



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District D

Item Creation Date: 7/26/2023

HPW20CW10152/Abandonment and Sale of Chaco Street and Nagle Street and Hammerhead Turnaround/ SY23-002A, SY23-002B, and AY23-026

Agenda Item#:

### **Summary:**

**SUBJECT:** Ordinance authorizing the abandonment and sale of Chaco Street, from Sauer Street west to Nagle Street, and Nagle Street, from the north property line of Lot 12 north ±82 feet to the north property line of Lot 1, in exchange for conveyance of a right-of-way easement and construction of a turnaround located at the terminus of Nagle Street, all out of the Weingarten Subdivision, James Wells Survey, A-832. **PARCELS SY23-002A, SY23-002B, and AY23-026**

**RECOMMENDATION:** It is recommended City Council approve an ordinance authorizing the abandonment and sale of Chaco Street, from Sauer Street west to Nagle Street, and Nagle Street, from the north property line of Lot 12 north ±82 feet to the north property line of Lot 1, in exchange for conveyance of a right-of-way easement and construction of a turnaround located at the terminus of Nagle Street, all out of the Weingarten Subdivision, James Wells Survey, A-832, to the City for a cash consideration of \$359,952.00. **PARCELS SY23-002A, SY23-002B, and AY23-026**

**SPECIFIC EXPLANATION:** Glen Freeland, of the PEA Group, on behalf of Mathias Thibodeaux, of Midtown Redevelopment Authority, has requested the abandonment and sale of Chaco Street, from Sauer Street west to Nagle Street, and Nagle Street, from the north property line of Lot 12 north ±82 feet to the north property line of Lot 1, in exchange for conveyance of a right-of-way easement and construction of a turnaround located at the terminus of Nagle Street, all out of the Weingarten Subdivision, James Wells Survey, A-832. The applicant plans to incorporate the requested portion of the right-of-ways into abutting properties for mixed use purposes and to construct a building for proposed senior living community and early childhood learning center with parking. The Joint Referral Committee reviewed and approved the request. Midtown Redevelopment Authority will complete the utility construction of the Joint Referral Committee transaction upon execution of the temporary easement deed. The applicant has completed all other transaction requirements, has accepted the City's offer, and has rendered payment in full.

The City will abandon and sell to Midtown Redevelopment Authority:

#### **Parcel SY23-002A**

6,095 square feet of ROW Easement  
Valued at \$40.00 per square foot x 100%      \$243,800.00

#### **Parcel SY23-002B**

5,758 square feet of ROW Easement  
Valued at \$40.00 per square foot x 100%      \$230,320.00

**Depreciated cost of improvements:**      \$ 5,392.00  
(Asphalt)

**Total Abandonment and Sale**              **\$479,512.00**

In exchange, Midtown Redevelopment Authority has paid:  
Cash                      \$359,952.00

Plus, Midtown Redevelopment Authority will convey to the City:

#### **Parcel AY23-026**

2,989 Square feet of ROW Easement  
Valued at \$40.00 per square foot x 100%      \$119,560.00

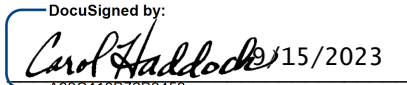
**Total Cash and Conveyance:**      **\$479,512.00**

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of Chaco Street, from Sauer Street west to Nagle Street, and Nagle Street, from the north property line of Lot 12 north ±82 feet to the north property line of Lot 1, in exchange for conveyance of a right-of-way easement for and construction of a turnaround located at the terminus of Nagle Street, all out of the Weingarten Subdivision, James Wells Survey, A-832, to the City for a cash consideration of \$359,952.00.

**PARCELS SY23-002A, SY23-002B, and AY23-026**

**Fiscal Note:**

Revenue for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DocuSigned by:  
 9/15/2023  
AP20241087288453  
Carol Ellinger Haddock, P.E., Director  
Houston Public Works

**Amount and Source of Funding:**

Revenue  
Fund 1000  
General Fund

**Contact Information:**

Addie L. Jackson, Esq.  
Assistant Director - Real Estate Services  
(832)395-3164

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Aerial Map	Backup Material
Parcel Map	Backup Material
Council District Map	Backup Material
Attachment A	Financial Information