



City of San Antonio

Legislation Details (With Text)

File #: 16-2381

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 4/13/2016

Title: S.P. No. 1873: A resolution to declare as surplus two improved, City owned properties located at 503 and 507 Nolan Street in Council District 2 and authorizing sale to Enlour Investments LLC. Staff recommends Approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements).

Sponsors: Martha Almeria

Indexes:

Code sections:

Attachments: 1. Exhibit A.pdf, 2. SP 1873 503-507 Nolan 4-13-16 v1 Item#.pdf, 3. Resolution - 1873.pdf

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Real Estate Disposition: Sale of City owned properties at 503 and 507 Nolan Street

SUMMARY:

An ordinance declaring as surplus two improved properties located at 503 and 507 Nolan Street in Council District 2 and authorizing sale to Enlour Investments LLC for a combined total of \$109,000.

BACKGROUND INFORMATION:

The San Antonio Fire Department, Petitioner, is requesting that the City of San Antonio declare as surplus and sell two improved properties located at 503 and 507 Nolan Street as shown on attached Exhibit A. These properties were initially acquired in 2009 for use as a radio repair shop for the Fire Department; however, those plans never materialized. Over time, dwellings were used for storage, then use of the properties was discontinued. The Fire Department requested disposition of this real estate in May of 2015; canvassing was then initiated, which resulted in

a consensus to declare as surplus.

The properties were advertised for sale and published in the San Antonio Express-News on August 14, 2015. A sole bid was received from Enlour Investments LLC for both properties and has agreed to purchase the properties as is; there is no environmental information. Plans are to renovate and redevelop each as a live/work loft providing for both housing and commercial (professional offices) needs. Buyer intends to re-zone as needed.

The City of San Antonio's Planning Commission will consider this request at its regular meeting of April 13, 2016.

ISSUE:

This ordinance will declare as surplus two improved properties located at 503 and 507 Nolan Street and described as Lots South 126 feet of 11 and South 129.86 feet of 12, Block 19, NCB 546, in Council District 2 and authorize sale to Enlour Investments LLC for a combined total of \$109,000.

The San Antonio Fire Department, Petitioner, is requesting that the City of San Antonio declare as surplus and sell two improved properties located at 503 and 507 Nolan Street as shown on attached Exhibit A. These properties were initially acquired in 2009 for use as a radio repair shop for the Fire Department; however, those plans never materialized. Over time, dwellings were used for storage, then use of the properties was discontinued. The Fire Department requested disposition of this real estate in May of 2015; canvassing was then initiated, which resulted in a consensus to declare as surplus.

The properties were advertised for sale and published in the San Antonio Express-News on August 14, 2015. A sole bid was received from Enlour Investments LLC for both properties and has agreed to purchase the properties as is; there is no environmental information. Plans are to renovate and redevelop as two-story dwellings with housing on the top level and commercial at ground level. Buyer intends to re-zone as needed.

The properties were appraised at \$54,000 each by Sandison Appraisal, LLC (State of Texas Certified Professional Appraiser) on June 17, 2015. The City of San Antonio will collect a combined total of \$109,000, for closing and other administrative costs. This revenue will be returned to the Fire Department.

This action is consistent with City Code and Ordinances, which require City Council approval for the sale or disposition of City-owned or controlled real property.

ALTERNATIVES:

City Council could choose not to approve this request; however, that would disallow Enlour Investments LLC from utilizing and improving these properties. And the houses would continue to be a blight in the neighborhood. Also, the City would continue to be liable for their containment and maintenance.

FISCAL IMPACT:

In compliance with Chapter 37 of the City Code, Section 37-2, the property was appraised at \$54,000 each by Sandison Appraisal, LLC (State of Texas Certified Professional Appraiser) on June 17, 2015. The City of San Antonio will collect a combined total of \$109,000, for closing and other administrative costs. This revenue will be returned to the Fire Department.

Also, the properties will be returned to the tax rolls, which will generate revenue for the City of San Antonio as well

as other taxing entities.

RECOMMENDATION:

Staff recommends approval of the ordinance to declare as surplus and sell City-owned real property located at 503 and 507 Nolan Street in Council District 2, to Enrlour Investments LLC for a combined total of \$109,000.