

**City of San Antonio
Transportation & Capital
Improvements**

**Declaration as surplus and Sale of
properties at 503 & 507 Nolan
Street**

Planning Commission

April 13, 2016

Agenda Item #

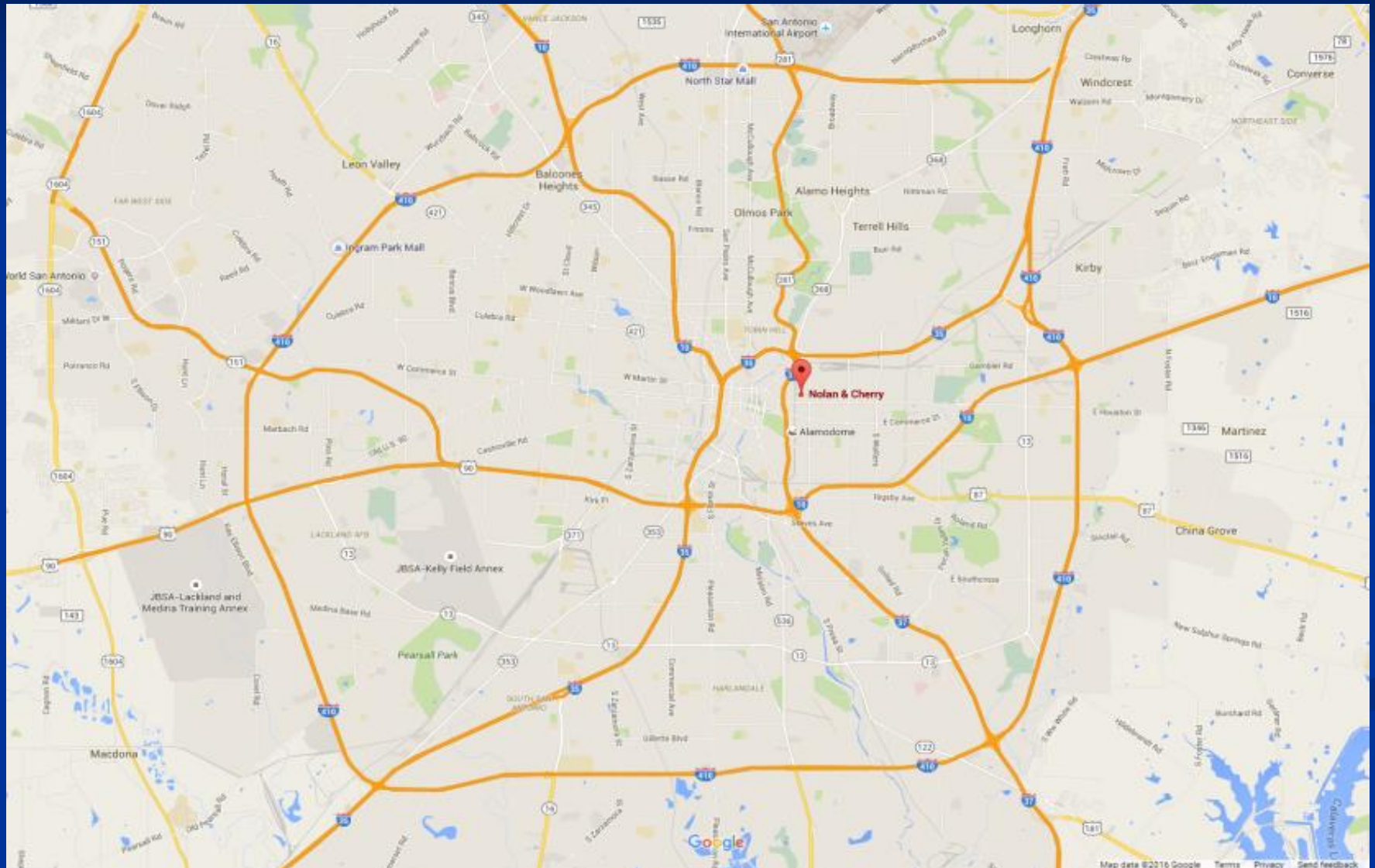
Request

- The San Antonio Fire Department, Petitioner, requests that the City declare as surplus and sell two improved properties located at 503 and 507 Nolan Street
- These properties were purchased in 2009 for use as a radio repair shop for the Fire Dept.; however, plans never materialized
- Over time, dwellings were used for storage, then use of the properties was discontinued

Request

- The Fire Dept. requested disposition of the real estate in May 2015
- The properties were advertised for sale and published in the San Antonio Express-News on August 14, 2015
- A sole bid was received from Enrlour Investments LLC for both properties
- Plans are to renovate and redevelop each as a live/work loft providing for both housing and commercial (professional offices) needs

Location Map



Map



Aerial



Aerial



503 Nolan



507 Nolan

Coordination / Fiscal Impact

- Project was canvassed/made available to all interested City Departments and utility agencies and resulted in a consensus to declare properties as surplus
- The properties were appraised at \$54,000.00 each, by Sandison Appraisal, LLC on June 17, 2015
- The City of San Antonio will collect a total sales price of \$109,000.00
- Also, the properties will be returned to the tax rolls, which will generate revenue for the City as well as other taxing entities

Recommendation

- This action is consistent with City Code and Ordinances, which require Planning Commission/City Council approval for the sale or disposition of City-owned or controlled real property
- Staff recommends approval of this request