



# CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District H

Item Creation Date: 7/22/2025

HPW20RDP10110/Abandonment and sale of Ira Street and various conveyances to City out of the Navigation Addition/Parcels SY22-079, SY22-095, LY22-019B, LY22-020B, BY24-001, and BY25-001

Agenda Item#:

## **Background:**

**SUBJECT:** Ordinance authorizing the abandonment and sale of Ira Street, from N. Eastwood Street west to its terminus, in exchange for conveyance to the City of: 1) two storm sewer easements, 2) a 2,926 square feet of fee-owned land, and 3) a hike and bike trail easement, all out of the Navigation Addition, out of the S. M. Williams Survey. Parcels SY22-079, SY22-095, LY22-019B, LY22-020B, BY24-001, and BY25-001

**RECOMMENDATION:** It is recommended City Council approve an ordinance authorizing the abandonment and sale of Ira Street, from N. Eastwood Street west to its terminus, in exchange for conveyance to the City of: 1) two storm sewer easements, 2) a 2,926 square feet of fee-owned land, and 3) a hike and bike trail easement, all out of the Navigation Addition, out of the S. M. Williams Survey, and a consideration of \$66,535.00. Parcels SY22-079, SY22-095, LY22-019B, LY22-020B, BY24-001, and BY25-001

**SPECIFIC EXPLANATION:** Ian Rosenberg of Buffalo Bayou Partnership (BBP) requested the abandonment and sale of Ira Street, from N. Eastwood Street west to its terminus, out of the Navigation Addition, out of the S. M. Williams Survey. Buffalo Bayou Partnership, the abutting property owner to the northern portion of Ira Street, plans to use the right of way to create an access path from Buffalo Bayou trails to N. Eastwood to create a connection from the neighborhood to the south as part of the Tri-Party Agreement with Harris County and the City of Houston as part of the Buffalo Bayou East Master Plan. On September 28, 2022, under Ordinance 2022-0715, City Council authorized a Tri-Party Agreement between Buffalo Bayou Partnership, Harris County and the City of Houston as part of the Buffalo Bayou East End Master Plan. Pursuant to the Tri-Party Agreement under Article V, Section 5.14(a1), it is agreed and understood by the City of Houston and BBP that the requirement for the City to receive fair market value for such conveyances of title will be satisfied by BBP conveying to the City title of its fee ownership of parcels to be transferred to the City and by other non-monetary considerations from BBP's obligations under the Tri-Party Agreement. In addition, because the \$185,391,340.00 amount of BBP's contribution exceeds the City's contribution of \$85,973,118.00, BBP's contributions are greater than the value of Ira Street to be abandoned. David Hernandez, the abutting property owner to the southern portion of Ira Street, plans to incorporate the right of way into his property. The Joint Referral Committee reviewed and approved the request.

Buffalo Bayou Partnership and David Hernandez have complied with the transaction requirements, and David Hernandez has accepted the City's offer, and has rendered payment.

The City will abandon to Buffalo Bayou Partnership:

### **Parcel SY22-079**

2,926 square feet of street easement

In exchange, Buffalo Bayou Partnership will convey to the City:

### **Parcel BY25-001**

2,926 square feet of fee-owned land for trailhead

### **Parcel BY24-001**

2,213 square feet of hike and bike trail easement

The City will abandon and sell to David Hernandez.:

### **Parcel SY22-095**

2,924 square feet of street easement  
Valued at \$37.00 per square foot x 99%

\$107,106.00 (R)

### **TOTAL ABANDONMENT AND SALE:**

**\$107,106.00**

In exchange, David Hernandez paid:

Cash \$66,535.00

Plus, David Hernandez will convey to the City:

**Parcel LY22-019B**

2,059 square feet storm sewer easement  
Valued at \$37.00 per square foot x 50% \$38,092.00 (R)

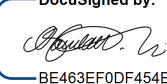
**Parcel LY22-020B**

134 square feet storm sewer easement  
Valued at \$37.00 per square foot x 50% \$2,479.00

**TOTAL CASH AND CONVEYANCE: \$107,106.00**

It is recommended City Council approve an ordinance authorizing the abandonment and sale of Ira Street, from N. Eastwood Street west to its terminus, in exchange for conveyance to the City of: 1) two storm sewer easements, 2) a 2,926 square feet of fee-owned land, and 3) a hike and bike trail easement, all out of the Navigation Addition, out of the S. M. Williams Survey, and a consideration of \$66,535.00.

**FISCAL NOTE:** Revenue for this item is included in the FY2026 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DocuSigned by:  
 7/29/2025  
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Randall V. Macchi, JD  
Director, Houston Public Works

**Prior Council Action:**  
Ordinance No. 2022-715, dated 9-28-2022

**Amount and Source of Funding:**  
REVENUE  
Fund 1000  
General Fund

**Contact Information:**

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**ATTACHMENTS:**

Description	Type
Aerial Map - Abandonment	Backup Material
Aerial Map - Conveyances	Backup Material
Location Map	Backup Material
Council District Map	Backup Material
Attachment A	Financial Information
Prior Council Action Part 1	Backup Material
Prior Council Action Part 2	Backup Material