



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 16

Agenda Date: November 3, 2022

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Real Estate Disposition: Declaration of surplus and sale of an unimproved property located at 255 H Street

SUMMARY:

An ordinance approving the sale of an unimproved property located at 255 H Street within New City Block 1559 in Council District 2, as requested by Thomas Nixon Jr. and Veronica Nixon, for a fee of \$110,100.00.

BACKGROUND INFORMATION:

Thomas Nixon Jr. and Veronica Nixon (Petitioners) are requesting to purchase an unimproved property located at 255 H Street. The proposed sale is within New City Block 1559 in City Council District 2. The property consists of 0.6261 acres (27,273 square feet). The City-owned lot is at the end of a cul-de-sac east of New Braunfels Avenue within the Denver Heights Neighborhood Association. The neighborhood association did not respond during the canvassing portion. If approved, Petitioners will fence the property to expand and improve their property line. The City was gifted the property.

City Departments and utilities were canvassed and approved with standard conditions. Petitioners

have agreed to all the conditions. The property was advertised for sale in the San Antonio Hart Beat on August 15, 2022 and August 22, 2022. Petitioners submitted a bid for \$110,000.00 on August 16, 2022. No other bids were received.

ISSUE:

This ordinance approves the declaration of surplus and sale of 255 H Street within New City Block 1559 in Council District 2, as requested by Thomas Nixon Jr. and Veronica Nixon, for a fee of \$110,100.00.

If approved, Petitioners will fence the property to expand and improve their property line.

The City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on October 12, 2022. This action is consistent with the 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, Petitioners will not be allowed to fence in the property and continue to expand and improve their property line.

FISCAL IMPACT:

This ordinance approves the sale of property and the fee of \$110,100.00, which includes the property's assessed value in the amount of \$110,000.00 plus \$100.00 for administrative costs. In compliance with Chapter 37 of the City Code, Section 37-2, the property's fair market value was determined by an independent appraisal completed by Noble & Associates, Inc., on July 20, 2022. These funds will be deposited into the General Fund in accordance with the FY 2023 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this request to declare as surplus and sell property located at 255 H Street in Council District 2.