



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District D

Item Creation Date: 7/21/2022

HPW20AB9978/Abandonment and sale of a 5 foot-wide sanitary sewer easement and a 10 foot-wide easement/Parcels SY21-030A, SY21-030B, and DY21-005

Agenda Item#:

Background:

SUBJECT: Ordinance authorizing the abandonment and sale of a 5 foot-wide sanitary sewer easement, and a 10 foot-wide utility easement and extinguishment of the attendant aerial easement, in exchange for conveyance to the City of a variable width sanitary sewer easement, all located within Lot 4, Block 36, all out of the Riverside Terrace, Section Six Addition, out of the G.P. Foster Survey, Abstract 273. **Parcels SY21-030A, SY21-030B, and DY21-005**

RECOMMENDATION: (Summary) It is recommended City Council approve an ordinance authorizing the abandonment and sale of a 5 foot-wide sanitary sewer easement, and a 10 foot-wide utility easement and extinguishment of the attendant aerial easement, in exchange for conveyance to the City of a variable width sanitary sewer easement, all located within Lot 4, Block 36, all out of the Riverside Terrace, Section Six Addition, out of the G.P. Foster Survey, Abstract 273. **Parcels SY21-030A, SY21-030B, and DY21-005**

SPECIFIC EXPLANATION: Christopher Blevins, 5339 Alpha Road, Suite 105, Dallas, TX 75240, on behalf of Tiffany Hoang, Vice President, Gala at MacGregor, LP requested the abandonment and sale of a 5 foot-wide sanitary sewer easement, and a 10 foot-wide utility easement, in exchange for conveyance to the City of a variable width sanitary sewer easement, all located within Lot 4, Block 36, all out of the Riverside Terrace, Section Six Addition, out of the G.P. Foster Survey, Abstract 273. The applicant plans to build a new senior living apartment building.

Gala at MacGregor, LP has completed the transaction requirements, has accepted the City's offer, and has rendered payment in full.

The City will abandon and sell to Gala at MacGregor, LP:

Parcel SY21-030A

1,493 square-foot utility easement: \$58,227.00
Valued at \$78.00 per square foot x 50%

Parcel SY21-030B

314 square-foot sanitary sewer easement: \$12,246.00
Valued at \$78.00 per square foot x 50%

TOTAL ABANDONMENT AND SALE **\$70,473.00**

In exchange, Gala at MacGregor will pay:

Cash \$3,250.00 (minimum fee)

Plus convey to the City:

Parcel DY21-005


2,561 square-foot sanitary sewer easement: \$99,879.00
Valued at \$78.00 per square foot x 50%

TOTAL CASH AND CONVEYANCE **\$103,129.00**

Inasmuch as the value of the \$3,250.00 minimum fee plus the sanitary sewer easement being conveyed to the City is greater than the value of the easements being abandoned and sold, it is recommended City Council approve an Ordinance authorizing the abandonment and sale of a 5 foot-wide sanitary sewer easement, and a 10 foot-wide utility easement and extinguishment of the attendant aerial easement, in exchange for conveyance to the City of a variable width sanitary sewer easement, all located within Lot 4, Block 36, all out of the Riverside Terrace, Section Six Addition, out of the G.P. Foster Survey, Abstract 273.

Fiscal Note

"Revenue for this item is included in the FY2023 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies."

DocuSigned by:
 8/23/2022
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Carol Ellinger Haddock, P.E., Director
Houston Public Works

Contact Information:

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Real Estate Manager – Asset Management
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ATTACHMENTS:

Description

AERIAL MAP
PARCEL MAP
COUNCIL DISTRACT MAP

Type

Backup Material
Backup Material
Backup Material