



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District K

Item Creation Date: 4/16/2020

**HPW20GS06 WESTRIDGE REGIONAL LIFT STATION**

Agenda Item#:

**Background:**

**SUBJECT:** PROPERTY: Purchase of Parcel DY19-016 located at 9349 Main Street and Parcel DY19-017 located at 9365 Main Street for the WESTRIDGE REGIONAL LIFT STATION CONSTRUCTION PROJECT.

**RECOMMENDATION: (Summary)** Authority be given through Council Motion to PURCHASE Parcels DY19-016 and DY19-017.

**SPECIFIC EXPLANATION:**

The Westridge Regional Lift Station Construction Project will improve the City's wastewater infrastructure through rehabilitation, replacement, consolidation or diversion of lift stations throughout the City. The City and the residents will benefit from the reduction in operation and maintenance costs associated with the aging lift station and force main system.

The City will acquire 5,386 square feet in sanitary sewer easement on Parcel DY19-016 and 2,279 square feet in sanitary sewer easement on Parcel DY19-017. The City's offers were based on appraisals by Michael Miggins, MAI, R/W-AC. The breakdown is as follows:

**Parcel DY19-016 (Sanitary sewer easement)**

Unencumbered

LAND: (Easement)

5,087 Square feet @ \$85.00 PSF X 50%..... \$ 216,198.00

Encumbered

LAND: (Easement)

299 Square feet @ \$85.00 PSF X 25%..... \$ 6,354.00

TOTAL CONSIDERATION..... \$ 222,552.00

**Parcel DY19-017 (Sanitary sewer easement)**

Unencumbered

LAND: (Easement)

2,279 Square feet @ \$95.00 PSF X 50%..... \$ 108,253.00

TOTAL CONSIDERATION..... \$ 108,253.00

TOTAL CONSIDERATION FOR PARCELS DY19-016 and DY19-017..... \$ 330,805.00

TITLE COST AND FEES..... \$ 2,300.00

**TOTAL JUST COMPENSATION AMOUNT..... \$ 333,105.00**

It is recommended that authority be given through Council Motion to PURCHASE the land and any improvements thereon for Parcel DY19-016 located at 9349 Main Street and Parcel DY19-017 located at 9365 Main Street, owned by Ridgepoint Apartments.

Parcel DY19-016 contains 0.1236 acre or 5,386 square feet tract of land situated in the D. White Survey, Abstract No. 887, Harris County, Texas, being a portion of a called 6.31867 acre tract as described in deed to Ridgepoint Apartments, LTD., as recorded on August 25, 1986 in Harris County Clerk's File (H.C.C.F.) No. K700076, leased to Burger King Corporation as recorded on May 11, 1989 in Harris County Clerk's File (H.C.C.F.) No. M155455 which was amended, September 9, 1997 in Harris County Clerk's File (H.C.C.F.) No. S631267, according to City of Houston approved field notes.

Parcel DY19-017 contains 0.0523 acre or 2,279 square feet tract of land situated in the D. White Survey, Abstract No. 887, Harris County, Texas, being a portion of a called 6.31867 acre tract as described in deed to Ridgepoint Apartments, LTD., as recorded on August 25, 1986 in Harris County Clerk's File (H.C.C.F.) No. K700076 also described as a portion of Unrestricted Reserve "A" of Main at Westridge, an addition to the City of Houston, as recorded on June 18, 2003 in Film Code (F.C.) No. 536062 of the Map Records of Harris County (H.C.M.R.), according to City of Houston approved field notes..

DocuSigned by:



5/13/2020

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Carol Ellinger Haddock, P.E., Director  
Houston Public Works

WBS No(s).  
R-000267-128A-2

**Prior Council Action:**

Ordinance 2018-756, passed September 19, 2018  
Ordinance 2019-356, passed May 15, 2019

**Amount of Funding:**

No additional funding required (Funds were appropriated under Ordinance 2018-756)

**Contact Information:**

Marjorie L. Cox  
Assistant Director – Real Estate Services  
Phone: (832) 395-3130

**ATTACHMENTS:**

**Description**

Fieldnotes and Surveys  
Location Map  
Ordinance 2018-756 w/cover sheet  
Ordinance 2019-356 w/cover sheet

**Type**

Backup Material  
Backup Material  
Ordinance/Resolution/Motion  
Ordinance/Resolution/Motion