Supported Living Center	226.14
769	Lufkin State Supported Living Center	State Supported Living Center	159.21
766	Mexia State Supported Living Center	State Supported Living Center	841.61
791	North Texas State Hospital - Vernon Campus	State Hospital	65.32
737	North Texas State Hospital - Wichita Falls Campus	State Hospital	272.40
771	Richmond State Supported Living Center	State Supported Living Center	216.79
2589	Rio Grande State Center	State Center	78.18
746	Rusk State Hospital	State Hospital/Recreational Center	622.90
767	San Angelo State Supported Living Center	State Supported Living Center	1,030.98
744	San Antonio State Hospital & San Antonio SSLC	State Hospital/Supported Living Center	349.10
740	Terrell State Hospital	State Hospital/Cemetery	150.04
2127	Vernon Paradise Group Home	Group Home	0.61
2147	Vernon Vocational & Educational Center	Vacant	0.30
790	Victory Field Correctional Academy	Vacant	195.00
2555	Waco Center For Youth	Youth Center	48.79
Total:			5,508.76

**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



Location Map

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

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.

Site Map

