



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
District F
Item Creation Date:

LGL - Parcel AY18-058; City of Houston v. Southbound Ventures, LLC, et al.; Cause No. 1157149; West Belfort Paving & Drainage Improvement Project; WBS/CIP No. N-100022-0001-02.

Agenda Item#:

Summary:

Authorize the City Attorney, by Motion, to deposit the amount of the Award of the Special Commissioners of \$222,033.00 into the registry of the court and pay all costs. Funding will be provided by a previously approved blanket appropriation ordinance.

Background:

The West Belfort Paving and Drainage Project intends to improve drainage, reduce the risk of structural flooding, and improve traffic circulation by providing for the design and construction of storm drainage improvements, necessary concrete paving, curbs, sidewalks, driveways, and underground utilities as well as providing for shared use paths along the project and the replacement of traffic signals.

This eminent domain proceeding involves the acquisition of one street widening and drainage easement containing a total of 153 square feet of land, plus the closure of a non-compliant driveway. The property is located at 10880 West Belfort Street in the City of Houston. The property is owned by Southbound Ventures LLC. Prior to sending the matter to the Legal Department, the City attempted to negotiate a purchase of the property, but those efforts were unsuccessful. The matter was then referred to the Legal Department to initiate eminent domain proceedings to acquire the needed property. The Legal Department filed the eminent domain petition and a Special Commissioners' hearing was held.

City's Appraisal for the Special Commissioners:\$153,111.00

Landowner's Appraisal for the Special Commissioners:\$994,549.00

Award of the Special Commissioners' Hearing.\$222,033.00

Court & Misc. Costs: Special Commissioners' fees; \$4,500.00 (\$1,500.00 x 3); Process Service; \$255.00; Court Filings; \$250.00; Estimated Total Court & Misc. Costs: \$5,005.00.

DocuSigned by:

Ronald Lewis

Ronald C. Lewis, City Attorney

DocuSigned by:

Carol Ellinger Haddock

12/1/2020

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

Prior Council Action:

Ordinance No. 2017-373, passed 5/24/2017; Ordinance No. 2018-597, passed 7/25/2018.

Amount of Funding:

\$222,033.00; Funds previously appropriated under Ordinance No. 2017-373 out of the Street & Traffic Control and Storm Drainage Fund.

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