



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/7/2022

District D

Item Creation Date: 7/21/2022

HPW 20AB9978 / 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#: 23.

Summary:

ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a 5-foot-wide sanitary sewer easement and a 10-foot-wide utility easement, all situated in the GP Foster Survey, Abstract No. 273, Houston, Harris County, Texas; extinguishing an attendant aerial easement, and abandoning the easements to **GALA AT MACGREGOR, LP**, the abutting owner, in consideration of its payment to the City in the cash amount of \$3,250.00, and conveyance to the City of a 10-foot-wide sanitary sewer easement, also being situated in the GP Foster Survey, Abstract No. 273, Houston, Harris County, Texas, and other good and valuable consideration - **DISTRICT D - EVANS-SHABAZZ**

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: There is no impact to the fiscal budget or no additional spending authority. Therefore, no Fiscal Note is required as stated in the Financial Policies.

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 8/31/2022
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Carol Ellinger Haddock, P.E., Director
Houston Public Works

Contact Information:

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Houston Public Works Department
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ATTACHMENTS:

Description	Type
Signed Coversheet	Signed Cover sheet
AERIAL MAP	Backup Material
PARCEL MAP	Backup Material
COUNCIL DISTRRACT MAP	Backup Material
Financial Document	Financial Information
Budget Funding Information	Financial Information
Ordinance	Ordinance/Resolution/Motion
Signed Coversheet revised	Signed Cover sheet